

Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Boxborough

Single-Family Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	3	2	- 33.3%	12	6	- 50.0%
Closed Sales	2	3	+ 50.0%	11	5	- 54.5%
Median Sales Price*	\$735,000	\$795,000	+ 8.2%	\$700,000	\$783,000	+ 11.9%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	0.5	0.4	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	13	43	+ 230.8%	25	28	+ 12.0%
Percent of Original List Price Received*	104.2%	106.4%	+ 2.1%	100.1%	108.8%	+ 8.7%
New Listings	2	2	0.0%	14	6	- 57.1%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

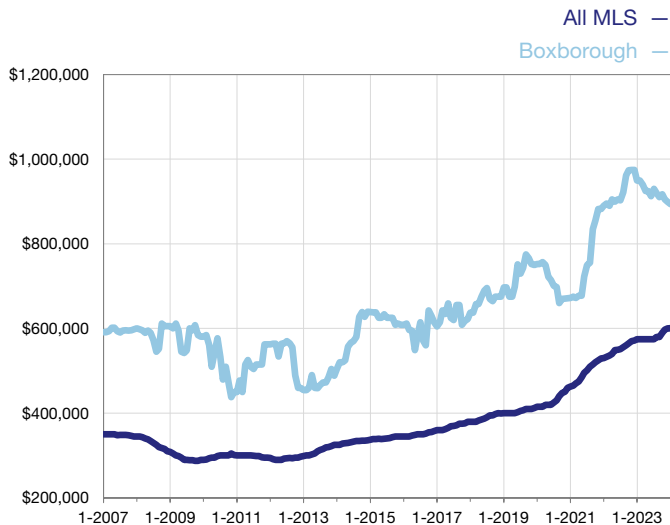
Condominium Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	6	2	- 66.7%	17	6	- 64.7%
Closed Sales	7	0	- 100.0%	17	2	- 88.2%
Median Sales Price*	\$270,000	\$0	- 100.0%	\$250,000	\$222,500	- 11.0%
Inventory of Homes for Sale	9	4	- 55.6%	--	--	--
Months Supply of Inventory	2.0	1.1	- 45.0%	--	--	--
Cumulative Days on Market Until Sale	70	0	- 100.0%	77	31	- 59.7%
Percent of Original List Price Received*	100.1%	0.0%	- 100.0%	101.4%	94.7%	- 6.6%
New Listings	4	3	- 25.0%	20	10	- 50.0%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

