

Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Boxford

Single-Family Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	13	12	- 7.7%	29	21	- 27.6%
Closed Sales	7	3	- 57.1%	23	11	- 52.2%
Median Sales Price*	\$925,000	\$1,270,000	+ 37.3%	\$899,550	\$900,000	+ 0.1%
Inventory of Homes for Sale	10	13	+ 30.0%	--	--	--
Months Supply of Inventory	1.1	2.0	+ 81.8%	--	--	--
Cumulative Days on Market Until Sale	56	22	- 60.7%	51	33	- 35.3%
Percent of Original List Price Received*	101.0%	100.9%	- 0.1%	97.4%	101.3%	+ 4.0%
New Listings	12	19	+ 58.3%	32	33	+ 3.1%

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

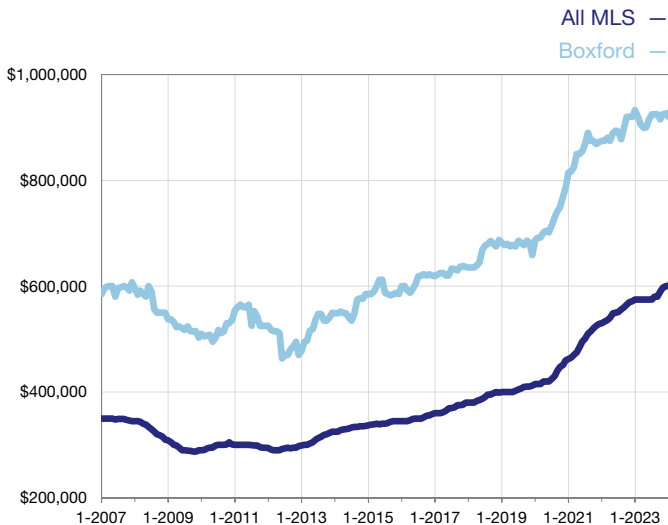
Condominium Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	1	0.0%	3	3	0.0%
Closed Sales	0	1	--	0	2	--
Median Sales Price*	\$0	\$900,807	--	\$0	\$929,569	--
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	3.0	2.3	- 23.3%	--	--	--
Cumulative Days on Market Until Sale	0	3	--	0	121	--
Percent of Original List Price Received*	0.0%	101.2%	--	0.0%	96.2%	--
New Listings	0	3	--	4	4	0.0%

* 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

