

# Local Market Update – May 2024

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## Boxford

### Single-Family Properties

| Key Metrics                              | May         |                  |         | Year to Date |                  |         |
|--|-------------|------------------|---------|--------------|------------------|---------|
|  | 2023        | 2024             | + / -   | 2023         | 2024             | + / -   |
| Pending Sales                            | 8           | 11               | + 37.5% | 37           | 31               | - 16.2% |
| Closed Sales                             | 12          | 8                | - 33.3% | 35           | 19               | - 45.7% |
| Median Sales Price*                      | \$1,162,500 | <b>\$970,000</b> | - 16.6% | \$925,000    | <b>\$900,000</b> | - 2.7%  |
| Inventory of Homes for Sale              | 15          | 17               | + 13.3% | --           | --               | --      |
| Months Supply of Inventory               | 1.7         | 2.5              | + 47.1% | --           | --               | --      |
| Cumulative Days on Market Until Sale     | 22          | 16               | - 27.3% | 41           | 26               | - 36.6% |
| Percent of Original List Price Received* | 101.4%      | <b>106.3%</b>    | + 4.8%  | 98.8%        | <b>103.4%</b>    | + 4.7%  |
| New Listings                             | 15          | 15               | 0.0%    | 47           | 48               | + 2.1%  |

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

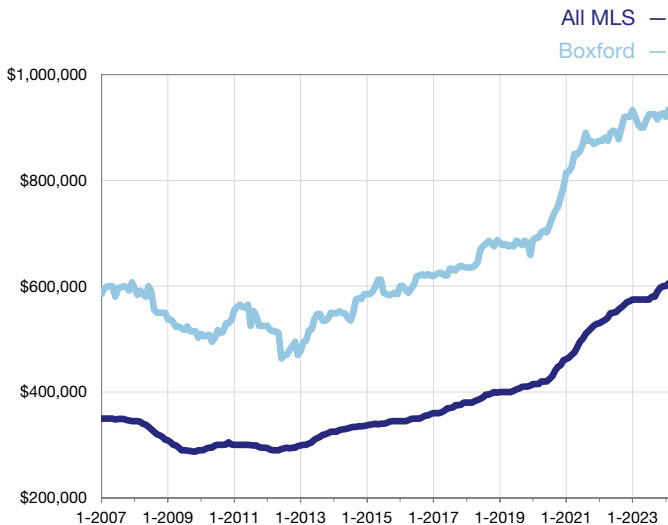
### Condominium Properties

| Key Metrics                              | May  |                    |         | Year to Date |                  |         |
|--|------|--------------------|---------|--------------|------------------|---------|
|  | 2023 | 2024               | + / -   | 2023         | 2024             | + / -   |
| Pending Sales                            | 0    | 1                  | --      | 3            | 4                | + 33.3% |
| Closed Sales                             | 0    | 1                  | --      | 0            | 3                | --      |
| Median Sales Price*                      | \$0  | <b>\$1,170,960</b> | --      | \$0          | <b>\$958,331</b> | --      |
| 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    | 177                | --      | 0            | 140              | --      |
| Percent of Original List Price Received* | 0.0% | <b>101.8%</b>      | --      | 0.0%         | <b>98.1%</b>     | --      |
| New Listings                             | 0    | 1                  | --      | 4            | 5                | + 25.0% |

\* 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

