

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Boxborough

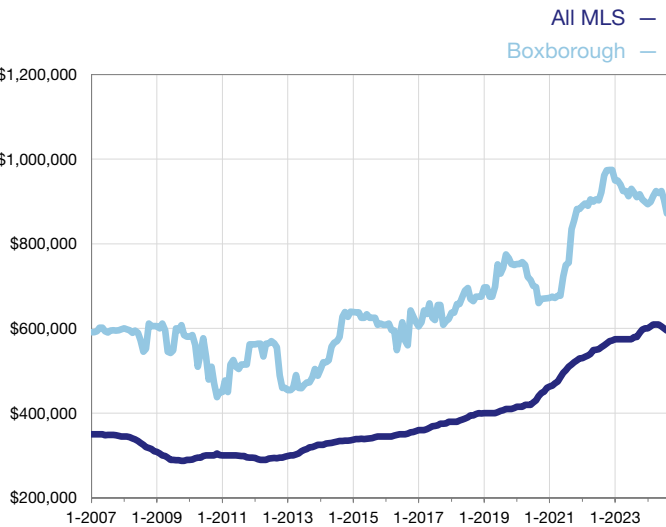
Single-Family Properties				August			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				7	3	- 57.1%	30	20	- 33.3%
Closed Sales				6	3	- 50.0%	27	19	- 29.6%
Median Sales Price*				\$924,500	\$975,000	+ 5.5%	\$899,000	\$975,000	+ 8.5%
Inventory of Homes for Sale				0	5	--	--	--	--
Months Supply of Inventory				0.0	2.3	--	--	--	--
Cumulative Days on Market Until Sale				12	33	+ 175.0%	17	21	+ 23.5%
Percent of Original List Price Received*				104.6%	96.1%	- 8.1%	103.5%	106.1%	+ 2.5%
New Listings				4	3	- 25.0%	31	25	- 19.4%

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

Condominium Properties				August			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				4	1	- 75.0%	39	15	- 61.5%
Closed Sales				3	3	0.0%	38	14	- 63.2%
Median Sales Price*				\$215,000	\$209,000	- 2.8%	\$248,500	\$209,500	- 15.7%
Inventory of Homes for Sale				8	3	- 62.5%	--	--	--
Months Supply of Inventory				1.8	1.2	- 33.3%	--	--	--
Cumulative Days on Market Until Sale				13	33	+ 153.8%	68	27	- 60.3%
Percent of Original List Price Received*				107.1%	93.6%	- 12.6%	103.3%	96.3%	- 6.8%
New Listings				4	1	- 75.0%	42	20	- 52.4%

* 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

