

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Boxborough

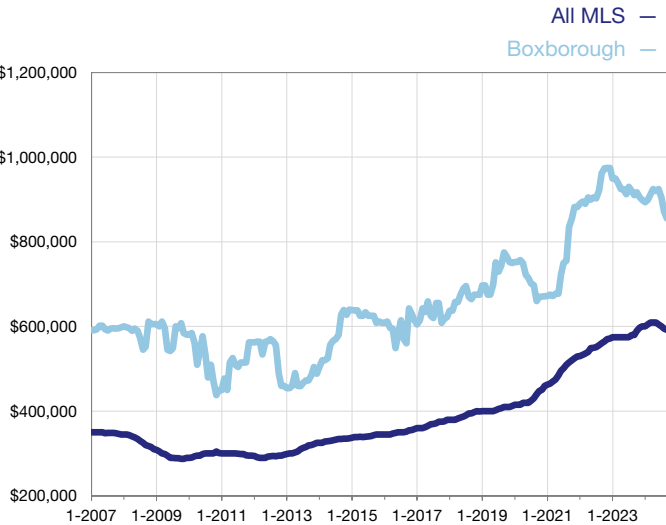
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	4	+ 100.0%	32	24	- 25.0%
Closed Sales	5	4	- 20.0%	32	23	- 28.1%
Median Sales Price*	\$1,000,000	\$814,500	- 18.6%	\$902,000	\$970,000	+ 7.5%
Inventory of Homes for Sale	1	6	+ 500.0%	--	--	--
Months Supply of Inventory	0.3	2.6	+ 766.7%	--	--	--
Cumulative Days on Market Until Sale	19	30	+ 57.9%	18	22	+ 22.2%
Percent of Original List Price Received*	104.0%	102.1%	- 1.8%	103.6%	105.4%	+ 1.7%
New Listings	3	6	+ 100.0%	34	31	- 8.8%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	2	- 50.0%	43	17	- 60.5%
Closed Sales	6	2	- 66.7%	44	16	- 63.6%
Median Sales Price*	\$216,450	\$207,500	- 4.1%	\$243,500	\$209,500	- 14.0%
Inventory of Homes for Sale	5	6	+ 20.0%	--	--	--
Months Supply of Inventory	1.1	2.6	+ 136.4%	--	--	--
Cumulative Days on Market Until Sale	157	19	- 87.9%	80	26	- 67.5%
Percent of Original List Price Received*	98.4%	96.3%	- 2.1%	102.7%	96.3%	- 6.2%
New Listings	1	5	+ 400.0%	43	25	- 41.9%

* 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

