

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Boxford

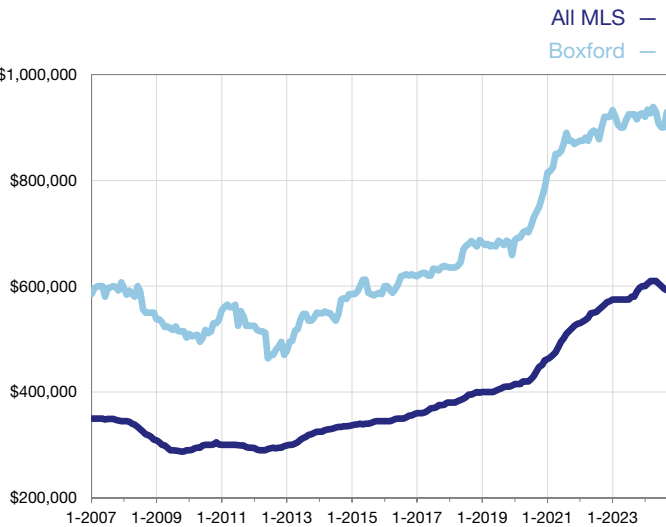
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	6	9	+ 50.0%	65	70	+ 7.7%
Closed Sales	8	7	- 12.5%	67	66	- 1.5%
Median Sales Price*	\$802,000	\$1,000,000	+ 24.7%	\$925,000	\$929,500	+ 0.5%
Inventory of Homes for Sale	14	17	+ 21.4%	--	--	--
Months Supply of Inventory	1.8	2.2	+ 22.2%	--	--	--
Cumulative Days on Market Until Sale	30	43	+ 43.3%	37	31	- 16.2%
Percent of Original List Price Received*	100.4%	94.3%	- 6.1%	100.2%	100.3%	+ 0.1%
New Listings	10	14	+ 40.0%	76	90	+ 18.4%

* 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	2	0	- 100.0%	7	7	0.0%
Closed Sales	0	0	--	0	6	--
Median Sales Price*	\$0	\$0	--	\$0	\$1,047,498	--
Inventory of Homes for Sale	2	4	+ 100.0%	--	--	--
Months Supply of Inventory	1.8	3.0	+ 66.7%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	124	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	96.2%	--
New Listings	2	0	- 100.0%	7	9	+ 28.6%

* 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

