

# Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Boxborough

### Single-Family Properties

| Key Metrics                              | October     |                  |          | Year to Date |                  |         |
|--|-------------|------------------|----------|--------------|------------------|---------|
|  | 2023        | 2024             | + / -    | 2023         | 2024             | + / -   |
| Pending Sales                            | 1           | 7                | + 600.0% | 33           | 31               | - 6.1%  |
| Closed Sales                             | 2           | 5                | + 150.0% | 34           | 28               | - 17.6% |
| Median Sales Price*                      | \$1,133,000 | <b>\$835,000</b> | - 26.3%  | \$910,000    | <b>\$965,000</b> | + 6.0%  |
| Inventory of Homes for Sale              | 0           | 5                | --       | --           | --               | --      |
| Months Supply of Inventory               | 0.0         | 1.8              | --       | --           | --               | --      |
| Cumulative Days on Market Until Sale     | 14          | 17               | + 21.4%  | 17           | 22               | + 29.4% |
| Percent of Original List Price Received* | 112.2%      | <b>100.8%</b>    | - 10.2%  | 104.1%       | <b>104.6%</b>    | + 0.5%  |
| New Listings                             | 0           | 6                | --       | 34           | 37               | + 8.8%  |

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

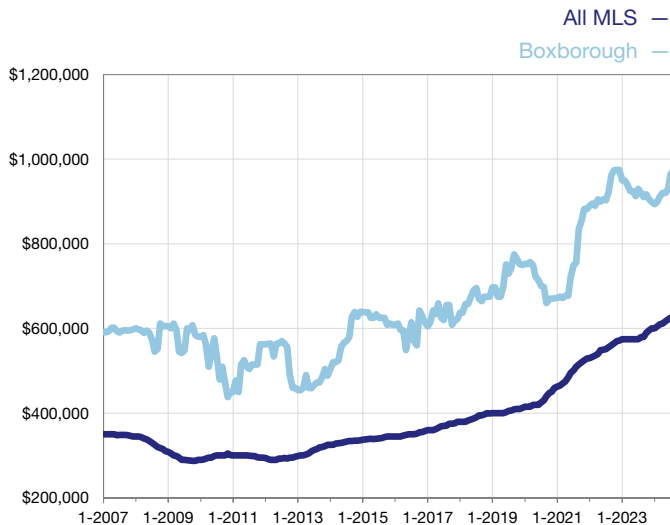
### Condominium Properties

| Key Metrics                              | October   |                  |         | Year to Date |                  |         |
|--|-----------|------------------|---------|--------------|------------------|---------|
|  | 2023      | 2024             | + / -   | 2023         | 2024             | + / -   |
| Pending Sales                            | 5         | 6                | + 20.0% | 48           | 22               | - 54.2% |
| Closed Sales                             | 9         | 1                | - 88.9% | 53           | 17               | - 67.9% |
| Median Sales Price*                      | \$460,000 | <b>\$185,000</b> | - 59.8% | \$247,000    | <b>\$209,000</b> | - 15.4% |
| Inventory of Homes for Sale              | 5         | 2                | - 60.0% | --           | --               | --      |
| Months Supply of Inventory               | 1.1       | 0.9              | - 18.2% | --           | --               | --      |
| Cumulative Days on Market Until Sale     | 132       | 21               | - 84.1% | 89           | 26               | - 70.8% |
| Percent of Original List Price Received* | 98.8%     | <b>93.0%</b>     | - 5.9%  | 102.0%       | <b>96.1%</b>     | - 5.8%  |
| New Listings                             | 6         | 3                | - 50.0% | 49           | 28               | - 42.9% |

\* 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

