

# Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Boxford

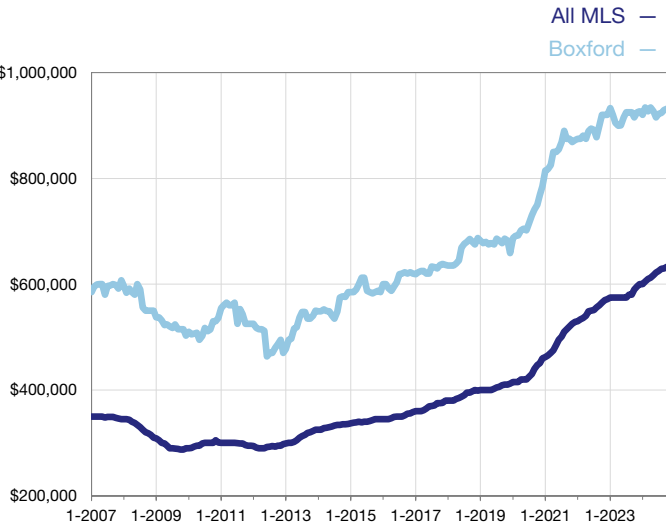
Single-Family Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	11	13	+ 18.2%	76	82	+ 7.9%
Closed Sales	6	7	+ 16.7%	73	73	0.0%
Median Sales Price*	\$885,000	\$920,000	+ 4.0%	\$925,000	\$925,000	0.0%
Inventory of Homes for Sale	11	15	+ 36.4%	--	--	--
Months Supply of Inventory	1.4	1.9	+ 35.7%	--	--	--
Cumulative Days on Market Until Sale	55	34	- 38.2%	39	31	- 20.5%
Percent of Original List Price Received*	99.9%	102.2%	+ 2.3%	100.2%	100.5%	+ 0.3%
New Listings	8	12	+ 50.0%	84	101	+ 20.2%

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

Condominium Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	3	--	7	10	+ 42.9%
Closed Sales	0	3	--	0	9	--
Median Sales Price*	\$0	\$1,134,995	--	\$0	\$1,069,995	--
Inventory of Homes for Sale	2	4	+ 100.0%	--	--	--
Months Supply of Inventory	1.8	2.5	+ 38.9%	--	--	--
Cumulative Days on Market Until Sale	0	114	--	0	120	--
Percent of Original List Price Received*	0.0%	102.7%	--	0.0%	98.4%	--
New Listings	0	3	--	7	12	+ 71.4%

\* 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

