

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Boxborough

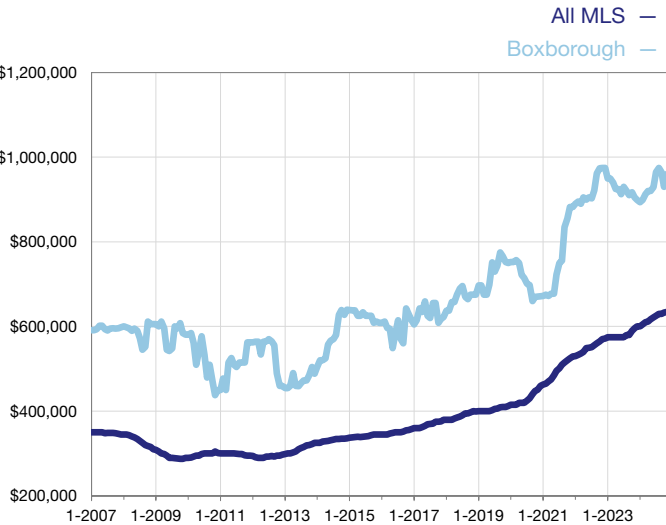
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	1	- 50.0%	35	32	- 8.6%
Closed Sales	2	3	+ 50.0%	36	31	- 13.9%
Median Sales Price*	\$769,000	\$910,000	+ 18.3%	\$902,000	\$960,000	+ 6.4%
Inventory of Homes for Sale	1	6	+ 500.0%	--	--	--
Months Supply of Inventory	0.3	2.2	+ 633.3%	--	--	--
Cumulative Days on Market Until Sale	21	13	- 38.1%	18	21	+ 16.7%
Percent of Original List Price Received*	105.5%	101.9%	- 3.4%	104.2%	104.3%	+ 0.1%
New Listings	3	2	- 33.3%	37	39	+ 5.4%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	2	- 50.0%	52	23	- 55.8%
Closed Sales	4	4	0.0%	57	21	- 63.2%
Median Sales Price*	\$380,000	\$202,000	- 46.8%	\$247,000	\$209,000	- 15.4%
Inventory of Homes for Sale	5	2	- 60.0%	--	--	--
Months Supply of Inventory	1.1	1.0	- 9.1%	--	--	--
Cumulative Days on Market Until Sale	20	33	+ 65.0%	84	27	- 67.9%
Percent of Original List Price Received*	104.0%	94.2%	- 9.4%	102.1%	95.7%	- 6.3%
New Listings	4	1	- 75.0%	53	29	- 45.3%

* 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

