

# Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Boxford

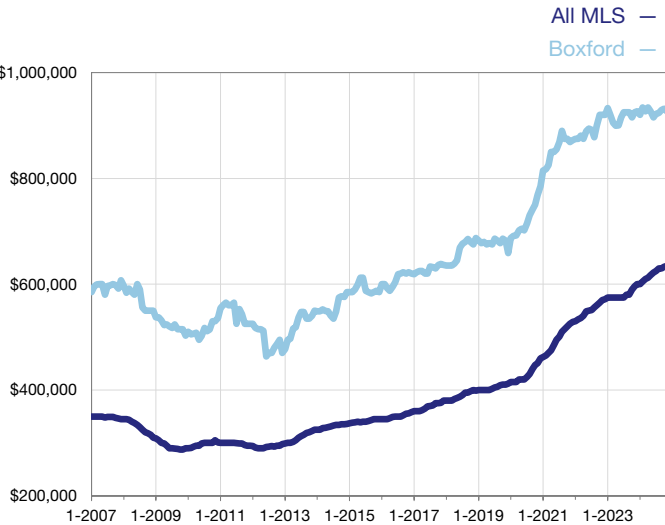
Single-Family Properties				November			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				8	13	+ 62.5%	84	92	+ 9.5%
Closed Sales				10	6	- 40.0%	83	79	- 4.8%
Median Sales Price*				\$1,195,500	\$957,500	- 19.9%	\$939,000	\$925,000	- 1.5%
Inventory of Homes for Sale				10	8	- 20.0%	--	--	--
Months Supply of Inventory				1.3	1.0	- 23.1%	--	--	--
Cumulative Days on Market Until Sale				41	15	- 63.4%	39	30	- 23.1%
Percent of Original List Price Received*				96.4%	103.2%	+ 7.1%	99.7%	100.7%	+ 1.0%
New Listings				9	5	- 44.4%	93	106	+ 14.0%

\* 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		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				1	3	+ 200.0%	8	13	+ 62.5%
Closed Sales				4	0	- 100.0%	4	9	+ 125.0%
Median Sales Price*				\$1,019,299	\$0	- 100.0%	\$1,019,299	\$1,069,995	+ 5.0%
Inventory of Homes for Sale				2	1	- 50.0%	--	--	--
Months Supply of Inventory				1.8	0.5	- 72.2%	--	--	--
Cumulative Days on Market Until Sale				82	0	- 100.0%	82	120	+ 46.3%
Percent of Original List Price Received*				103.3%	0.0%	- 100.0%	103.3%	98.4%	- 4.7%
New Listings				1	0	- 100.0%	8	12	+ 50.0%

\* 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

