

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Boxborough

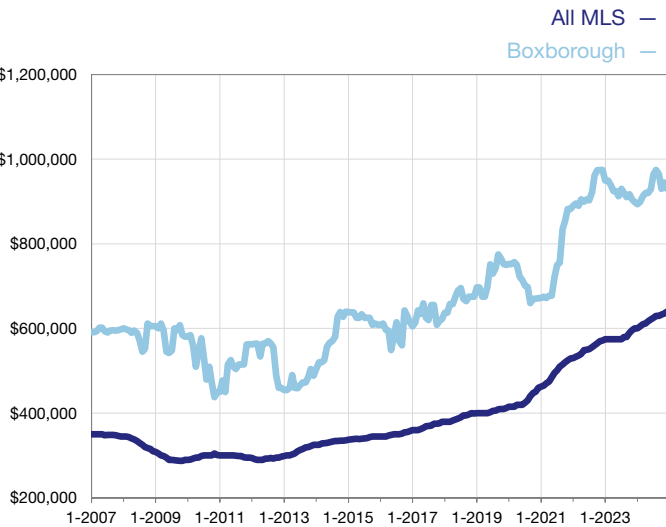
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	2	+ 100.0%	36	34	- 5.6%
Closed Sales	1	6	+ 500.0%	37	37	0.0%
Median Sales Price*	\$855,000	\$922,500	+ 7.9%	\$899,000	\$930,000	+ 3.4%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.3	0.7	+ 133.3%	--	--	--
Cumulative Days on Market Until Sale	14	23	+ 64.3%	17	21	+ 23.5%
Percent of Original List Price Received*	114.2%	101.9%	- 10.8%	104.5%	103.9%	- 0.6%
New Listings	1	0	- 100.0%	38	39	+ 2.6%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	3	+ 50.0%	54	25	- 53.7%
Closed Sales	5	2	- 60.0%	62	23	- 62.9%
Median Sales Price*	\$245,000	\$655,500	+ 167.6%	\$246,000	\$210,000	- 14.6%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	0.7	1.0	+ 42.9%	--	--	--
Cumulative Days on Market Until Sale	20	34	+ 70.0%	79	28	- 64.6%
Percent of Original List Price Received*	97.9%	102.2%	+ 4.4%	101.8%	96.3%	- 5.4%
New Listings	1	3	+ 200.0%	54	31	- 42.6%

* 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

