

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Boxford

Single-Family Properties

Key Metrics	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	4	3	- 25.0%	88	94	+ 6.8%
Closed Sales	11	8	- 27.3%	94	87	- 7.4%
Median Sales Price*	\$810,000	\$1,012,500	+ 25.0%	\$927,000	\$934,000	+ 0.8%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	0.7	0.5	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	21	51	+ 142.9%	37	32	- 13.5%
Percent of Original List Price Received*	98.8%	103.3%	+ 4.6%	99.6%	101.0%	+ 1.4%
New Listings	1	1	0.0%	94	107	+ 13.8%

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

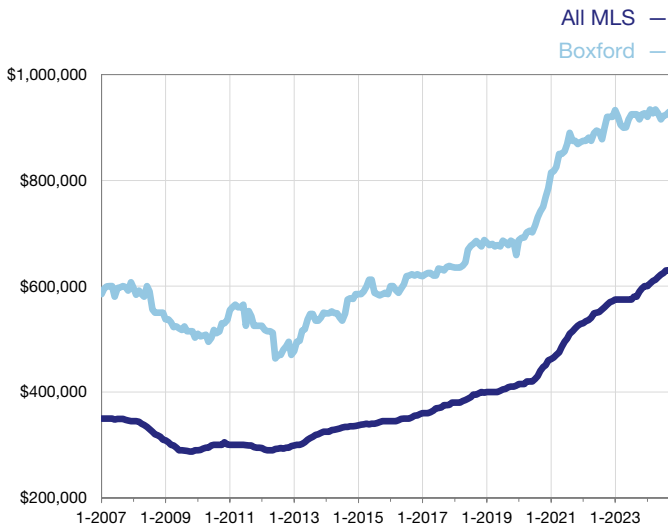
Condominium Properties

Key Metrics	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	0	--	8	13	+ 62.5%
Closed Sales	1	0	- 100.0%	5	9	+ 80.0%
Median Sales Price*	\$1,092,648	\$0	- 100.0%	\$1,042,597	\$1,069,995	+ 2.6%
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	77	0	- 100.0%	81	120	+ 48.1%
Percent of Original List Price Received*	95.8%	0.0%	- 100.0%	101.8%	98.4%	- 3.3%
New Listings	0	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

