

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Boxford

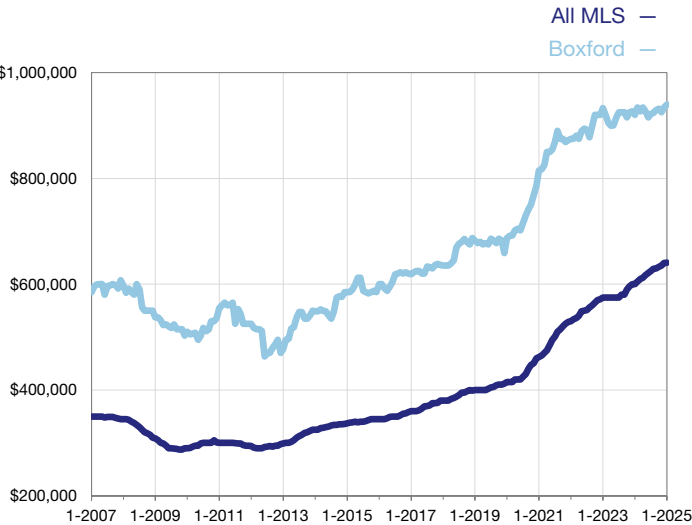
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	1	2	+ 100.0%	1	2	+ 100.0%
Closed Sales	4	7	+ 75.0%	4	7	+ 75.0%
Median Sales Price*	\$924,000	\$1,050,000	+ 13.6%	\$924,000	\$1,050,000	+ 13.6%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	0.7	0.5	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	33	39	+ 18.2%	33	39	+ 18.2%
Percent of Original List Price Received*	103.5%	96.4%	- 6.9%	103.5%	96.4%	- 6.9%
New Listings	2	1	- 50.0%	2	1	- 50.0%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	0	1	--	0	1	--
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Median Sales Price*	\$958,331	\$0	- 100.0%	\$958,331	\$0	- 100.0%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	1.8	0.5	- 72.2%	--	--	--
Cumulative Days on Market Until Sale	239	0	- 100.0%	239	0	- 100.0%
Percent of Original List Price Received*	91.3%	0.0%	- 100.0%	91.3%	0.0%	- 100.0%
New Listings	1	0	- 100.0%	1	0	- 100.0%

* 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

