

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Boxborough

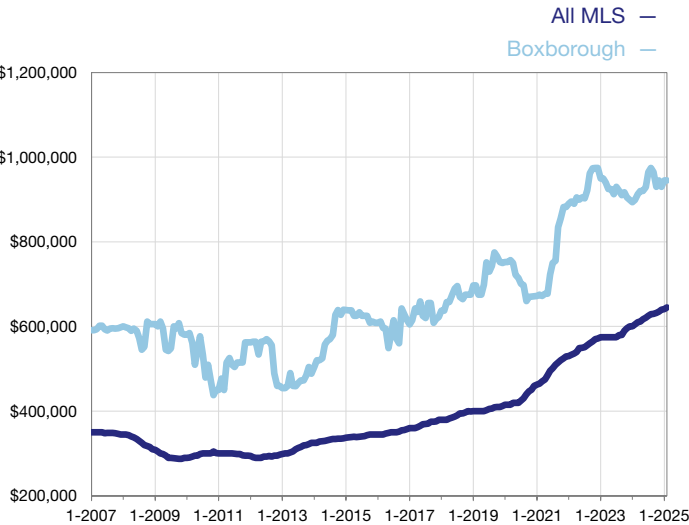
Single-Family Properties				February			Year to Date		
Key Metrics				2024	2025	+ / -	2024	2025	+ / -
Pending Sales				2	2	0.0%	3	3	0.0%
Closed Sales				1	1	0.0%	2	1	- 50.0%
Median Sales Price*				\$783,000	\$670,000	- 14.4%	\$759,000	\$670,000	- 11.7%
Inventory of Homes for Sale				1	2	+ 100.0%	--	--	--
Months Supply of Inventory				0.3	0.7	+ 133.3%	--	--	--
Cumulative Days on Market Until Sale				6	21	+ 250.0%	6	21	+ 250.0%
Percent of Original List Price Received*				111.9%	99.3%	- 11.3%	112.5%	99.3%	- 11.7%
New Listings				2	1	- 50.0%	3	3	0.0%

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

Condominium Properties				February			Year to Date		
Key Metrics				2024	2025	+ / -	2024	2025	+ / -
Pending Sales				1	2	+ 100.0%	2	5	+ 150.0%
Closed Sales				0	2	--	1	4	+ 300.0%
Median Sales Price*				\$0	\$207,500	--	\$205,000	\$206,675	+ 0.8%
Inventory of Homes for Sale				6	3	- 50.0%	--	--	--
Months Supply of Inventory				1.4	1.3	- 7.1%	--	--	--
Cumulative Days on Market Until Sale				0	33	--	29	49	+ 69.0%
Percent of Original List Price Received*				0.0%	97.8%	--	95.3%	92.8%	- 2.6%
New Listings				5	3	- 40.0%	6	7	+ 16.7%

* 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

