

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Boxford

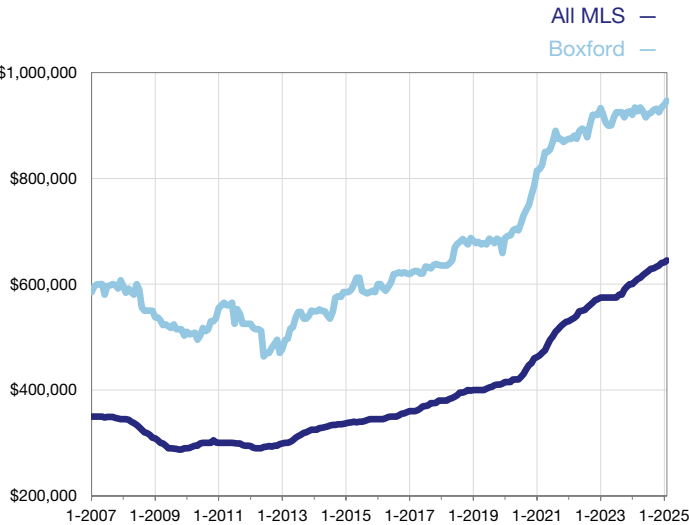
Single-Family Properties				February			Year to Date		
Key Metrics				2024	2025	+ / -	2024	2025	+ / -
Pending Sales				2	4	+ 100.0%	3	5	+ 66.7%
Closed Sales				2	4	+ 100.0%	6	11	+ 83.3%
Median Sales Price*				\$935,000	\$1,344,500	+ 43.8%	\$930,000	\$1,236,000	+ 32.9%
Inventory of Homes for Sale				6	5	- 16.7%	--	--	--
Months Supply of Inventory				0.9	0.6	- 33.3%	--	--	--
Cumulative Days on Market Until Sale				43	42	- 2.3%	36	40	+ 11.1%
Percent of Original List Price Received*				98.6%	92.7%	- 6.0%	101.9%	95.1%	- 6.7%
New Listings				3	5	+ 66.7%	5	5	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				0	0	--	0	1	--
Closed Sales				0	1	--	1	1	0.0%
Median Sales Price*				\$0	\$1,600,000	--	\$958,331	\$1,600,000	+ 67.0%
Inventory of Homes for Sale				3	0	- 100.0%	--	--	--
Months Supply of Inventory				2.5	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale				0	221	--	239	221	- 7.5%
Percent of Original List Price Received*				0.0%	85.1%	--	91.3%	85.1%	- 6.8%
New Listings				0	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

