

Boxborough

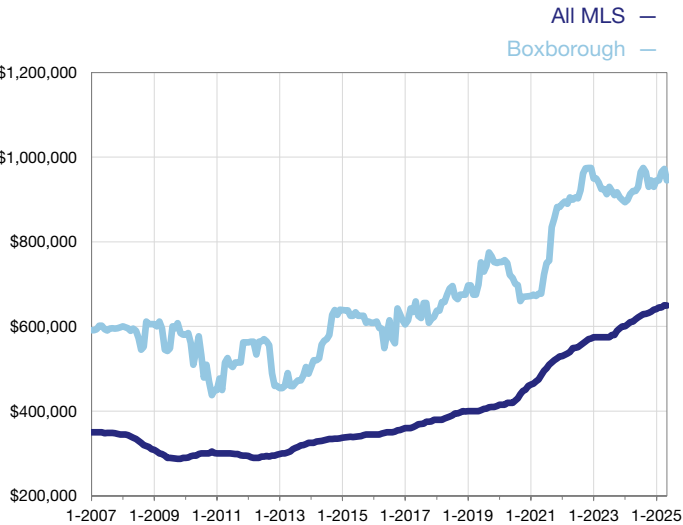
Single-Family Properties	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	2	7	+ 250.0%	8	16	+ 100.0%
Closed Sales	3	3	0.0%	8	9	+ 12.5%
Median Sales Price*	\$1,350,000	\$826,100	- 38.8%	\$845,500	\$900,000	+ 6.4%
Inventory of Homes for Sale	7	8	+ 14.3%	--	--	--
Months Supply of Inventory	2.8	2.3	- 17.9%	--	--	--
Cumulative Days on Market Until Sale	22	16	- 27.3%	26	21	- 19.2%
Percent of Original List Price Received*	113.0%	101.2%	- 10.4%	110.4%	103.4%	- 6.3%
New Listings	8	8	0.0%	14	23	+ 64.3%

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

Condominium Properties	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	1	2	+ 100.0%	6	11	+ 83.3%
Closed Sales	2	2	0.0%	5	11	+ 120.0%
Median Sales Price*	\$202,500	\$736,500	+ 263.7%	\$205,000	\$225,000	+ 9.8%
Inventory of Homes for Sale	10	7	- 30.0%	--	--	--
Months Supply of Inventory	3.6	2.9	- 19.4%	--	--	--
Cumulative Days on Market Until Sale	6	12	+ 100.0%	21	27	+ 28.6%
Percent of Original List Price Received*	95.7%	99.8%	+ 4.3%	95.4%	97.6%	+ 2.3%
New Listings	6	7	+ 16.7%	16	19	+ 18.8%

* 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

