

Boxford

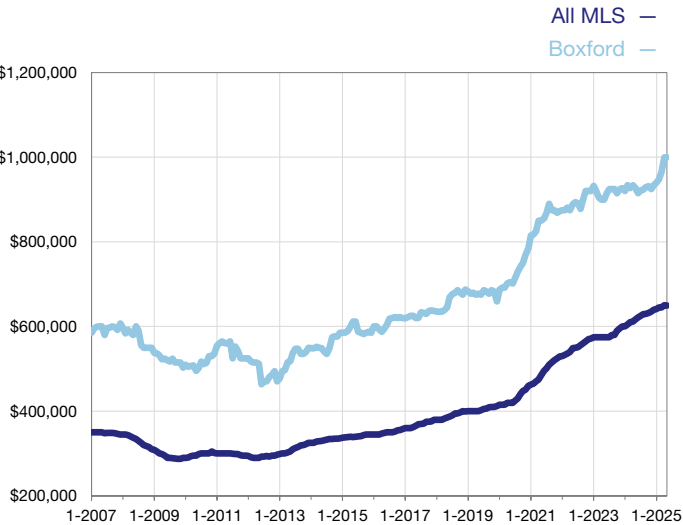
Single-Family Properties	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	8	11	+ 37.5%	28	30	+ 7.1%
Closed Sales	8	7	- 12.5%	19	29	+ 52.6%
Median Sales Price*	\$970,000	\$1,012,500	+ 4.4%	\$900,000	\$1,120,000	+ 24.4%
Inventory of Homes for Sale	22	13	- 40.9%	--	--	--
Months Supply of Inventory	3.3	1.6	- 51.5%	--	--	--
Cumulative Days on Market Until Sale	16	36	+ 125.0%	26	40	+ 53.8%
Percent of Original List Price Received*	106.3%	105.9%	- 0.4%	103.4%	99.0%	- 4.3%
New Listings	15	13	- 13.3%	48	40	- 16.7%

* 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	0	- 100.0%	4	1	- 75.0%
Closed Sales	1	0	- 100.0%	3	2	- 33.3%
Median Sales Price*	\$1,170,960	\$0	- 100.0%	\$958,331	\$1,349,078	+ 40.8%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	2.3	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	177	0	- 100.0%	140	163	+ 16.4%
Percent of Original List Price Received*	101.8%	0.0%	- 100.0%	98.1%	88.7%	- 9.6%
New Listings	1	0	- 100.0%	5	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

