

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Boxborough

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	2	3	+ 50.0%	34	40	+ 17.6%
Closed Sales	6	2	- 66.7%	37	36	- 2.7%
Median Sales Price*	\$922,500	\$1,070,000	+ 16.0%	\$930,000	\$953,750	+ 2.6%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	1.1	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	23	16	- 30.4%	21	26	+ 23.8%
Percent of Original List Price Received*	101.9%	100.7%	- 1.2%	103.9%	101.0%	- 2.8%
New Listings	0	1	--	39	45	+ 15.4%

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

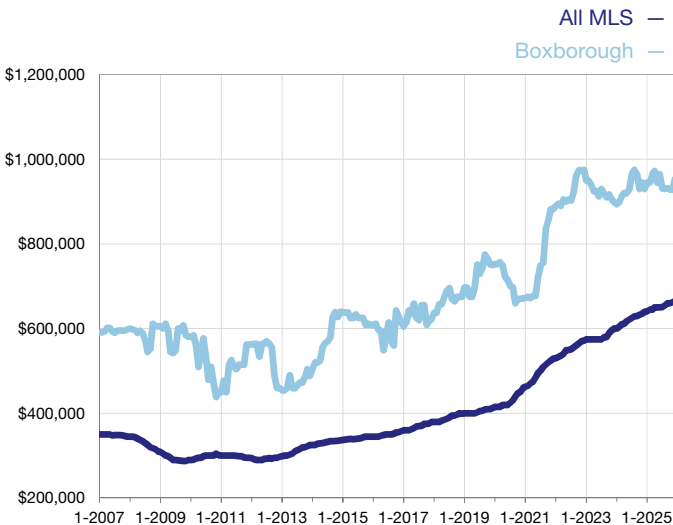
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	2	2	0.0%	24	25	+ 4.2%
Closed Sales	2	1	- 50.0%	23	24	+ 4.3%
Median Sales Price*	\$655,500	\$161,000	- 75.4%	\$210,000	\$225,500	+ 7.4%
Inventory of Homes for Sale	3	8	+ 166.7%	--	--	--
Months Supply of Inventory	1.5	3.8	+ 153.3%	--	--	--
Cumulative Days on Market Until Sale	34	46	+ 35.3%	28	36	+ 28.6%
Percent of Original List Price Received*	102.2%	85.2%	- 16.6%	96.3%	96.9%	+ 0.6%
New Listings	3	2	- 33.3%	31	41	+ 32.3%

* 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

