

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Boxford

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	3	6	+ 100.0%	93	93	0.0%
Closed Sales	8	5	- 37.5%	87	97	+ 11.5%
Median Sales Price*	\$1,012,500	\$1,015,000	+ 0.2%	\$934,000	\$1,075,000	+ 15.1%
Inventory of Homes for Sale	8	5	- 37.5%	--	--	--
Months Supply of Inventory	1.0	0.6	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	51	42	- 17.6%	32	35	+ 9.4%
Percent of Original List Price Received*	103.3%	88.8%	- 14.0%	101.0%	99.7%	- 1.3%
New Listings	1	4	+ 300.0%	107	113	+ 5.6%

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

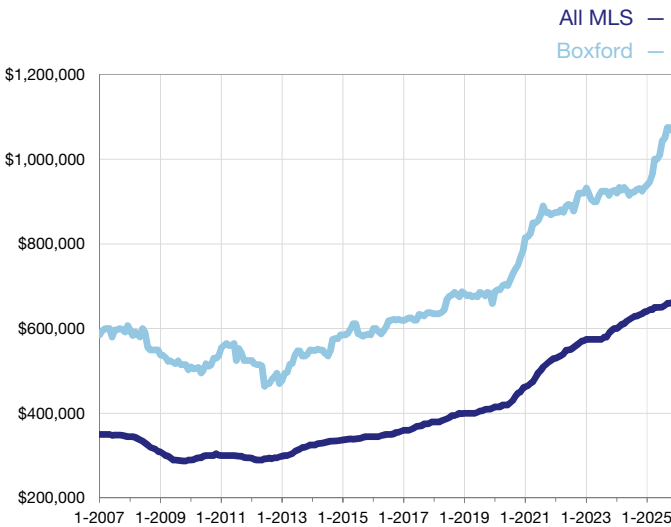
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	0	--	13	2	- 84.6%
Closed Sales	0	0	--	9	9	0.0%
Median Sales Price*	\$0	\$0	--	\$1,069,995	\$1,224,069	+ 14.4%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.5	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	120	66	- 45.0%
Percent of Original List Price Received*	0.0%	0.0%	--	98.4%	98.7%	+ 0.3%
New Listings	0	0	--	12	2	- 83.3%

* 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

