

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Boxborough

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	2	0	- 100.0%	3	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	4	+ 300.0%
Median Sales Price*	\$670,000	\$0	- 100.0%	\$670,000	\$935,625	+ 39.6%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	0.7	0.3	- 57.1%	--	--	--
Cumulative Days on Market Until Sale	21	0	- 100.0%	21	78	+ 271.4%
Percent of Original List Price Received*	99.3%	0.0%	- 100.0%	99.3%	96.6%	- 2.7%
New Listings	1	1	0.0%	3	2	- 33.3%

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

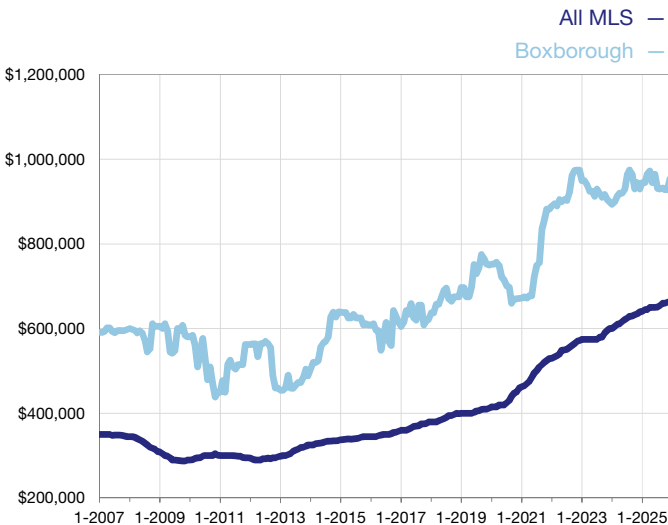
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	2	6	+ 200.0%	5	9	+ 80.0%
Closed Sales	2	3	+ 50.0%	4	4	0.0%
Median Sales Price*	\$207,500	\$179,000	- 13.7%	\$206,675	\$184,000	- 11.0%
Inventory of Homes for Sale	3	5	+ 66.7%	--	--	--
Months Supply of Inventory	1.3	2.1	+ 61.5%	--	--	--
Cumulative Days on Market Until Sale	33	56	+ 69.7%	49	81	+ 65.3%
Percent of Original List Price Received*	97.8%	91.9%	- 6.0%	92.8%	90.3%	- 2.7%
New Listings	3	4	+ 33.3%	7	7	0.0%

* 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

