

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Boxford

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	4	2	- 50.0%	5	7	+ 40.0%
Closed Sales	4	4	0.0%	11	10	- 9.1%
Median Sales Price*	\$1,344,500	\$1,295,000	- 3.7%	\$1,236,000	\$1,200,000	- 2.9%
Inventory of Homes for Sale	6	4	- 33.3%	--	--	--
Months Supply of Inventory	0.8	0.5	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	42	29	- 31.0%	40	28	- 30.0%
Percent of Original List Price Received*	92.7%	99.4%	+ 7.2%	95.1%	100.7%	+ 5.9%
New Listings	5	3	- 40.0%	5	6	+ 20.0%

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

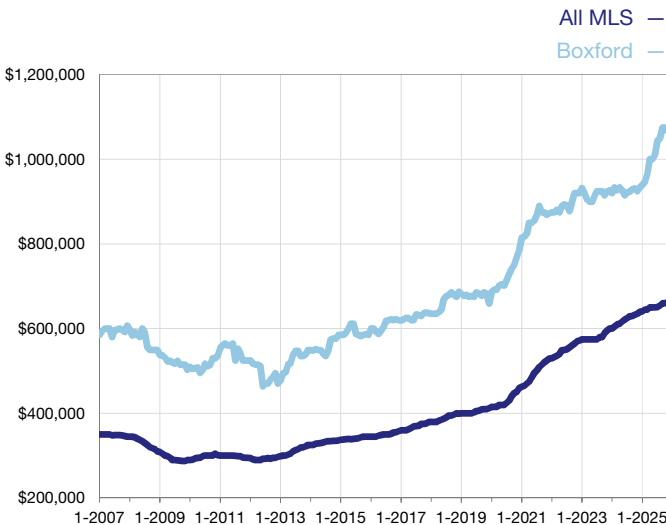
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	0	--	1	1	0.0%
Closed Sales	1	1	0.0%	1	1	0.0%
Median Sales Price*	\$1,600,000	\$1,125,000	- 29.7%	\$1,600,000	\$1,125,000	- 29.7%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	221	142	- 35.7%	221	142	- 35.7%
Percent of Original List Price Received*	85.1%	100.0%	+ 17.5%	85.1%	100.0%	+ 17.5%
New Listings	0	0	--	0	1	--

* 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

