

Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Boxborough

Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	3	+ 200.0%	4	3	- 25.0%
Closed Sales	2	0	- 100.0%	3	4	+ 33.3%
Median Sales Price*	\$1,186,443	\$0	- 100.0%	\$1,060,000	\$935,625	- 11.7%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.4	0.3	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	7	0	- 100.0%	11	78	+ 609.1%
Percent of Original List Price Received*	105.5%	0.0%	- 100.0%	103.4%	96.6%	- 6.6%
New Listings	1	4	+ 300.0%	4	6	+ 50.0%

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

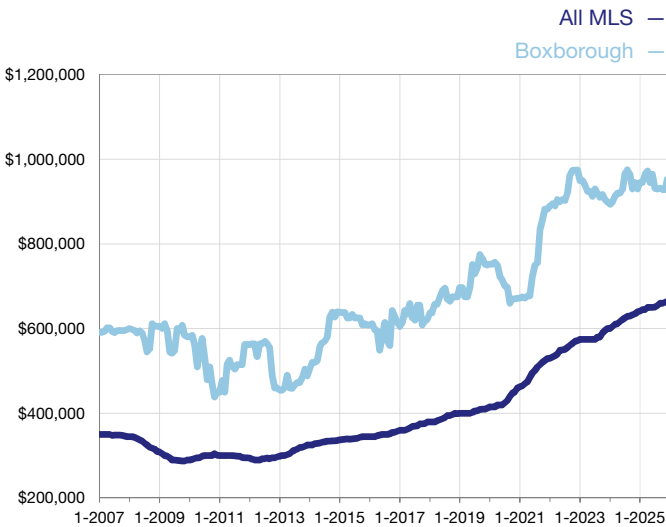
Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	2	2	0.0%	7	10	+ 42.9%
Closed Sales	1	1	0.0%	5	5	0.0%
Median Sales Price*	\$1,100,000	\$190,000	- 82.7%	\$213,350	\$189,000	- 11.4%
Inventory of Homes for Sale	4	5	+ 25.0%	--	--	--
Months Supply of Inventory	1.8	2.2	+ 22.2%	--	--	--
Cumulative Days on Market Until Sale	9	48	+ 433.3%	41	74	+ 80.5%
Percent of Original List Price Received*	110.6%	95.5%	- 13.7%	96.4%	91.4%	- 5.2%
New Listings	3	4	+ 33.3%	10	9	- 10.0%

* 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

