

Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Boxford

Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	8	6	- 25.0%	13	12	- 7.7%
Closed Sales	3	0	- 100.0%	14	10	- 28.6%
Median Sales Price*	\$1,400,000	\$0	- 100.0%	\$1,255,500	\$1,200,000	- 4.4%
Inventory of Homes for Sale	8	5	- 37.5%	--	--	--
Months Supply of Inventory	1.0	0.7	- 30.0%	--	--	--
Cumulative Days on Market Until Sale	84	0	- 100.0%	50	28	- 44.0%
Percent of Original List Price Received*	91.1%	0.0%	- 100.0%	94.2%	100.7%	+ 6.9%
New Listings	10	6	- 40.0%	15	12	- 20.0%

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

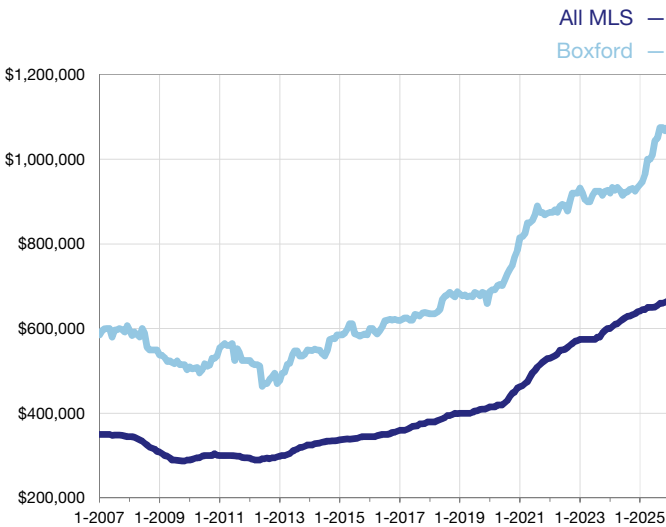
Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	0	--	1	1	0.0%
Closed Sales	0	0	--	1	1	0.0%
Median Sales Price*	\$0	\$0	--	\$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	0	0	--	221	142	- 35.7%
Percent of Original List Price Received*	0.0%	0.0%	--	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

