

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Boxborough

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	5	2	- 60.0%	9	5	- 44.4%
Closed Sales	3	1	- 66.7%	6	5	- 16.7%
Median Sales Price*	\$1,080,000	\$1,130,000	+ 4.6%	\$1,070,000	\$1,121,250	+ 4.8%
Inventory of Homes for Sale	7	3	- 57.1%	--	--	--
Months Supply of Inventory	2.3	0.8	- 65.2%	--	--	--
Cumulative Days on Market Until Sale	35	7	- 80.0%	23	63	+ 173.9%
Percent of Original List Price Received*	105.7%	113.3%	+ 7.2%	104.6%	100.0%	- 4.4%
New Listings	11	4	- 63.6%	15	10	- 33.3%

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

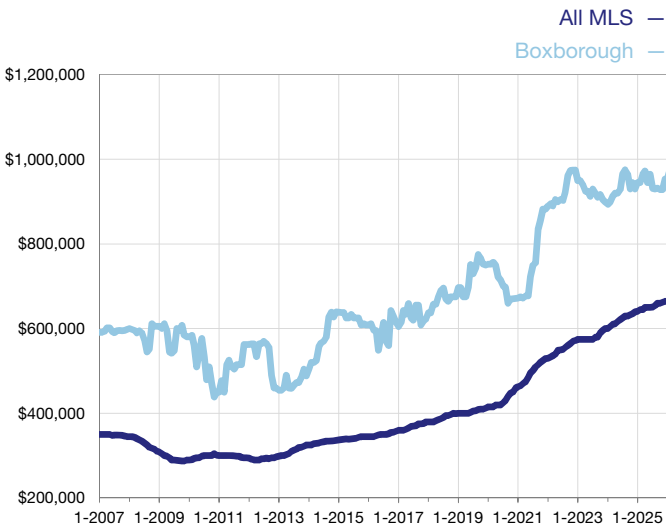
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	2	8	+ 300.0%	9	16	+ 77.8%
Closed Sales	4	4	0.0%	9	9	0.0%
Median Sales Price*	\$225,000	\$627,500	+ 178.9%	\$215,000	\$189,000	- 12.1%
Inventory of Homes for Sale	3	6	+ 100.0%	--	--	--
Months Supply of Inventory	1.3	2.3	+ 76.9%	--	--	--
Cumulative Days on Market Until Sale	16	46	+ 187.5%	30	62	+ 106.7%
Percent of Original List Price Received*	98.0%	94.5%	- 3.6%	97.1%	92.8%	- 4.4%
New Listings	2	6	+ 200.0%	12	16	+ 33.3%

* 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

