

# Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Boxford

### Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	6	9	+ 50.0%	19	19	0.0%
Closed Sales	8	6	- 25.0%	22	16	- 27.3%
Median Sales Price*	\$1,210,000	<b>\$1,162,500</b>	- 3.9%	\$1,255,500	<b>\$1,200,000</b>	- 4.4%
Inventory of Homes for Sale	14	11	- 21.4%	--	--	--
Months Supply of Inventory	1.8	1.4	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	25	38	+ 52.0%	41	32	- 22.0%
Percent of Original List Price Received*	101.3%	<b>102.4%</b>	+ 1.1%	96.8%	<b>101.4%</b>	+ 4.8%
New Listings	12	13	+ 8.3%	27	25	- 7.4%

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

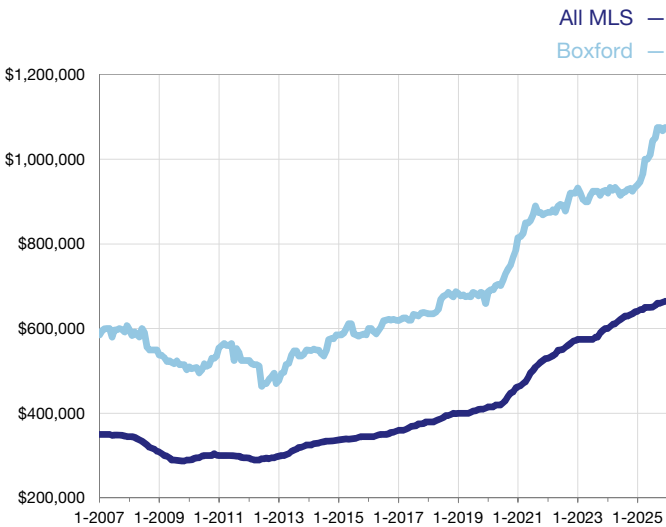
### Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	0	--	1	1	0.0%
Closed Sales	1	0	- 100.0%	2	1	- 50.0%
Median Sales Price*	\$1,098,155	<b>\$0</b>	- 100.0%	\$1,349,078	<b>\$1,125,000</b>	- 16.6%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	104	0	- 100.0%	163	142	- 12.9%
Percent of Original List Price Received*	92.3%	<b>0.0%</b>	- 100.0%	88.7%	<b>100.0%</b>	+ 12.7%
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

