

Boxborough

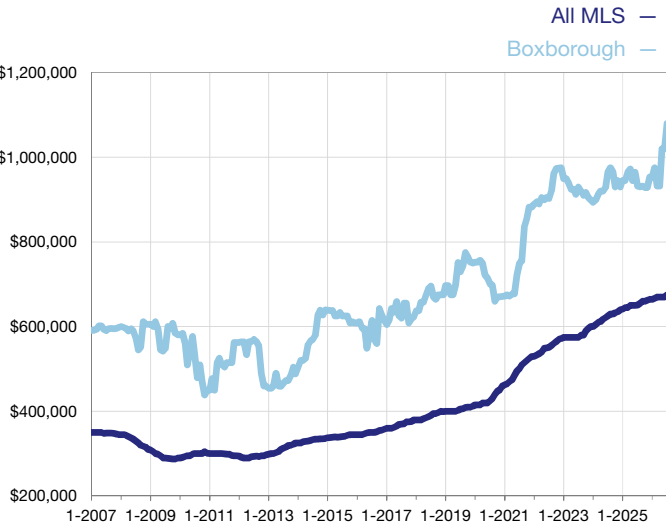
Single-Family Properties	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	3	3	0.0%	23	19	- 17.4%
Closed Sales	5	6	+ 20.0%	19	18	- 5.3%
Median Sales Price*	\$1,000,000	\$1,140,000	+ 14.0%	\$1,000,000	\$1,110,625	+ 11.1%
Inventory of Homes for Sale	7	7	0.0%	--	--	--
Months Supply of Inventory	2.1	1.9	- 9.5%	--	--	--
Cumulative Days on Market Until Sale	27	18	- 33.3%	21	28	+ 33.3%
Percent of Original List Price Received*	99.3%	102.9%	+ 3.6%	102.5%	102.5%	0.0%
New Listings	4	3	- 25.0%	30	30	0.0%

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

Condominium Properties	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	1	2	+ 100.0%	16	22	+ 37.5%
Closed Sales	5	1	- 80.0%	17	20	+ 17.6%
Median Sales Price*	\$240,000	\$218,000	- 9.2%	\$225,000	\$203,000	- 9.8%
Inventory of Homes for Sale	6	15	+ 150.0%	--	--	--
Months Supply of Inventory	2.8	6.0	+ 114.3%	--	--	--
Cumulative Days on Market Until Sale	21	70	+ 233.3%	25	43	+ 72.0%
Percent of Original List Price Received*	97.5%	99.1%	+ 1.6%	97.9%	95.8%	- 2.1%
New Listings	3	8	+ 166.7%	24	34	+ 41.7%

* 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

