

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Boxborough

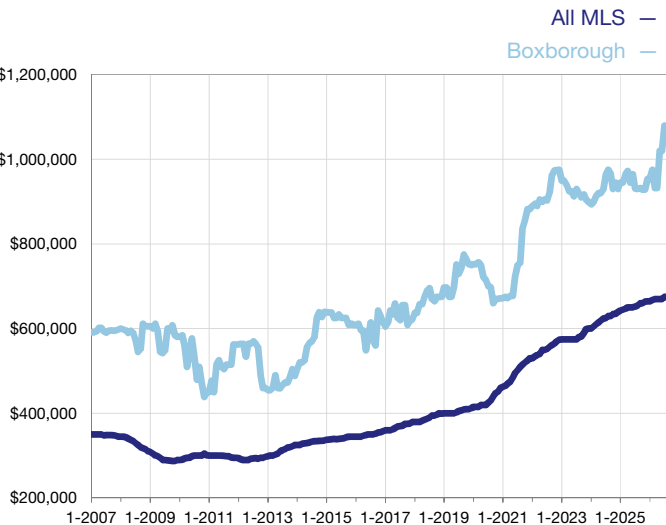
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	4	1	- 75.0%	27	20	- 25.9%
Closed Sales	4	4	0.0%	23	22	- 4.3%
Median Sales Price*	\$1,050,000	\$1,025,000	- 2.4%	\$1,000,000	\$1,100,000	+ 10.0%
Inventory of Homes for Sale	4	7	+ 75.0%	--	--	--
Months Supply of Inventory	1.2	2.1	+ 75.0%	--	--	--
Cumulative Days on Market Until Sale	20	17	- 15.0%	21	26	+ 23.8%
Percent of Original List Price Received*	103.4%	98.6%	- 4.6%	102.6%	101.8%	- 0.8%
New Listings	3	2	- 33.3%	33	32	- 3.0%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	4	2	- 50.0%	20	23	+ 15.0%
Closed Sales	2	3	+ 50.0%	19	23	+ 21.1%
Median Sales Price*	\$205,000	\$222,000	+ 8.3%	\$225,000	\$208,000	- 7.6%
Inventory of Homes for Sale	3	17	+ 466.7%	--	--	--
Months Supply of Inventory	1.2	7.6	+ 533.3%	--	--	--
Cumulative Days on Market Until Sale	118	73	- 38.1%	34	46	+ 35.3%
Percent of Original List Price Received*	93.6%	97.5%	+ 4.2%	97.4%	96.0%	- 1.4%
New Listings	2	4	+ 100.0%	26	39	+ 50.0%

* 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

