

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Boxford

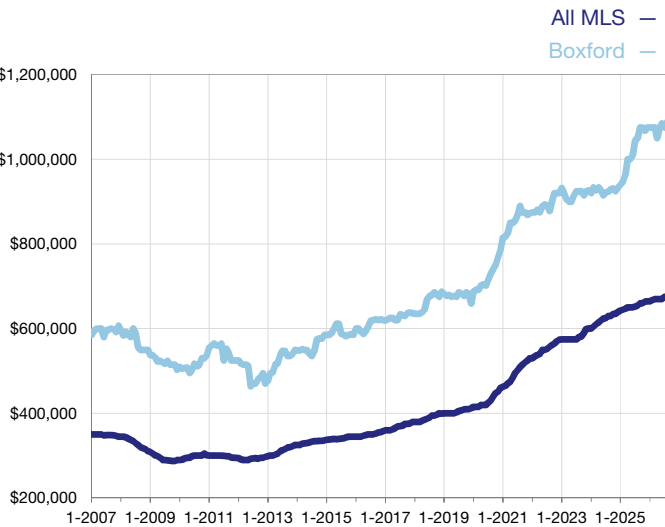
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	10	6	- 40.0%	64	55	- 14.1%
Closed Sales	12	8	- 33.3%	67	54	- 19.4%
Median Sales Price*	\$1,200,000	\$1,197,500	- 0.2%	\$1,111,000	\$1,142,000	+ 2.8%
Inventory of Homes for Sale	15	12	- 20.0%	--	--	--
Months Supply of Inventory	1.9	1.7	- 10.5%	--	--	--
Cumulative Days on Market Until Sale	39	27	- 30.8%	32	34	+ 6.3%
Percent of Original List Price Received*	99.0%	104.1%	+ 5.2%	101.4%	103.0%	+ 1.6%
New Listings	8	3	- 62.5%	77	67	- 13.0%

* 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	1	0	- 100.0%	2	2	0.0%
Closed Sales	2	0	- 100.0%	7	2	- 71.4%
Median Sales Price*	\$1,112,206	\$0	- 100.0%	\$1,200,204	\$1,212,450	+ 1.0%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.5	1.0	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	23	0	- 100.0%	68	90	+ 32.4%
Percent of Original List Price Received*	93.9%	0.0%	- 100.0%	97.2%	100.0%	+ 2.9%
New Listings	1	1	0.0%	2	3	+ 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

