

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Boxborough

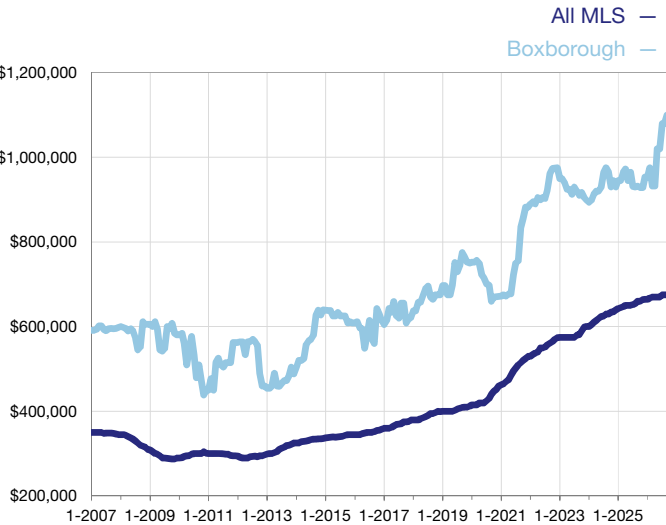
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	3	5	+ 66.7%	30	25	- 16.7%
Closed Sales	4	3	- 25.0%	27	25	- 7.4%
Median Sales Price*	\$1,069,000	\$1,500,000	+ 40.3%	\$1,000,000	\$1,121,250	+ 12.1%
Inventory of Homes for Sale	7	7	0.0%	--	--	--
Months Supply of Inventory	2.1	2.0	- 4.8%	--	--	--
Cumulative Days on Market Until Sale	35	49	+ 40.0%	23	29	+ 26.1%
Percent of Original List Price Received*	96.4%	94.1%	- 2.4%	101.7%	100.9%	- 0.8%
New Listings	7	4	- 42.9%	40	36	- 10.0%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	1	8	+ 700.0%	21	31	+ 47.6%
Closed Sales	3	4	+ 33.3%	22	27	+ 22.7%
Median Sales Price*	\$525,000	\$328,000	- 37.5%	\$225,500	\$212,000	- 6.0%
Inventory of Homes for Sale	6	16	+ 166.7%	--	--	--
Months Supply of Inventory	2.5	5.6	+ 124.0%	--	--	--
Cumulative Days on Market Until Sale	43	44	+ 2.3%	36	46	+ 27.8%
Percent of Original List Price Received*	97.5%	97.9%	+ 0.4%	97.4%	96.3%	- 1.1%
New Listings	4	10	+ 150.0%	30	48	+ 60.0%

* 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

