Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Boxborough

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	4	**2**	- 50.0%	34	**26**	- 23.5%
Closed Sales	4	**1**	- 75.0%	31	**26**	- 16.1%
Median Sales Price*	$805,000	**$3,250,000**	+ 303.7%	$975,000	**$1,125,625**	+ 15.4%
Inventory of Homes for Sale	3	**12**	+ 300.0%	--	--	--
Months Supply of Inventory	1.0	**3.8**	+ 280.0%	--	--	--
Cumulative Days on Market Until Sale	30	**70**	+ 133.3%	24	**30**	+ 25.0%
Percent of Original List Price Received*	101.1%	**95.7%**	- 5.3%	101.6%	**100.7%**	- 0.9%
New Listings	1	**7**	+ 600.0%	41	**43**	+ 4.9%

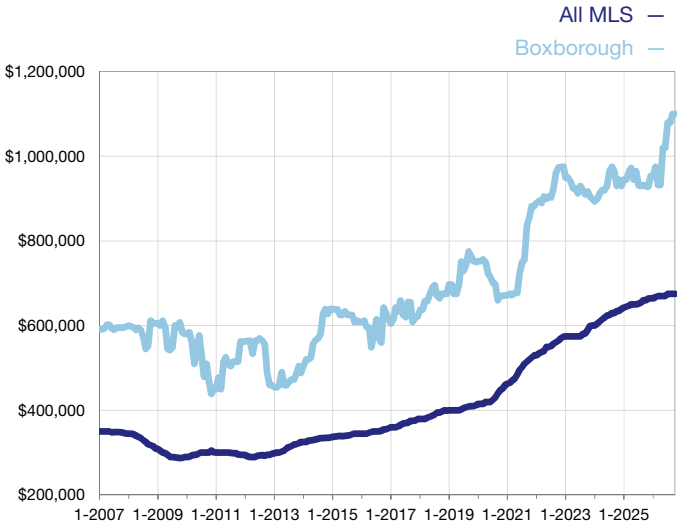
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

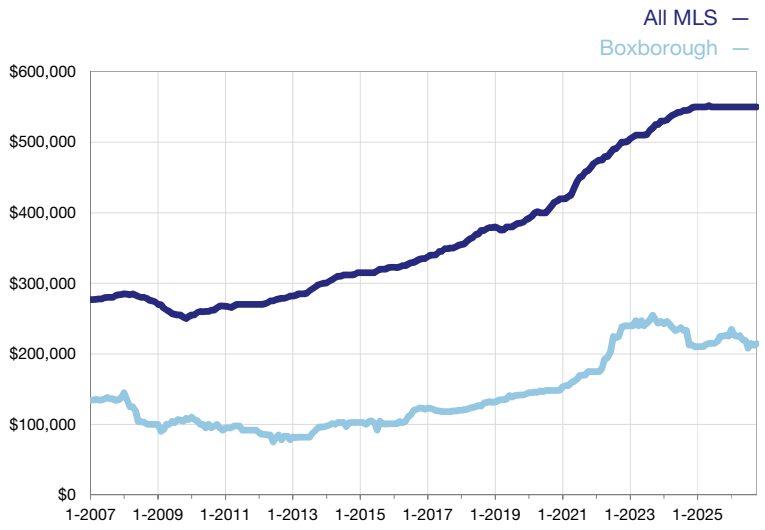
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	1	**6**	+ 500.0%	22	**35**	+ 59.1%
Closed Sales	0	**5**	--	22	**32**	+ 45.5%
Median Sales Price*	$0	**$225,000**	--	$225,500	**$214,500**	- 4.9%
Inventory of Homes for Sale	8	**17**	+ 112.5%	--	--	--
Months Supply of Inventory	3.8	**5.5**	+ 44.7%	--	--	--
Cumulative Days on Market Until Sale	0	**64**	--	36	**49**	+ 36.1%
Percent of Original List Price Received*	0.0%	**90.5%**	--	97.4%	**95.4%**	- 2.1%
New Listings	4	**3**	- 25.0%	34	**52**	+ 52.9%

* 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



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