Local Market Update – October 2026

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

Boxford

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	12	**8**	- 33.3%	83	**65**	- 21.7%
Closed Sales	6	**3**	- 50.0%	82	**62**	- 24.4%
Median Sales Price*	$1,035,000	**$1,045,000**	+ 1.0%	$1,100,013	**$1,120,000**	+ 1.8%
Inventory of Homes for Sale	18	**18**	0.0%	--	--	--
Months Supply of Inventory	2.2	**2.9**	+ 31.8%	--	--	--
Cumulative Days on Market Until Sale	57	**87**	+ 52.6%	36	**36**	0.0%
Percent of Original List Price Received*	96.2%	**93.8%**	- 2.5%	100.6%	**102.1%**	+ 1.5%
New Listings	12	**12**	0.0%	104	**89**	- 14.4%

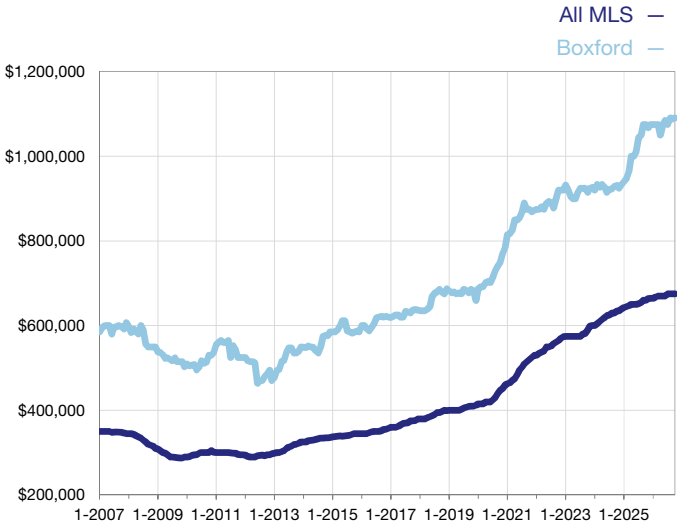
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

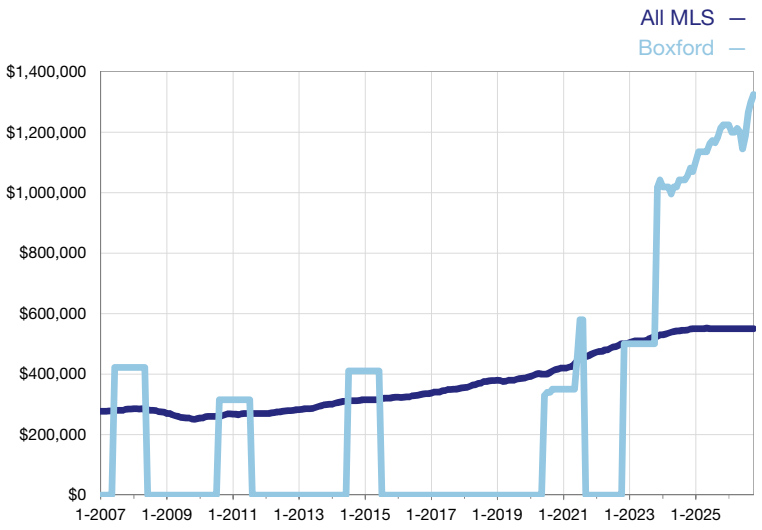
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	0	**1**	--	2	**3**	+ 50.0%
Closed Sales	0	**1**	--	8	**3**	- 62.5%
Median Sales Price*	$0	**$1,350,000**	--	$1,212,137	**$1,299,900**	+ 7.2%
Inventory of Homes for Sale	1	**0**	- 100.0%	--	--	--
Months Supply of Inventory	0.6	**0.0**	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	**56**	--	64	**79**	+ 23.4%
Percent of Original List Price Received*	0.0%	**94.7%**	--	99.5%	**98.2%**	- 1.3%
New Listings	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



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