

Boxborough SF Sales
Jan - Dec 31, 2015

ADDRESS	SQ FT	ROOMS	BDRS	List Price	Sale Price	% of Sale Price to List Price	Assessment	% of Sale Price to Assessment	Tax Year	DOM
171 Depot Rd	1272	6	3	\$ 129,900	\$ 130,000	100.1%	\$ 295,800	43.9%	2015	80
32 Osceola Dr	1014	6	3	\$ 279,000	\$ 285,000	102.2%	\$ 311,300	91.6%	2015	12
302 Massachusetts Ave	1348	5	3	\$ 355,000	\$ 330,000	93.0%	\$ 292,000	113.0%	2014	75
1137 Liberty Square Rd	2016	7	3	\$ 399,900	\$ 400,000	100.0%	\$ 319,800	125.1%	2015	5
301 Old Harvard Rd	1849	9	3	\$ 415,000	\$ 422,500	101.8%	\$ 409,300	103.2%	2015	31
382 Liberty Square Rd	2152	8	3	\$ 438,000	\$ 433,000	98.9%	\$ 364,500	118.8%	2015	68
78 Joyce Ln	1631	7	3	\$ 429,000	\$ 437,250	101.9%	\$ 385,300	113.5%	2015	24
173 Summer Rd	1657	5	3	\$ 479,900	\$ 445,000	92.7%	\$ 493,300	90.2%	2015	71
88 Kendall Rd	2037	8	3	\$ 449,900	\$ 445,000	98.9%	\$ 376,200	118.3%	2014	40
587 Flagg Hill Rd	2012	8	4	\$ 458,800	\$ 460,000	100.3%	\$ 363,600	126.5%	2015	22
24 Loring Ave	1676	8	3	\$ 465,000	\$ 468,000	100.6%	\$ 369,100	126.8%	2014	17
125 Burroughs Rd	2328	7	3	\$ 489,900	\$ 470,000	95.9%	\$ 417,100	112.7%	2015	33
152 Littlefield Rd	1865	7	4	\$ 499,900	\$ 470,000	94.0%	\$ 365,600	128.6%	2014	45
567 Flagg Hill Rd	1696	8	4	\$ 458,000	\$ 472,500	103.2%	\$ 358,400	131.8%	2015	2
7 Richardson Rd	2264	8	3	\$ 499,000	\$ 507,000	101.6%	\$ 405,700	125.0%	2015	9
400 Stow Rd	2068	8	4	\$ 520,000	\$ 520,000	100.0%	\$ 471,800	110.2%	2015	3
387 Liberty Square Rd	2152	8	4	\$ 575,000	\$ 525,000	91.3%	\$ 430,600	121.9%	2015	87
70 Loring Ave	1940	9	3	\$ 528,800	\$ 528,500	99.9%	\$ 409,000	129.2%	2015	28
16 Depot Rd	3198	10	4	\$ 554,900	\$ 528,900	95.3%	\$ 499,200	105.9%	2015	114
93 Whitcomb Rd	2200	7	3	\$ 549,900	\$ 537,500	97.7%	\$ 489,300	109.9%	2014	92
112 Prescott Rd	2696	9	3	\$ 575,000	\$ 550,000	95.7%	\$ 609,400	90.3%	2014	96
33 Woodward Ln	2280	8	4	\$ 547,000	\$ 550,000	100.5%	\$ 486,000	113.2%	2014	25
135 Reed Farm Rd	1852	7	3	\$ 575,000	\$ 560,000	97.4%	\$ 494,000	113.4%	2014	20
215 Burroughs Rd	2808	9	4	\$ 562,000	\$ 565,000	100.5%	\$ 458,000	123.4%	2015	3
104 Cedarwood Rd	3406	8	4	\$ 599,900	\$ 582,500	97.1%	\$ 580,200	100.4%	2015	57
24 Whitney Ln	2460	9	4	\$ 599,000	\$ 595,000	99.3%	\$ 540,200	110.1%	2015	79
Lot 2 Liberty Square Rd	2592	7	3	\$ 598,000	\$ 598,000	100.0%				15
Lot 2 Liberty Square Rd	2578	7	3	\$ 609,000	\$ 609,000	100.0%				53
358 Middle Rd	3185	10	4	\$ 623,000	\$ 615,000	98.7%	\$ 562,500	109.3%	2015	46
853 Burroughs Rd	2991	8	4	\$ 620,000	\$ 625,000	100.8%	\$ 614,500	101.7%	2015	46
82 Fifers Ln	2979	9	4	\$ 638,000	\$ 633,000	99.2%	\$ 609,800	103.8%	2015	8

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Lot 2 Liberty Square Rd	2737	8	4	\$ 629,000	\$ 635,000	101.0%				50
32 Pine Pasture Run	2890	10	4	\$ 650,000	\$ 642,000	98.8%	\$ 584,900	109.8%	2015	1
431 Sargent Rd	2931	8	3	\$ 699,800	\$ 650,000	92.9%	\$ 638,900	101.7%	2015	43
1203 Liberty Square Rd	3099	10	4	\$ 650,000	\$ 650,000	100.0%	\$ 521,700	124.6%	9228	119
392 Robinson Rd	2881	9	4	\$ 674,000	\$ 660,000	97.9%	\$ 635,200	103.9%	2015	48
131 Avebury Cir	2636	9	4	\$ 675,000	\$ 662,000	98.1%	\$ 634,900	104.3%	2015	12
304 Flagg Hill Rd	3055	9	4	\$ 697,500	\$ 670,000	96.1%	\$ 619,700	108.1%	2015	32
245 Picnic St	3189	10	4	\$ 674,999	\$ 674,999	100.0%	\$ 577,400	116.9%	2014	62
54 Inches Brook Ln	3320	9	4	\$ 678,000	\$ 675,000	99.6%	\$ 566,600	119.1%	2015	16
1081 Liberty Square Rd	2550	8	4	\$ 675,000	\$ 675,000	100.0%	\$ 536,400	125.8%	2015	21
144 Meadow Ln	2863	8	4	\$ 698,000	\$ 685,000	98.1%	\$ 564,800	121.3%	2014	81
920 Depot Rd	4067	10	5	\$ 749,000	\$ 700,000	93.5%	\$ 633,500	110.5%	2015	66
430 Depot Rd	2775	8	3	\$ 674,800	\$ 719,440	106.6%				154
286 Sargent Rd	2790	9	4	\$ 729,000	\$ 735,000	100.8%	\$ 560,100	131.2%	2015	9
47 Whitcomb Rd	3266	8	4	\$ 750,000	\$ 760,000	101.3%	\$ 686,400	110.7%	2015	100
121 School House Ln	5166	12	4	\$ 840,000	\$ 770,000	91.7%	\$ 662,200	116.3%	2014	147
493 Hill Rd	4053	11	4	\$ 799,000	\$ 799,000	100.0%	\$ 704,400	113.4%	2015	34
266 Joseph Rd	3543	11	4	\$ 849,900	\$ 822,500	96.8%	\$ 700,500	117.4%	2015	46
175 Tokatawan Spring Ln	3776	11	4	\$ 848,000	\$ 840,000	99.1%	\$ 843,300	99.6%	2015	32
40 Pierce Ln	4004	11	4	\$ 839,000	\$ 849,000	101.2%	\$ 656,200	129.4%	2015	26
1125 Burroughs Rd	3785	11	4	\$ 878,000	\$ 850,000	96.8%	\$ 808,800	105.1%	2015	54
60 Bicentennial Way	4521	12	4	\$ 897,000	\$ 865,000	96.4%	\$ 690,000	125.4%	2014	129
140 Barteau Ln	4150	9	4	\$ 928,000	\$ 890,000	95.9%	\$ 745,700	119.4%	2014	82
114 Hager Ln	4566	13	5	\$ 1,150,000	\$ 1,020,000	88.7%	\$ 961,700	106.1%	2014	108
Averages				\$ 615,522	\$ 603,574	98.4%		112.4%		51