

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Boylston

Single-Family Properties

| Key Metrics | July | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2018 | 2019 | + / - | 2018 | 2019 | + / - |
| Pending Sales | 6 | 4 | - 33.3% | 49 | 41 | - 16.3% |
| Closed Sales | 9 | 5 | - 44.4% | 52 | 31 | - 40.4% |
| Median Sales Price* | \$404,900 | \$350,000 | - 13.6% | \$453,750 | \$542,000 | + 19.4% |
| Inventory of Homes for Sale | 18 | 22 | + 22.2% | -- | -- | -- |
| Months Supply of Inventory | 2.8 | 4.1 | + 46.4% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 47 | 54 | + 14.9% | 68 | 61 | - 10.3% |
| Percent of Original List Price Received* | 99.3% | 97.6% | - 1.7% | 101.1% | 97.5% | - 3.6% |
| New Listings | 7 | 8 | + 14.3% | 57 | 57 | 0.0% |

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

Condominium Properties

| Key Metrics | July | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|---------|
| | 2018 | 2019 | + / - | 2018 | 2019 | + / - |
| Pending Sales | 2 | 0 | - 100.0% | 8 | 6 | - 25.0% |
| Closed Sales | 1 | 1 | 0.0% | 6 | 5 | - 16.7% |
| Median Sales Price* | \$193,000 | \$232,000 | + 20.2% | \$222,450 | \$230,000 | + 3.4% |
| Inventory of Homes for Sale | 1 | 4 | + 300.0% | -- | -- | -- |
| Months Supply of Inventory | 0.7 | 3.1 | + 342.9% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 15 | 3 | - 80.0% | 18 | 21 | + 16.7% |
| Percent of Original List Price Received* | 96.5% | 101.5% | + 5.2% | 99.9% | 100.8% | + 0.9% |
| New Listings | 1 | 0 | - 100.0% | 8 | 10 | + 25.0% |

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

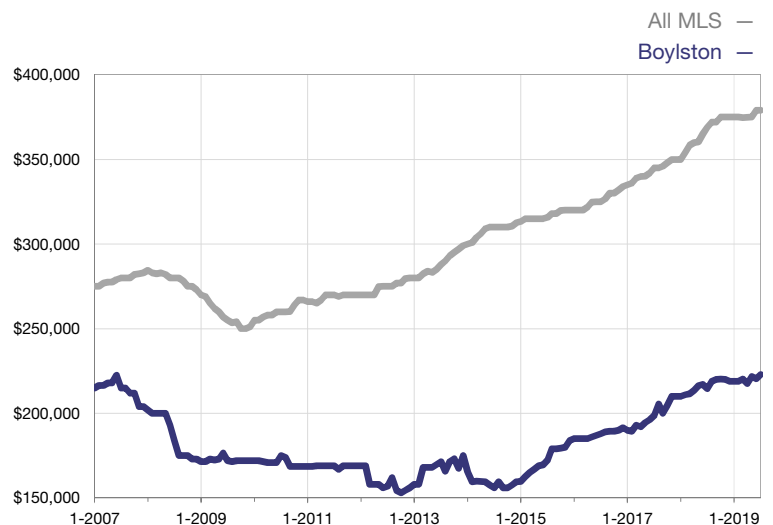
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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