Local Market Update – July 2020

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

Boylston

Single-Family Properties

	July			Year to Date		
Key Metrics	**2019**	**2020**	**+ / –**	**2019**	**2020**	**+ / –**
Pending Sales	4	**8**	+ 100.0%	39	**38**	- 2.6%
Closed Sales	5	**7**	+ 40.0%	31	**30**	- 3.2%
Median Sales Price*	$350,000	**$625,100**	+ 78.6%	$542,000	**$472,500**	- 12.8%
Inventory of Homes for Sale	22	**11**	- 50.0%	--	--	--
Months Supply of Inventory	4.1	**2.1**	- 48.8%	--	--	--
Cumulative Days on Market Until Sale	54	**11**	- 79.6%	61	**53**	- 13.1%
Percent of Original List Price Received*	97.6%	**102.6%**	+ 5.1%	97.5%	**96.9%**	- 0.6%
New Listings	7	**6**	- 14.3%	55	**44**	- 20.0%

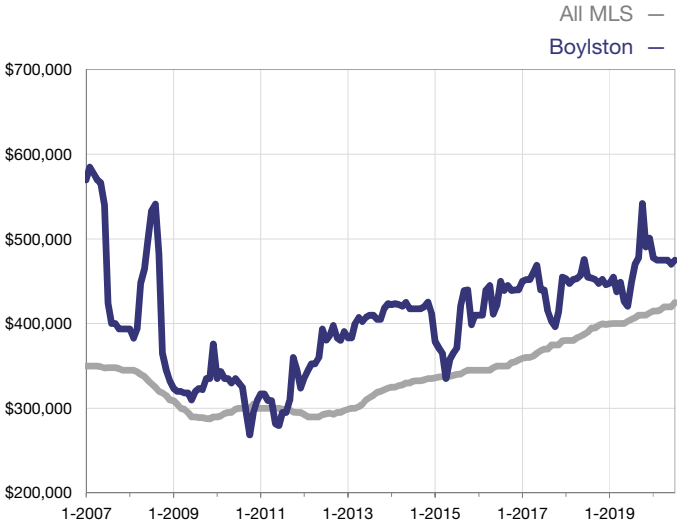
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

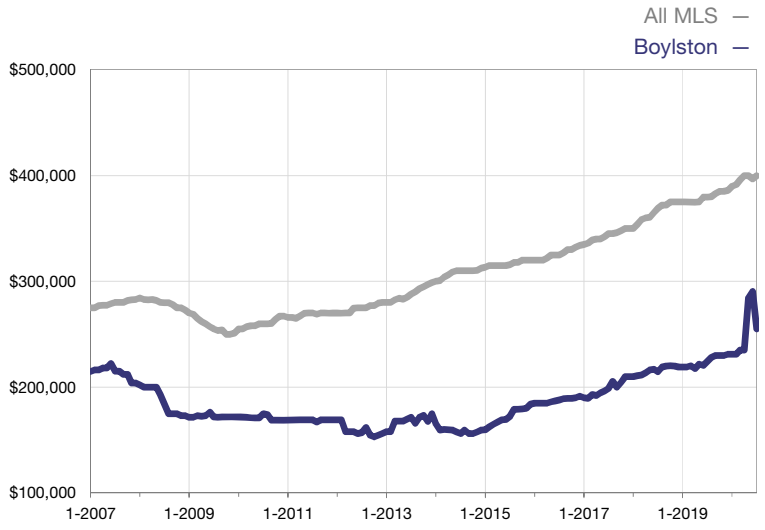
	July			Year to Date		
Key Metrics	**2019**	**2020**	**+ / –**	**2019**	**2020**	**+ / –**
Pending Sales	0	**2**	--	6	**11**	+ 83.3%
Closed Sales	2	**3**	+ 50.0%	6	**9**	+ 50.0%
Median Sales Price*	$335,950	**$250,000**	- 25.6%	$231,000	**$255,000**	+ 10.4%
Inventory of Homes for Sale	5	**2**	- 60.0%	--	--	--
Months Supply of Inventory	3.5	**1.1**	- 68.6%	--	--	--
Cumulative Days on Market Until Sale	94	**29**	- 69.1%	48	**48**	0.0%
Percent of Original List Price Received*	100.8%	**96.9%**	- 3.9%	100.6%	**98.8%**	- 1.8%
New Listings	0	**1**	--	11	**11**	0.0%

* 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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