

Local Market Update – March 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Boylston

Single-Family Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	8	6	- 25.0%	17	14	- 17.6%
Closed Sales	6	3	- 50.0%	15	9	- 40.0%
Median Sales Price*	\$346,000	\$475,000	+ 37.3%	\$360,000	\$315,000	- 12.5%
Inventory of Homes for Sale	8	4	- 50.0%	--	--	--
Months Supply of Inventory	1.2	0.6	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	86	95	+ 10.5%	106	51	- 51.9%
Percent of Original List Price Received*	99.6%	107.0%	+ 7.4%	95.8%	103.1%	+ 7.6%
New Listings	10	9	- 10.0%	16	14	- 12.5%

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

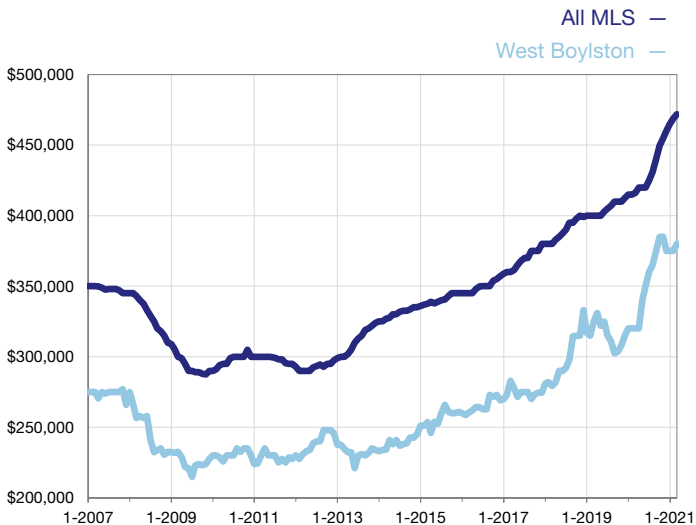
Condominium Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	3	1	- 66.7%	6	5	- 16.7%
Closed Sales	1	3	+ 200.0%	1	6	+ 500.0%
Median Sales Price*	\$190,000	\$335,000	+ 76.3%	\$190,000	\$365,000	+ 92.1%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.4	--	--	--	--
Cumulative Days on Market Until Sale	19	23	+ 21.1%	19	18	- 5.3%
Percent of Original List Price Received*	108.6%	99.9%	- 8.0%	108.6%	101.1%	- 6.9%
New Listings	1	2	+ 100.0%	4	6	+ 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

