

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Boylston

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	4	5	+ 25.0%	19	19	0.0%
Closed Sales	8	1	- 87.5%	17	7	- 58.8%
Median Sales Price*	\$630,000	\$1,000,000	+ 58.7%	\$475,000	\$510,800	+ 7.5%
Inventory of Homes for Sale	14	5	- 64.3%	--	--	--
Months Supply of Inventory	2.4	1.0	- 58.3%	--	--	--
Cumulative Days on Market Until Sale	79	6	- 92.4%	67	47	- 29.9%
Percent of Original List Price Received*	97.6%	107.6%	+ 10.2%	96.6%	104.9%	+ 8.6%
New Listings	3	6	+ 100.0%	24	19	- 20.8%

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

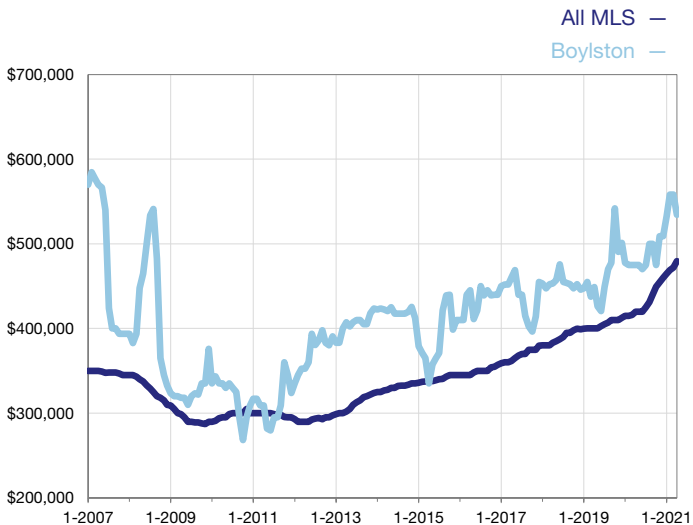
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	2	0	- 100.0%	4	2	- 50.0%
Closed Sales	0	0	--	4	3	- 25.0%
Median Sales Price*	\$0	\$0	--	\$289,950	\$262,000	- 9.6%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	1.6	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	35	70	+ 100.0%
Percent of Original List Price Received*	0.0%	0.0%	--	98.6%	100.7%	+ 2.1%
New Listings	1	0	- 100.0%	5	1	- 80.0%

* 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

