

# Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## West Boylston

### Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	2	6	+ 200.0%	19	20	+ 5.3%
Closed Sales	4	5	+ 25.0%	19	14	- 26.3%
Median Sales Price*	\$390,000	<b>\$415,800</b>	+ 6.6%	\$360,000	<b>\$337,500</b>	- 6.3%
Inventory of Homes for Sale	11	6	- 45.5%	--	--	--
Months Supply of Inventory	1.7	<b>0.9</b>	- 47.1%	--	--	--
Cumulative Days on Market Until Sale	39	<b>24</b>	- 38.5%	91	<b>42</b>	- 53.8%
Percent of Original List Price Received*	100.3%	<b>102.8%</b>	+ 2.5%	96.7%	<b>103.0%</b>	+ 6.5%
New Listings	5	<b>9</b>	+ 80.0%	21	<b>23</b>	+ 9.5%

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

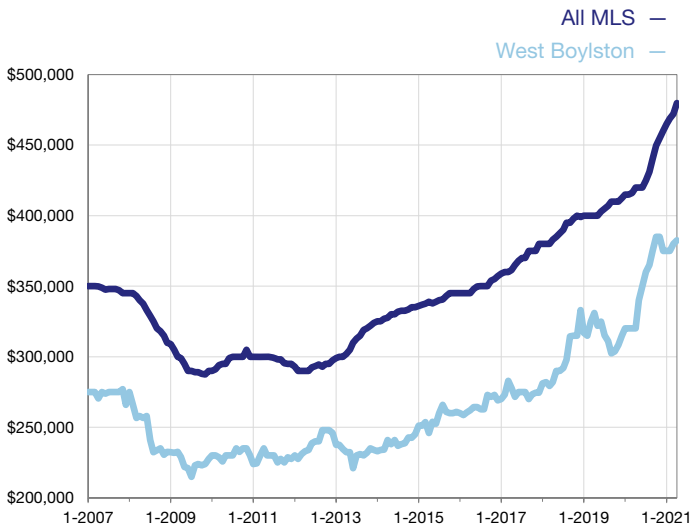
### Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	2	4	+ 100.0%	8	9	+ 12.5%
Closed Sales	1	1	0.0%	2	7	+ 250.0%
Median Sales Price*	\$360,000	<b>\$425,000</b>	+ 18.1%	\$275,000	<b>\$395,000</b>	+ 43.6%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.6	<b>0.0</b>	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	2	<b>15</b>	+ 650.0%	11	<b>17</b>	+ 54.5%
Percent of Original List Price Received*	102.9%	<b>102.4%</b>	- 0.5%	105.7%	<b>101.3%</b>	- 4.2%
New Listings	3	<b>3</b>	0.0%	7	<b>9</b>	+ 28.6%

\* 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

