

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Boylston

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	5	5	0.0%	24	23	- 4.2%
Closed Sales	3	4	+ 33.3%	20	11	- 45.0%
Median Sales Price*	\$380,500	\$572,500	+ 50.5%	\$472,500	\$510,800	+ 8.1%
Inventory of Homes for Sale	14	5	- 64.3%	--	--	--
Months Supply of Inventory	2.5	1.0	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	30	56	+ 86.7%	61	50	- 18.0%
Percent of Original List Price Received*	91.6%	95.0%	+ 3.7%	95.8%	101.3%	+ 5.7%
New Listings	9	5	- 44.4%	32	23	- 28.1%

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

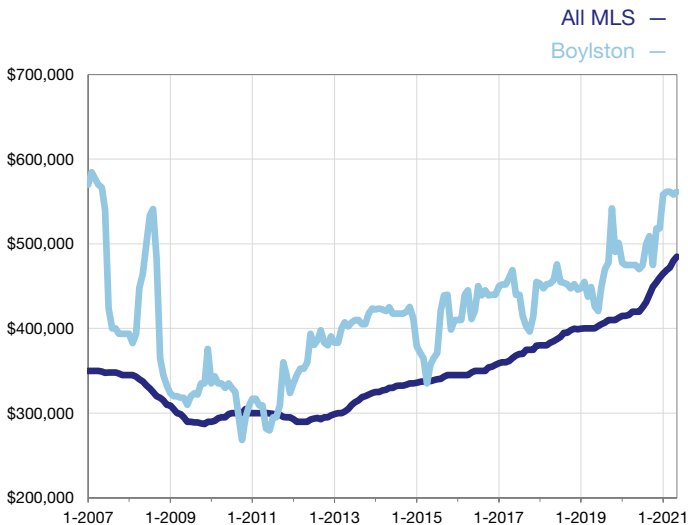
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	3	2	- 33.3%	7	4	- 42.9%
Closed Sales	0	0	--	4	3	- 25.0%
Median Sales Price*	\$0	\$0	--	\$289,950	\$262,000	- 9.6%
Inventory of Homes for Sale	5	1	- 80.0%	--	--	--
Months Supply of Inventory	3.1	0.4	- 87.1%	--	--	--
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	4	3	- 25.0%	10	4	- 60.0%

* 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

