

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Boylston

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	4	14	+ 250.0%	23	30	+ 30.4%
Closed Sales	7	6	- 14.3%	26	20	- 23.1%
Median Sales Price*	\$370,000	\$362,500	- 2.0%	\$360,000	\$355,000	- 1.4%
Inventory of Homes for Sale	16	7	- 56.3%	--	--	--
Months Supply of Inventory	2.3	1.1	- 52.2%	--	--	--
Cumulative Days on Market Until Sale	45	36	- 20.0%	79	40	- 49.4%
Percent of Original List Price Received*	98.8%	106.4%	+ 7.7%	97.3%	104.0%	+ 6.9%
New Listings	11	12	+ 9.1%	32	35	+ 9.4%

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

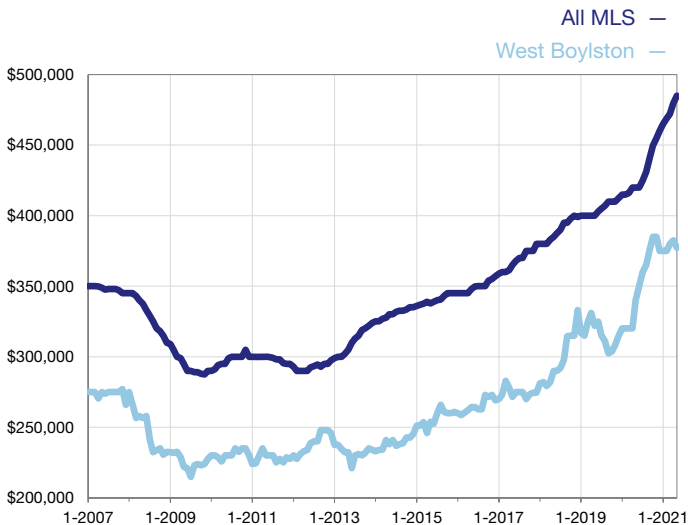
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	1	--	8	10	+ 25.0%
Closed Sales	3	1	- 66.7%	5	9	+ 80.0%
Median Sales Price*	\$287,000	\$380,000	+ 32.4%	\$287,000	\$380,000	+ 32.4%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.6	0.4	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	87	14	- 83.9%	56	16	- 71.4%
Percent of Original List Price Received*	98.7%	100.0%	+ 1.3%	101.5%	101.3%	- 0.2%
New Listings	0	2	--	7	11	+ 57.1%

* 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

