

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Boylston

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	5	4	- 20.0%	57	47	- 17.5%
Closed Sales	10	4	- 60.0%	51	47	- 7.8%
Median Sales Price*	\$511,250	\$438,500	- 14.2%	\$503,000	\$695,000	+ 38.2%
Inventory of Homes for Sale	9	6	- 33.3%	--	--	--
Months Supply of Inventory	1.9	1.3	- 31.6%	--	--	--
Cumulative Days on Market Until Sale	21	29	+ 38.1%	38	21	- 44.7%
Percent of Original List Price Received*	101.6%	104.3%	+ 2.7%	102.9%	103.1%	+ 0.2%
New Listings	5	2	- 60.0%	69	67	- 2.9%

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

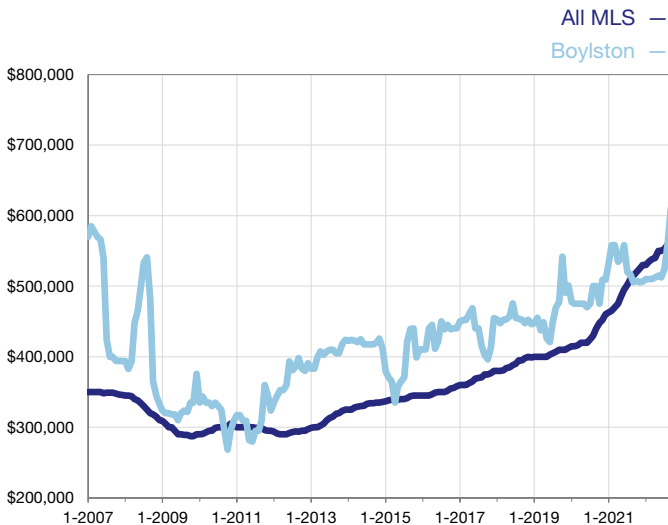
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	0	--	9	12	+ 33.3%
Closed Sales	1	2	+ 100.0%	10	15	+ 50.0%
Median Sales Price*	\$304,000	\$465,375	+ 53.1%	\$295,000	\$356,000	+ 20.7%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	1.8	1.0	- 44.4%	--	--	--
Cumulative Days on Market Until Sale	22	37	+ 68.2%	40	36	- 10.0%
Percent of Original List Price Received*	108.6%	98.3%	- 9.5%	103.6%	102.5%	- 1.1%
New Listings	1	2	+ 100.0%	11	13	+ 18.2%

* 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

