

Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Boylston

Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	2	- 71.4%	7	4	- 42.9%
Closed Sales	1	1	0.0%	4	2	- 50.0%
Median Sales Price*	\$1,010,000	\$890,000	- 11.9%	\$900,000	\$657,500	- 26.9%
Inventory of Homes for Sale	8	7	- 12.5%	--	--	--
Months Supply of Inventory	1.4	1.9	+ 35.7%	--	--	--
Cumulative Days on Market Until Sale	19	13	- 31.6%	43	41	- 4.7%
Percent of Original List Price Received*	106.3%	104.1%	- 2.1%	99.8%	99.3%	- 0.5%
New Listings	9	2	- 77.8%	13	5	- 61.5%

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

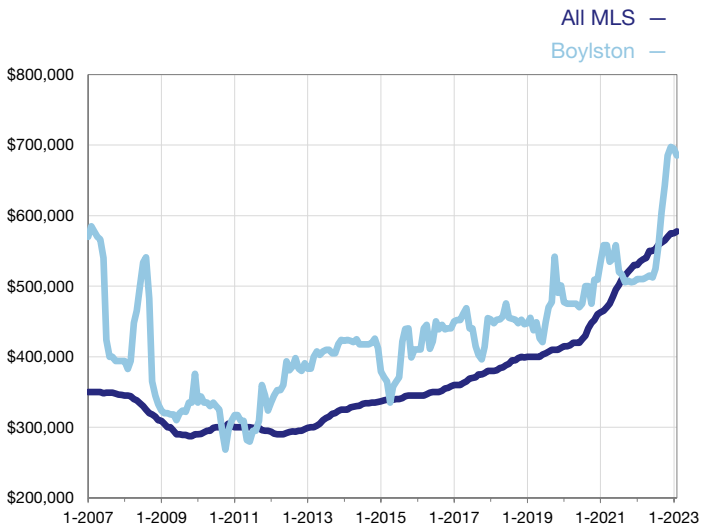
Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	1	1	0.0%
Closed Sales	1	0	- 100.0%	3	0	- 100.0%
Median Sales Price*	\$564,000	\$0	- 100.0%	\$564,000	\$0	- 100.0%
Inventory of Homes for Sale	0	5	--	--	--	--
Months Supply of Inventory	0.0	2.7	--	--	--	--
Cumulative Days on Market Until Sale	119	0	- 100.0%	76	0	- 100.0%
Percent of Original List Price Received*	118.8%	0.0%	- 100.0%	105.6%	0.0%	- 100.0%
New Listings	0	1	--	0	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

