

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Boylston

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	1	- 87.5%	15	5	- 66.7%
Closed Sales	4	4	0.0%	8	6	- 25.0%
Median Sales Price*	\$514,000	\$1,095,100	+ 113.1%	\$640,000	\$815,000	+ 27.3%
Inventory of Homes for Sale	7	8	+ 14.3%	--	--	--
Months Supply of Inventory	1.2	2.6	+ 116.7%	--	--	--
Cumulative Days on Market Until Sale	12	31	+ 158.3%	27	34	+ 25.9%
Percent of Original List Price Received*	112.0%	108.5%	- 3.1%	105.9%	105.4%	- 0.5%
New Listings	8	1	- 87.5%	21	6	- 71.4%

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

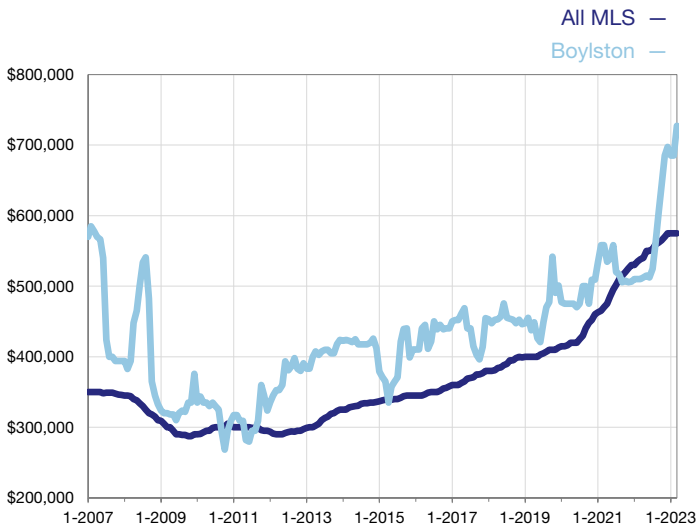
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	1	2	+ 100.0%
Closed Sales	0	1	--	3	1	- 66.7%
Median Sales Price*	\$0	\$360,000	--	\$564,000	\$360,000	- 36.2%
Inventory of Homes for Sale	2	5	+ 150.0%	--	--	--
Months Supply of Inventory	1.6	2.9	+ 81.3%	--	--	--
Cumulative Days on Market Until Sale	0	21	--	76	21	- 72.4%
Percent of Original List Price Received*	0.0%	109.1%	--	105.6%	109.1%	+ 3.3%
New Listings	2	1	- 50.0%	2	3	+ 50.0%

* 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

