

# Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Boylston

### Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	6	+ 500.0%	16	11	- 31.3%
Closed Sales	7	1	- 85.7%	15	7	- 53.3%
Median Sales Price*	\$627,500	<b>\$1,550,000</b>	+ 147.0%	\$627,500	<b>\$890,000</b>	+ 41.8%
Inventory of Homes for Sale	9	5	- 44.4%	--	--	--
Months Supply of Inventory	1.6	1.4	- 12.5%	--	--	--
Cumulative Days on Market Until Sale	12	135	+ 1,025.0%	20	48	+ 140.0%
Percent of Original List Price Received*	106.7%	<b>86.2%</b>	- 19.2%	106.3%	<b>102.7%</b>	- 3.4%
New Listings	4	3	- 25.0%	25	9	- 64.0%

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

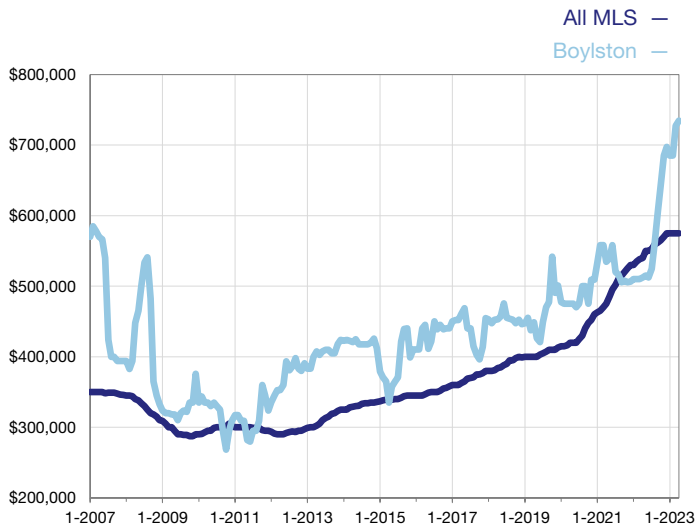
### Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	0	- 100.0%	3	2	- 33.3%
Closed Sales	1	1	0.0%	4	2	- 50.0%
Median Sales Price*	\$499,900	<b>\$685,000</b>	+ 37.0%	\$531,950	<b>\$522,500</b>	- 1.8%
Inventory of Homes for Sale	1	5	+ 400.0%	--	--	--
Months Supply of Inventory	0.8	2.9	+ 262.5%	--	--	--
Cumulative Days on Market Until Sale	87	3	- 96.6%	79	12	- 84.8%
Percent of Original List Price Received*	103.1%	<b>100.0%</b>	- 3.0%	105.0%	<b>104.5%</b>	- 0.5%
New Listings	1	0	- 100.0%	3	3	0.0%

\* 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

