

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Boylston

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	4	- 20.0%	19	14	- 26.3%
Closed Sales	4	1	- 75.0%	14	9	- 35.7%
Median Sales Price*	\$458,400	\$850,000	+ 85.4%	\$405,900	\$487,000	+ 20.0%
Inventory of Homes for Sale	10	2	- 80.0%	--	--	--
Months Supply of Inventory	1.4	0.5	- 64.3%	--	--	--
Cumulative Days on Market Until Sale	9	17	+ 88.9%	42	33	- 21.4%
Percent of Original List Price Received*	113.5%	102.5%	- 9.7%	104.6%	96.7%	- 7.6%
New Listings	11	2	- 81.8%	23	13	- 43.5%

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

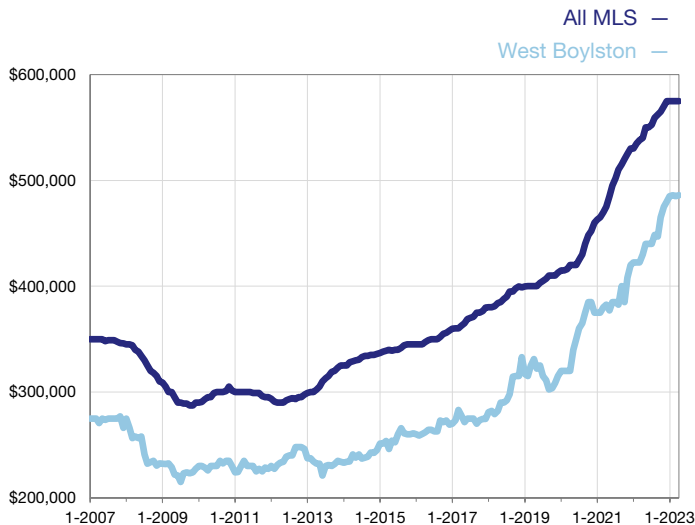
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	3	+ 50.0%	4	6	+ 50.0%
Closed Sales	1	0	- 100.0%	4	4	0.0%
Median Sales Price*	\$460,000	\$0	- 100.0%	\$455,000	\$395,950	- 13.0%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.4	--	--	--	--
Cumulative Days on Market Until Sale	20	0	- 100.0%	23	42	+ 82.6%
Percent of Original List Price Received*	108.2%	0.0%	- 100.0%	103.0%	98.7%	- 4.2%
New Listings	1	3	+ 200.0%	3	5	+ 66.7%

* 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

