

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Boylston

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	2	- 75.0%	24	13	- 45.8%
Closed Sales	2	5	+ 150.0%	17	12	- 29.4%
Median Sales Price*	\$817,450	\$700,000	- 14.4%	\$655,000	\$770,000	+ 17.6%
Inventory of Homes for Sale	11	7	- 36.4%	--	--	--
Months Supply of Inventory	1.9	2.3	+ 21.1%	--	--	--
Cumulative Days on Market Until Sale	12	86	+ 616.7%	19	64	+ 236.8%
Percent of Original List Price Received*	102.3%	92.1%	- 10.0%	105.8%	98.3%	- 7.1%
New Listings	11	4	- 63.6%	36	13	- 63.9%

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

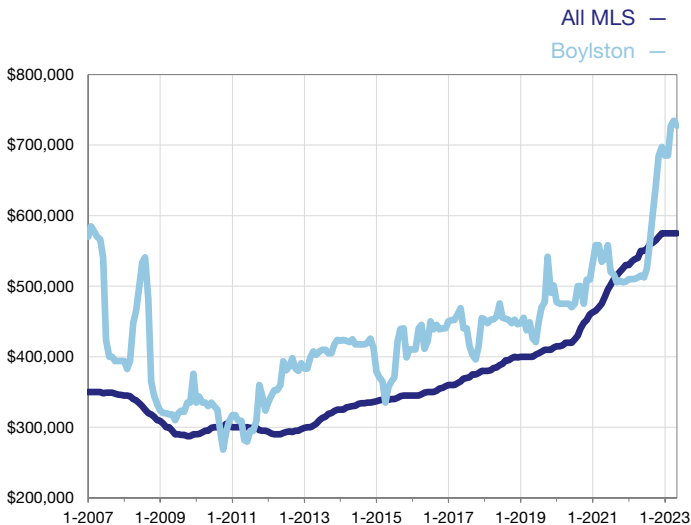
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	0	- 100.0%	4	2	- 50.0%
Closed Sales	1	0	- 100.0%	5	2	- 60.0%
Median Sales Price*	\$360,000	\$0	- 100.0%	\$499,900	\$522,500	+ 4.5%
Inventory of Homes for Sale	0	7	--	--	--	--
Months Supply of Inventory	0.0	3.8	--	--	--	--
Cumulative Days on Market Until Sale	7	0	- 100.0%	65	12	- 81.5%
Percent of Original List Price Received*	109.1%	0.0%	- 100.0%	105.8%	104.5%	- 1.2%
New Listings	0	2	--	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

