

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Boylston

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	2	- 81.8%	30	16	- 46.7%
Closed Sales	7	6	- 14.3%	21	15	- 28.6%
Median Sales Price*	\$490,000	\$438,500	- 10.5%	\$420,000	\$457,000	+ 8.8%
Inventory of Homes for Sale	5	6	+ 20.0%	--	--	--
Months Supply of Inventory	0.7	1.9	+ 171.4%	--	--	--
Cumulative Days on Market Until Sale	14	23	+ 64.3%	33	29	- 12.1%
Percent of Original List Price Received*	105.0%	103.9%	- 1.0%	104.7%	99.6%	- 4.9%
New Listings	9	6	- 33.3%	32	18	- 43.8%

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

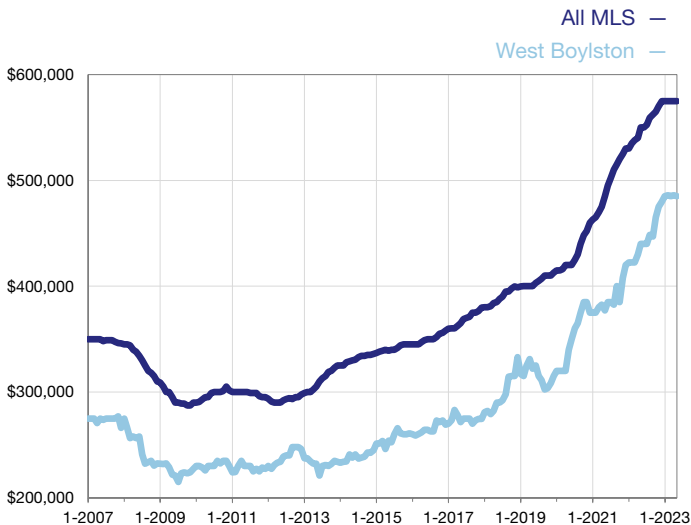
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	2	+ 100.0%	5	7	+ 40.0%
Closed Sales	0	3	--	4	7	+ 75.0%
Median Sales Price*	\$0	\$410,000	--	\$455,000	\$410,000	- 9.9%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	1.3	0.4	- 69.2%	--	--	--
Cumulative Days on Market Until Sale	0	10	--	23	28	+ 21.7%
Percent of Original List Price Received*	0.0%	105.9%	--	103.0%	101.8%	- 1.2%
New Listings	4	1	- 75.0%	7	6	- 14.3%

* 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

