

# Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Boylston

### Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	5	- 16.7%	30	18	- 40.0%
Closed Sales	5	3	- 40.0%	22	15	- 31.8%
Median Sales Price*	\$730,000	<b>\$769,000</b>	+ 5.3%	\$692,500	<b>\$769,000</b>	+ 11.0%
Inventory of Homes for Sale	8	4	- 50.0%	--	--	--
Months Supply of Inventory	1.3	1.4	+ 7.7%	--	--	--
Cumulative Days on Market Until Sale	12	14	+ 16.7%	17	54	+ 217.6%
Percent of Original List Price Received*	103.7%	<b>102.8%</b>	- 0.9%	105.3%	<b>99.2%</b>	- 5.8%
New Listings	5	3	- 40.0%	41	16	- 61.0%

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

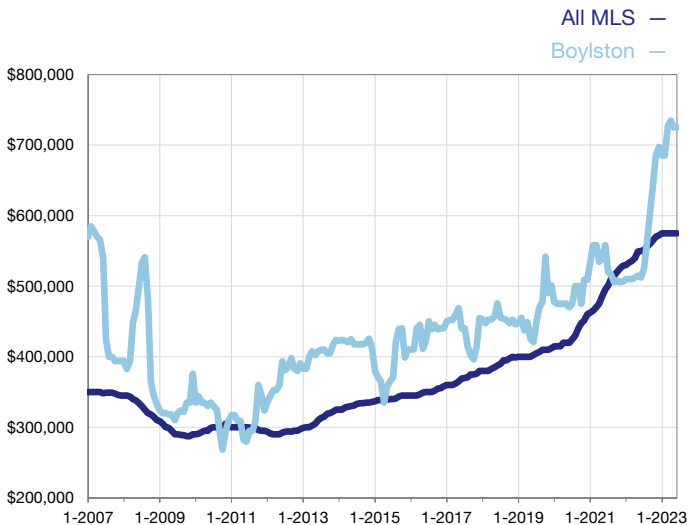
### Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	4	3	- 25.0%
Closed Sales	2	0	- 100.0%	7	2	- 71.4%
Median Sales Price*	\$327,500	<b>\$0</b>	- 100.0%	\$360,000	<b>\$522,500</b>	+ 45.1%
Inventory of Homes for Sale	3	6	+ 100.0%	--	--	--
Months Supply of Inventory	2.2	3.5	+ 59.1%	--	--	--
Cumulative Days on Market Until Sale	25	0	- 100.0%	53	12	- 77.4%
Percent of Original List Price Received*	100.0%	<b>0.0%</b>	- 100.0%	104.1%	<b>104.5%</b>	+ 0.4%
New Listings	3	0	- 100.0%	6	5	- 16.7%

\* 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

