

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Boylston

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	7	+ 16.7%	36	23	- 36.1%
Closed Sales	12	2	- 83.3%	33	17	- 48.5%
Median Sales Price*	\$435,000	\$425,000	- 2.3%	\$430,000	\$457,000	+ 6.3%
Inventory of Homes for Sale	7	5	- 28.6%	--	--	--
Months Supply of Inventory	1.1	1.5	+ 36.4%	--	--	--
Cumulative Days on Market Until Sale	20	158	+ 690.0%	28	44	+ 57.1%
Percent of Original List Price Received*	106.8%	81.6%	- 23.6%	105.5%	97.5%	- 7.6%
New Listings	8	7	- 12.5%	40	25	- 37.5%

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

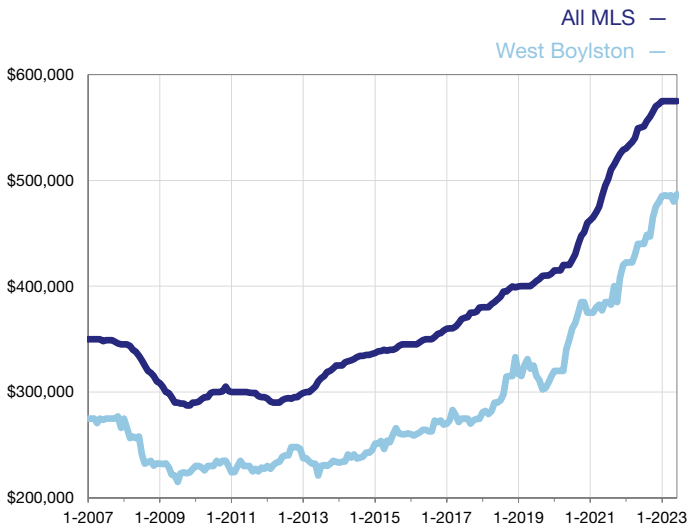
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	2	- 50.0%	9	9	0.0%
Closed Sales	3	2	- 33.3%	7	9	+ 28.6%
Median Sales Price*	\$420,000	\$467,450	+ 11.3%	\$445,000	\$412,000	- 7.4%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	0.8	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	20	44	+ 120.0%	22	32	+ 45.5%
Percent of Original List Price Received*	105.0%	101.8%	- 3.0%	103.9%	101.8%	- 2.0%
New Listings	3	1	- 66.7%	10	7	- 30.0%

* 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

