

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Boylston

Single-Family Properties

| Key Metrics | July | | | Year to Date | | |
|------------------------------------------|-----------|------------------|---------|--------------|------------------|----------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 4 | 4 | 0.0% | 34 | 22 | - 35.3% |
| Closed Sales | 5 | 2 | - 60.0% | 27 | 18 | - 33.3% |
| Median Sales Price* | \$770,000 | \$492,500 | - 36.0% | \$730,000 | \$754,500 | + 3.4% |
| Inventory of Homes for Sale | 10 | 2 | - 80.0% | -- | -- | -- |
| Months Supply of Inventory | 1.7 | 0.7 | - 58.8% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 12 | 16 | + 33.3% | 16 | 48 | + 200.0% |
| Percent of Original List Price Received* | 105.7% | 107.1% | + 1.3% | 105.4% | 100.9% | - 4.3% |
| New Listings | 7 | 2 | - 71.4% | 48 | 18 | - 62.5% |

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

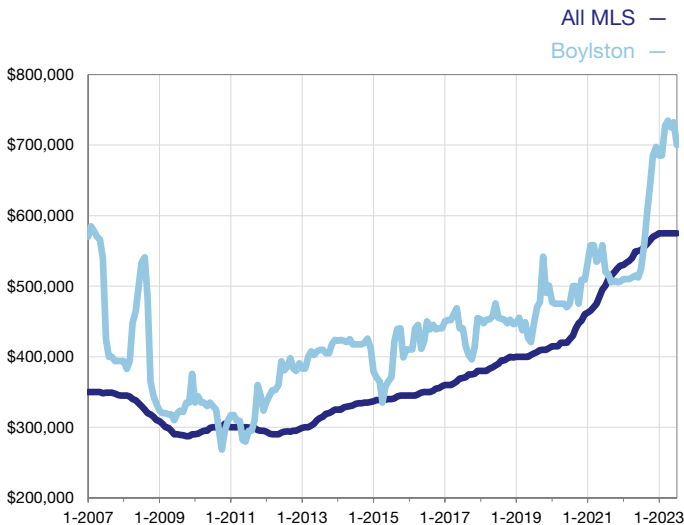
Condominium Properties

| Key Metrics | July | | | Year to Date | | |
|------------------------------------------|-----------|------------------|----------|--------------|------------------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 3 | 2 | - 33.3% | 7 | 5 | - 28.6% |
| Closed Sales | 1 | 2 | + 100.0% | 8 | 4 | - 50.0% |
| Median Sales Price* | \$385,000 | \$372,500 | - 3.2% | \$372,500 | \$372,500 | 0.0% |
| Inventory of Homes for Sale | 1 | 4 | + 300.0% | -- | -- | -- |
| Months Supply of Inventory | 0.7 | 2.5 | + 257.1% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 23 | 15 | - 34.8% | 49 | 14 | - 71.4% |
| Percent of Original List Price Received* | 97.5% | 106.7% | + 9.4% | 103.3% | 105.6% | + 2.2% |
| New Listings | 1 | 0 | - 100.0% | 7 | 5 | - 28.6% |

* 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

