

# Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## West Boylston

### Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	5	+ 25.0%	40	27	- 32.5%
Closed Sales	4	6	+ 50.0%	37	23	- 37.8%
Median Sales Price*	\$789,959	<b>\$535,000</b>	- 32.3%	\$456,789	<b>\$487,000</b>	+ 6.6%
Inventory of Homes for Sale	7	4	- 42.9%	--	--	--
Months Supply of Inventory	1.1	1.2	+ 9.1%	--	--	--
Cumulative Days on Market Until Sale	13	20	+ 53.8%	26	38	+ 46.2%
Percent of Original List Price Received*	107.7%	<b>102.7%</b>	- 4.6%	105.7%	<b>98.8%</b>	- 6.5%
New Listings	4	4	0.0%	44	29	- 34.1%

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

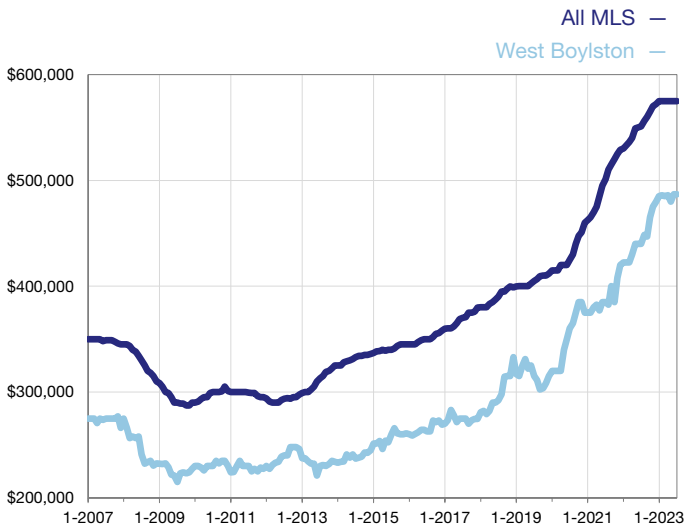
### Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	0	- 100.0%	11	9	- 18.2%
Closed Sales	4	2	- 50.0%	11	11	0.0%
Median Sales Price*	\$369,950	<b>\$374,950</b>	+ 1.4%	\$445,000	<b>\$412,000</b>	- 7.4%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	1.6	0.8	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	19	5	- 73.7%	21	27	+ 28.6%
Percent of Original List Price Received*	102.9%	<b>100.0%</b>	- 2.8%	103.5%	<b>101.5%</b>	- 1.9%
New Listings	4	2	- 50.0%	14	9	- 35.7%

\* 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

