

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Boylston

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	1	- 75.0%	38	23	- 39.5%
Closed Sales	9	4	- 55.6%	36	22	- 38.9%
Median Sales Price*	\$568,000	\$757,500	+ 33.4%	\$712,500	\$754,500	+ 5.9%
Inventory of Homes for Sale	11	1	- 90.9%	--	--	--
Months Supply of Inventory	1.9	0.4	- 78.9%	--	--	--
Cumulative Days on Market Until Sale	26	63	+ 142.3%	19	51	+ 168.4%
Percent of Original List Price Received*	99.3%	104.0%	+ 4.7%	103.9%	101.5%	- 2.3%
New Listings	5	1	- 80.0%	53	19	- 64.2%

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

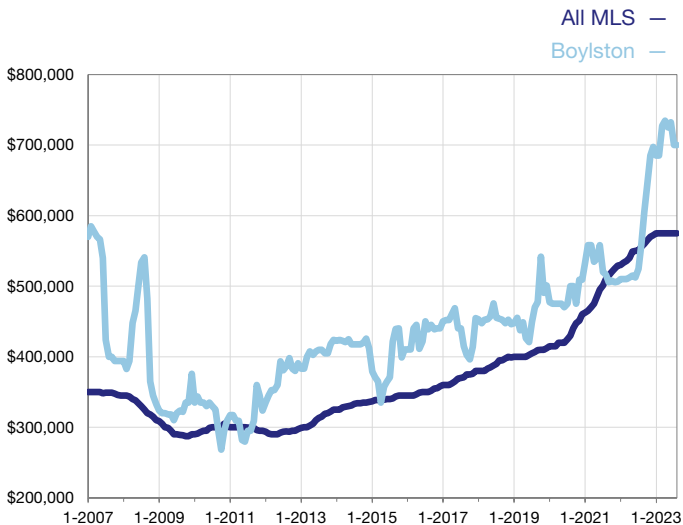
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	2	--	7	7	0.0%
Closed Sales	2	2	0.0%	10	6	- 40.0%
Median Sales Price*	\$330,500	\$657,125	+ 98.8%	\$358,000	\$507,125	+ 41.7%
Inventory of Homes for Sale	2	4	+ 100.0%	--	--	--
Months Supply of Inventory	1.3	2.5	+ 92.3%	--	--	--
Cumulative Days on Market Until Sale	21	232	+ 1,004.8%	44	86	+ 95.5%
Percent of Original List Price Received*	99.4%	94.0%	- 5.4%	102.5%	101.7%	- 0.8%
New Listings	1	3	+ 200.0%	8	8	0.0%

* 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

