

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Boylston

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	6	+ 100.0%	43	32	- 25.6%
Closed Sales	6	5	- 16.7%	43	28	- 34.9%
Median Sales Price*	\$477,450	\$515,000	+ 7.9%	\$475,000	\$500,000	+ 5.3%
Inventory of Homes for Sale	7	3	- 57.1%	--	--	--
Months Supply of Inventory	1.2	0.9	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	16	36	+ 125.0%	25	38	+ 52.0%
Percent of Original List Price Received*	102.2%	104.2%	+ 2.0%	105.2%	99.8%	- 5.1%
New Listings	4	3	- 25.0%	48	32	- 33.3%

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

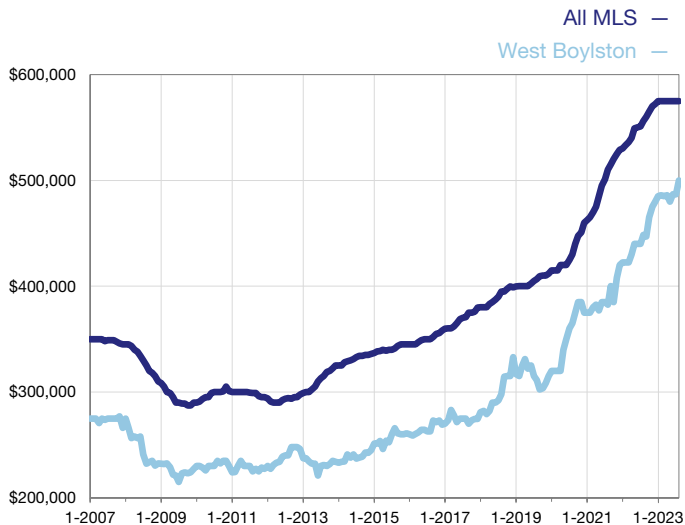
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	4	0.0%	15	13	- 13.3%
Closed Sales	1	3	+ 200.0%	12	14	+ 16.7%
Median Sales Price*	\$490,000	\$526,000	+ 7.3%	\$447,500	\$418,500	- 6.5%
Inventory of Homes for Sale	4	0	- 100.0%	--	--	--
Months Supply of Inventory	1.5	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	20	36	+ 80.0%	21	29	+ 38.1%
Percent of Original List Price Received*	100.0%	102.4%	+ 2.4%	103.3%	101.7%	- 1.5%
New Listings	5	2	- 60.0%	19	11	- 42.1%

* 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

