

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Boylston

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	7	+ 133.3%	41	30	- 26.8%
Closed Sales	2	4	+ 100.0%	38	26	- 31.6%
Median Sales Price*	\$900,500	\$579,750	- 35.6%	\$712,500	\$749,750	+ 5.2%
Inventory of Homes for Sale	14	4	- 71.4%	--	--	--
Months Supply of Inventory	2.6	1.3	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	18	24	+ 33.3%	19	46	+ 142.1%
Percent of Original List Price Received*	97.4%	100.0%	+ 2.7%	103.5%	101.2%	- 2.2%
New Listings	7	10	+ 42.9%	60	29	- 51.7%

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

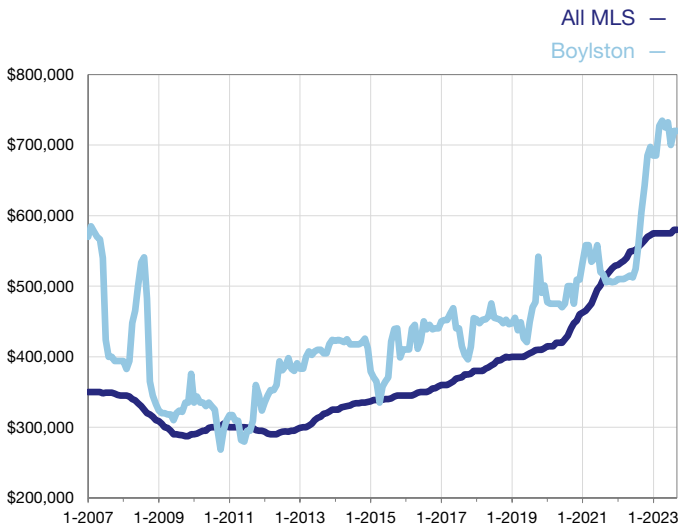
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	2	- 50.0%	11	9	- 18.2%
Closed Sales	0	2	--	10	8	- 20.0%
Median Sales Price*	\$0	\$480,500	--	\$358,000	\$480,500	+ 34.2%
Inventory of Homes for Sale	1	4	+ 300.0%	--	--	--
Months Supply of Inventory	0.5	2.9	+ 480.0%	--	--	--
Cumulative Days on Market Until Sale	0	14	--	44	68	+ 54.5%
Percent of Original List Price Received*	0.0%	102.6%	--	102.5%	102.0%	- 0.5%
New Listings	3	2	- 33.3%	11	10	- 9.1%

* 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

