

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Boylston

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	7	+ 133.3%	46	37	- 19.6%
Closed Sales	3	2	- 33.3%	46	30	- 34.8%
Median Sales Price*	\$630,000	\$417,500	- 33.7%	\$476,000	\$493,500	+ 3.7%
Inventory of Homes for Sale	7	5	- 28.6%	--	--	--
Months Supply of Inventory	1.3	1.4	+ 7.7%	--	--	--
Cumulative Days on Market Until Sale	82	13	- 84.1%	29	36	+ 24.1%
Percent of Original List Price Received*	94.6%	106.8%	+ 12.9%	104.5%	100.3%	- 4.0%
New Listings	3	8	+ 166.7%	51	40	- 21.6%

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

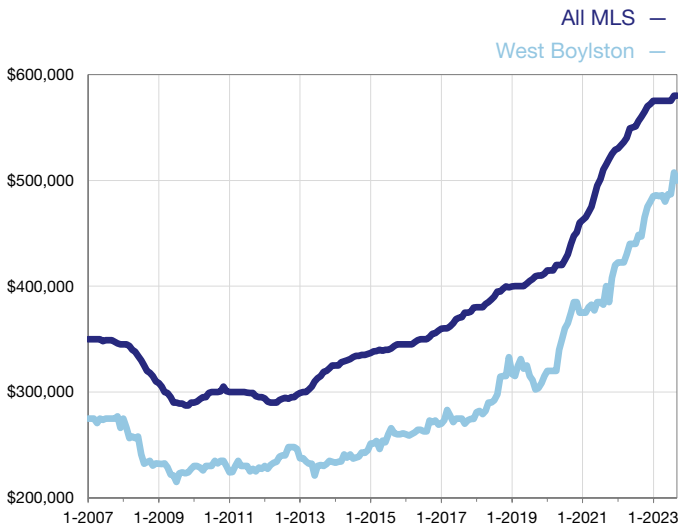
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	2	- 50.0%	19	15	- 21.1%
Closed Sales	4	3	- 25.0%	16	17	+ 6.3%
Median Sales Price*	\$468,500	\$431,000	- 8.0%	\$447,500	\$425,000	- 5.0%
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	0.7	1.3	+ 85.7%	--	--	--
Cumulative Days on Market Until Sale	25	11	- 56.0%	22	26	+ 18.2%
Percent of Original List Price Received*	97.6%	102.4%	+ 4.9%	101.8%	101.8%	0.0%
New Listings	2	5	+ 150.0%	21	16	- 23.8%

* 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

