

# Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Boylston

### Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	1	- 50.0%	43	31	- 27.9%
Closed Sales	5	4	- 20.0%	43	30	- 30.2%
Median Sales Price*	\$675,000	<b>\$940,000</b>	+ 39.3%	\$700,000	<b>\$749,750</b>	+ 7.1%
Inventory of Homes for Sale	12	9	- 25.0%	--	--	--
Months Supply of Inventory	2.5	3.1	+ 24.0%	--	--	--
Cumulative Days on Market Until Sale	27	70	+ 159.3%	20	50	+ 150.0%
Percent of Original List Price Received*	99.0%	98.0%	- 1.0%	103.0%	100.8%	- 2.1%
New Listings	3	6	+ 100.0%	63	35	- 44.4%

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

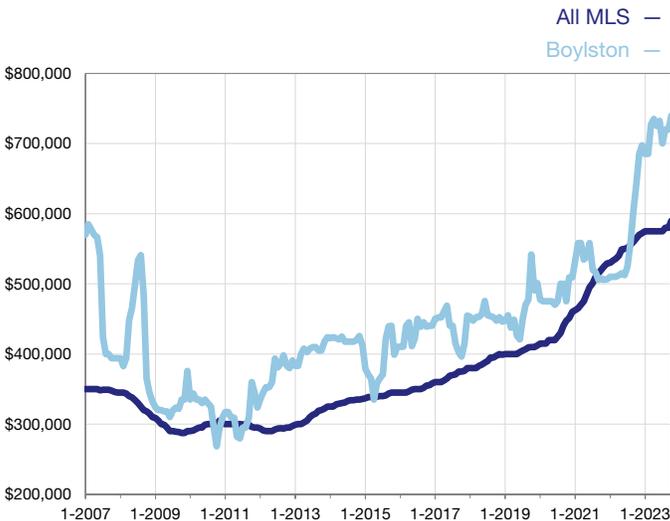
### Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	3	+ 200.0%	12	12	0.0%
Closed Sales	3	1	- 66.7%	13	9	- 30.8%
Median Sales Price*	\$341,000	<b>\$405,000</b>	+ 18.8%	\$356,000	<b>\$405,000</b>	+ 13.8%
Inventory of Homes for Sale	0	3	--	--	--	--
Months Supply of Inventory	0.0	1.8	--	--	--	--
Cumulative Days on Market Until Sale	12	2	- 83.3%	36	61	+ 69.4%
Percent of Original List Price Received*	105.2%	108.0%	+ 2.7%	103.1%	102.6%	- 0.5%
New Listings	0	2	--	11	12	+ 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

