

# Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## West Boylston

### Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	8	+ 100.0%	50	41	- 18.0%
Closed Sales	4	6	+ 50.0%	50	36	- 28.0%
Median Sales Price*	\$725,000	<b>\$432,500</b>	- 40.3%	\$478,450	<b>\$485,000</b>	+ 1.4%
Inventory of Homes for Sale	4	6	+ 50.0%	--	--	--
Months Supply of Inventory	0.8	1.7	+ 112.5%	--	--	--
Cumulative Days on Market Until Sale	40	19	- 52.5%	29	33	+ 13.8%
Percent of Original List Price Received*	105.5%	<b>102.6%</b>	- 2.7%	104.6%	<b>100.7%</b>	- 3.7%
New Listings	2	4	+ 100.0%	53	45	- 15.1%

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

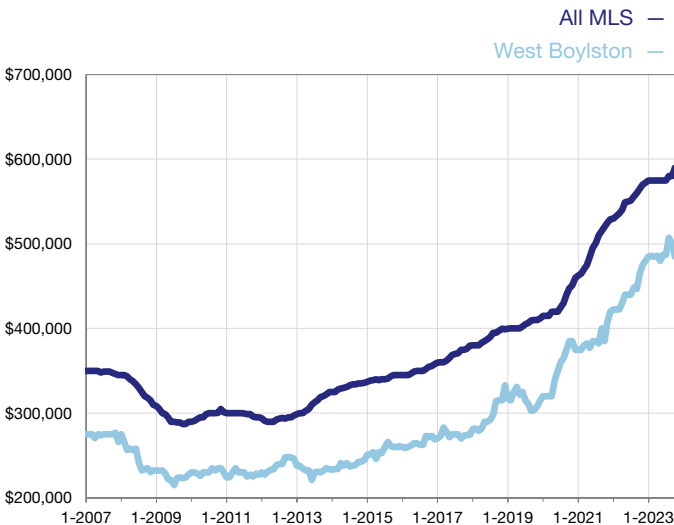
### Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	2	+ 100.0%	20	17	- 15.0%
Closed Sales	4	1	- 75.0%	20	18	- 10.0%
Median Sales Price*	\$432,450	<b>\$484,000</b>	+ 11.9%	\$447,500	<b>\$428,000</b>	- 4.4%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	1.1	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	24	16	- 33.3%	22	25	+ 13.6%
Percent of Original List Price Received*	103.5%	<b>110.0%</b>	+ 6.3%	102.2%	<b>102.3%</b>	+ 0.1%
New Listings	2	0	- 100.0%	23	15	- 34.8%

\* 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

