

# Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Boylston

### Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	6	+ 100.0%	46	37	- 19.6%
Closed Sales	4	2	- 50.0%	47	33	- 29.8%
Median Sales Price*	\$438,500	<b>\$972,500</b>	+ 121.8%	\$695,000	<b>\$760,000</b>	+ 9.4%
Inventory of Homes for Sale	9	4	- 55.6%	--	--	--
Months Supply of Inventory	2.0	1.3	- 35.0%	--	--	--
Cumulative Days on Market Until Sale	29	41	+ 41.4%	21	48	+ 128.6%
Percent of Original List Price Received*	104.3%	95.0%	- 8.9%	103.1%	100.5%	- 2.5%
New Listings	2	2	0.0%	65	37	- 43.1%

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

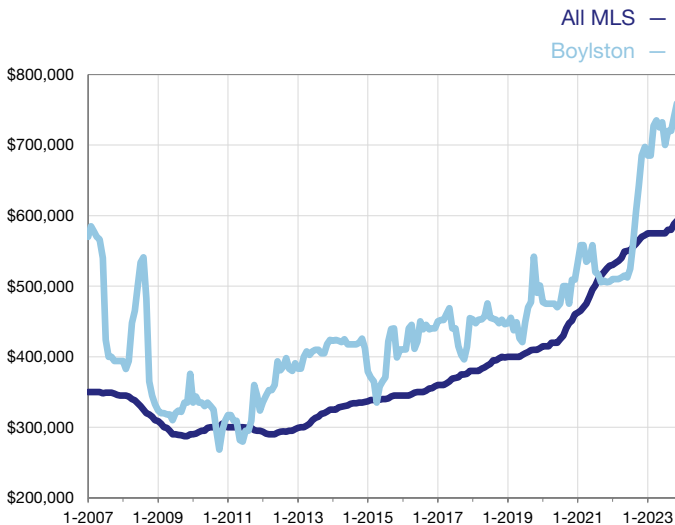
### Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	12	13	+ 8.3%
Closed Sales	2	1	- 50.0%	15	11	- 26.7%
Median Sales Price*	\$465,375	<b>\$369,900</b>	- 20.5%	\$356,000	<b>\$405,000</b>	+ 13.8%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	1.0	1.3	+ 30.0%	--	--	--
Cumulative Days on Market Until Sale	37	14	- 62.2%	36	76	+ 111.1%
Percent of Original List Price Received*	98.3%	98.6%	+ 0.3%	102.5%	101.6%	- 0.9%
New Listings	2	0	- 100.0%	13	12	- 7.7%

\* 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

