

# Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## West Boylston

### Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	3	+ 200.0%	51	43	- 15.7%
Closed Sales	4	3	- 25.0%	54	39	- 27.8%
Median Sales Price*	\$482,500	<b>\$500,000</b>	+ 3.6%	\$479,950	<b>\$485,000</b>	+ 1.1%
Inventory of Homes for Sale	3	5	+ 66.7%	--	--	--
Months Supply of Inventory	0.7	1.4	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	63	14	- 77.8%	32	32	0.0%
Percent of Original List Price Received*	96.8%	<b>100.9%</b>	+ 4.2%	104.0%	<b>100.7%</b>	- 3.2%
New Listings	1	2	+ 100.0%	54	47	- 13.0%

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

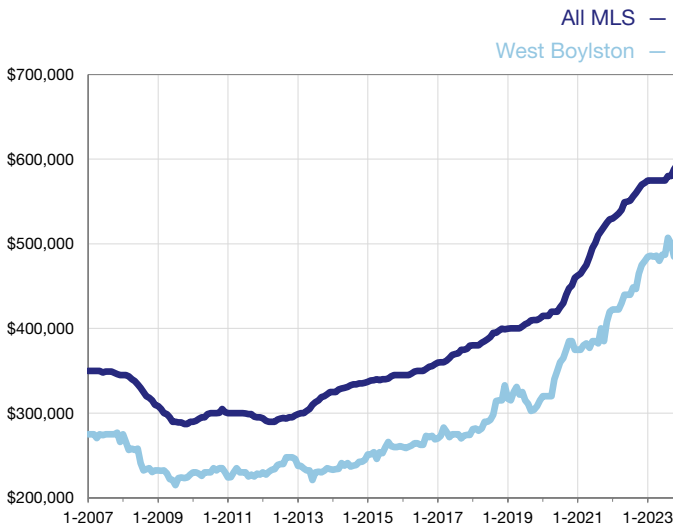
### Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	0	- 100.0%	25	17	- 32.0%
Closed Sales	2	3	+ 50.0%	22	21	- 4.5%
Median Sales Price*	\$395,000	<b>\$560,000</b>	+ 41.8%	\$445,000	<b>\$435,000</b>	- 2.2%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.4	0.5	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	34	20	- 41.2%	23	24	+ 4.3%
Percent of Original List Price Received*	98.2%	<b>104.9%</b>	+ 6.8%	101.8%	<b>102.6%</b>	+ 0.8%
New Listings	4	1	- 75.0%	27	16	- 40.7%

\* 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

