

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Boylston

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	47	37	- 21.3%
Closed Sales	3	7	+ 133.3%	50	40	- 20.0%
Median Sales Price*	\$1,340,000	\$891,097	- 33.5%	\$697,500	\$764,500	+ 9.6%
Inventory of Homes for Sale	7	3	- 57.1%	--	--	--
Months Supply of Inventory	1.6	1.0	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	29	27	- 6.9%	21	44	+ 109.5%
Percent of Original List Price Received*	100.8%	96.6%	- 4.2%	103.0%	99.8%	- 3.1%
New Listings	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.

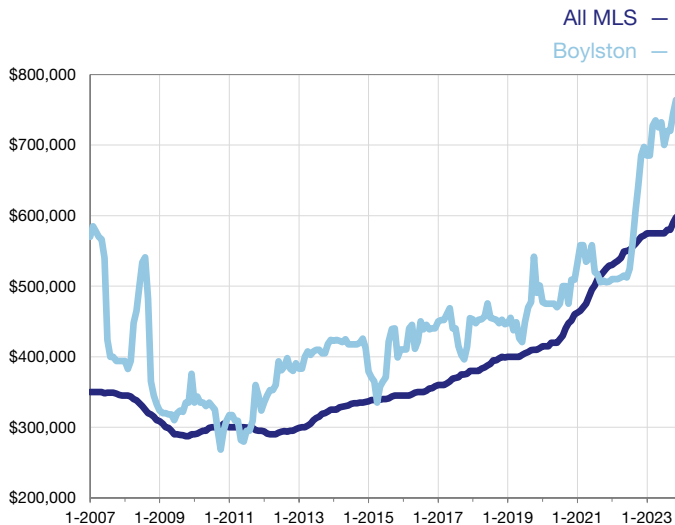
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	3	+ 200.0%	13	16	+ 23.1%
Closed Sales	0	3	--	15	14	- 6.7%
Median Sales Price*	\$0	\$656,775	--	\$356,000	\$495,500	+ 39.2%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	2.2	1.1	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	0	139	--	36	90	+ 150.0%
Percent of Original List Price Received*	0.0%	96.7%	--	102.5%	100.6%	- 1.9%
New Listings	3	3	0.0%	16	15	- 6.3%

* 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

