

Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Boylston

Single-Family Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	4	5	+ 25.0%	14	15	+ 7.1%
Closed Sales	1	5	+ 400.0%	9	10	+ 11.1%
Median Sales Price*	\$850,000	\$420,000	- 50.6%	\$487,000	\$523,000	+ 7.4%
Inventory of Homes for Sale	3	8	+ 166.7%	--	--	--
Months Supply of Inventory	0.8	1.9	+ 137.5%	--	--	--
Cumulative Days on Market Until Sale	17	14	- 17.6%	33	28	- 15.2%
Percent of Original List Price Received*	102.5%	106.9%	+ 4.3%	96.7%	102.4%	+ 5.9%
New Listings	2	10	+ 400.0%	12	19	+ 58.3%

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

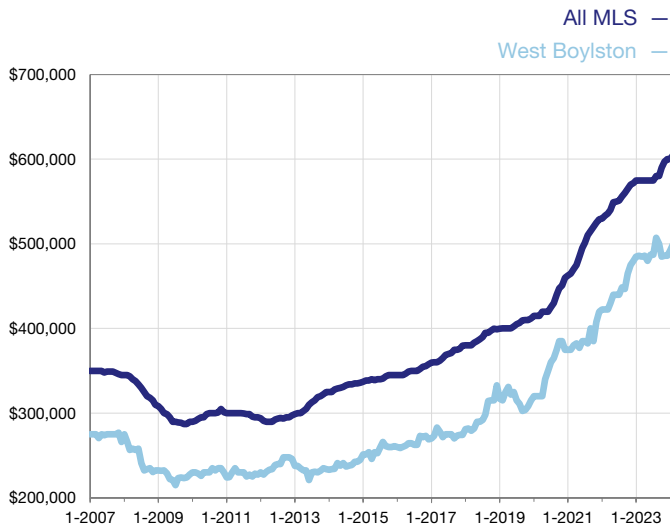
Condominium Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	2	1	- 50.0%	5	3	- 40.0%
Closed Sales	0	1	--	4	3	- 25.0%
Median Sales Price*	\$0	\$560,000	--	\$395,950	\$515,000	+ 30.1%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	0.8	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	6	--	42	12	- 71.4%
Percent of Original List Price Received*	0.0%	103.7%	--	98.7%	102.2%	+ 3.5%
New Listings	3	1	- 66.7%	5	3	- 40.0%

* 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

