

Local Market Update – May 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Boylston

Single-Family Properties

Key Metrics	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	2	2	0.0%	13	10	- 23.1%
Closed Sales	5	3	- 40.0%	12	7	- 41.7%
Median Sales Price*	\$700,000	\$600,000	- 14.3%	\$770,000	\$650,000	- 15.6%
Inventory of Homes for Sale	7	6	- 14.3%	--	--	--
Months Supply of Inventory	2.3	1.9	- 17.4%	--	--	--
Cumulative Days on Market Until Sale	86	24	- 72.1%	64	36	- 43.8%
Percent of Original List Price Received*	92.1%	103.9%	+ 12.8%	98.3%	100.1%	+ 1.8%
New Listings	4	4	0.0%	13	16	+ 23.1%

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

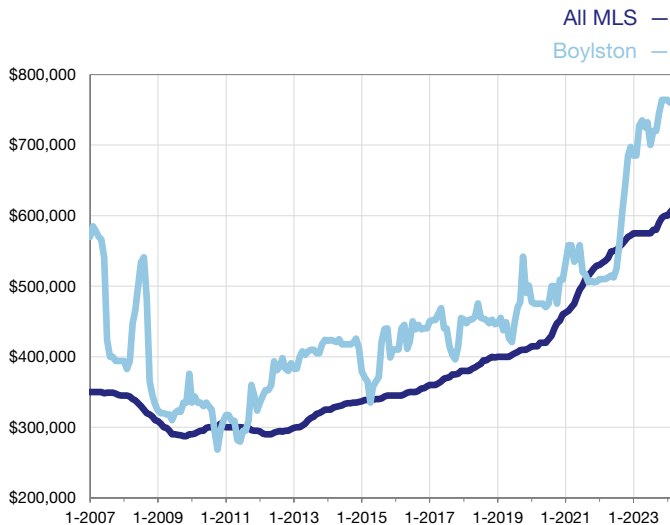
Condominium Properties

Key Metrics	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	0	--	2	2	0.0%
Closed Sales	0	0	--	2	5	+ 150.0%
Median Sales Price*	\$0	\$0	--	\$522,500	\$643,020	+ 23.1%
Inventory of Homes for Sale	7	7	0.0%	--	--	--
Months Supply of Inventory	3.8	3.9	+ 2.6%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	12	49	+ 308.3%
Percent of Original List Price Received*	0.0%	0.0%	--	104.5%	100.9%	- 3.4%
New Listings	2	1	- 50.0%	5	8	+ 60.0%

* 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

