

Local Market Update – July 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Boylston

Single-Family Properties

Key Metrics	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	4	4	0.0%	22	20	- 9.1%
Closed Sales	2	4	+ 100.0%	18	15	- 16.7%
Median Sales Price*	\$492,500	\$515,500	+ 4.7%	\$754,500	\$650,000	- 13.9%
Inventory of Homes for Sale	2	4	+ 100.0%	--	--	--
Months Supply of Inventory	0.7	1.3	+ 85.7%	--	--	--
Cumulative Days on Market Until Sale	16	27	+ 68.8%	48	48	0.0%
Percent of Original List Price Received*	107.1%	99.7%	- 6.9%	100.9%	101.3%	+ 0.4%
New Listings	2	2	0.0%	18	23	+ 27.8%

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

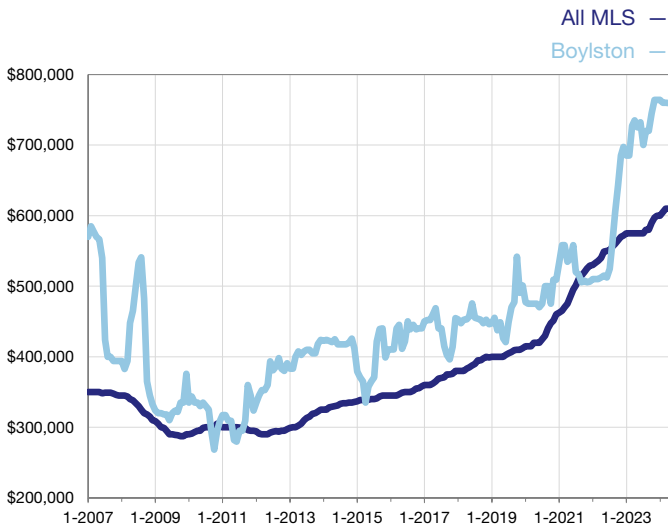
Condominium Properties

Key Metrics	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	2	1	- 50.0%	5	5	0.0%
Closed Sales	2	2	0.0%	4	7	+ 75.0%
Median Sales Price*	\$372,500	\$414,950	+ 11.4%	\$372,500	\$425,000	+ 14.1%
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	2.5	2.3	- 8.0%	--	--	--
Cumulative Days on Market Until Sale	15	32	+ 113.3%	14	44	+ 214.3%
Percent of Original List Price Received*	106.7%	104.7%	- 1.9%	105.6%	102.0%	- 3.4%
New Listings	0	0	--	5	11	+ 120.0%

* 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

