

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Boylston

Single-Family Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	3	+ 200.0%	23	23	0.0%
Closed Sales	4	3	- 25.0%	22	18	- 18.2%
Median Sales Price*	\$757,500	\$550,000	- 27.4%	\$754,500	\$625,000	- 17.2%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	0.8	0.6	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	63	23	- 63.5%	51	44	- 13.7%
Percent of Original List Price Received*	104.0%	101.8%	- 2.1%	101.5%	101.4%	- 0.1%
New Listings	1	2	+ 100.0%	19	25	+ 31.6%

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

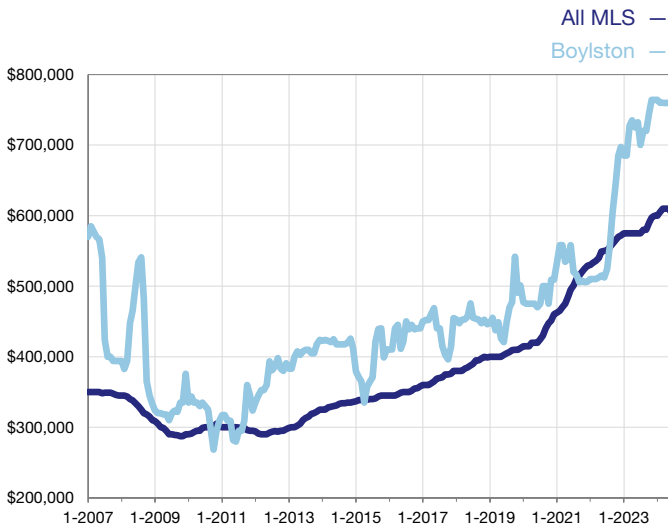
Condominium Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	2	0	- 100.0%	7	5	- 28.6%
Closed Sales	2	0	- 100.0%	6	7	+ 16.7%
Median Sales Price*	\$657,125	\$0	- 100.0%	\$507,125	\$425,000	- 16.2%
Inventory of Homes for Sale	4	5	+ 25.0%	--	--	--
Months Supply of Inventory	2.5	2.9	+ 16.0%	--	--	--
Cumulative Days on Market Until Sale	232	0	- 100.0%	86	44	- 48.8%
Percent of Original List Price Received*	94.0%	0.0%	- 100.0%	101.7%	102.0%	+ 0.3%
New Listings	3	1	- 66.7%	8	12	+ 50.0%

* 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

