

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Boylston

Single-Family Properties

Key Metrics	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	4	5	+ 25.0%	33	42	+ 27.3%
Closed Sales	2	4	+ 100.0%	30	39	+ 30.0%
Median Sales Price*	\$417,500	\$460,000	+ 10.2%	\$493,500	\$520,000	+ 5.4%
Inventory of Homes for Sale	11	7	- 36.4%	--	--	--
Months Supply of Inventory	3.4	1.4	- 58.8%	--	--	--
Cumulative Days on Market Until Sale	13	13	0.0%	36	27	- 25.0%
Percent of Original List Price Received*	106.8%	104.7%	- 2.0%	100.3%	102.0%	+ 1.7%
New Listings	9	7	- 22.2%	41	49	+ 19.5%

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

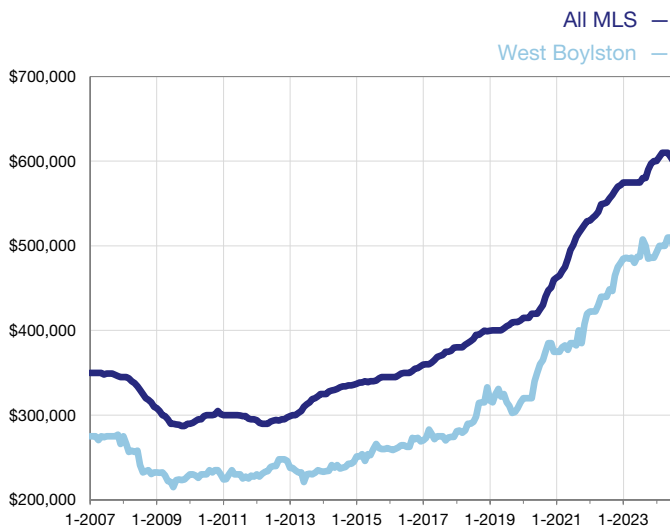
Condominium Properties

Key Metrics	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	2	0	- 100.0%	15	13	- 13.3%
Closed Sales	3	3	0.0%	17	13	- 23.5%
Median Sales Price*	\$431,000	\$330,000	- 23.4%	\$425,000	\$511,000	+ 20.2%
Inventory of Homes for Sale	2	8	+ 300.0%	--	--	--
Months Supply of Inventory	0.9	4.5	+ 400.0%	--	--	--
Cumulative Days on Market Until Sale	11	6	- 45.5%	26	14	- 46.2%
Percent of Original List Price Received*	102.4%	100.9%	- 1.5%	101.8%	101.8%	0.0%
New Listings	4	3	- 25.0%	15	21	+ 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

