

# Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Boylston

### Single-Family Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	6	+ 500.0%	31	35	+ 12.9%
Closed Sales	5	8	+ 60.0%	31	30	- 3.2%
Median Sales Price*	\$876,000	<b>\$612,500</b>	- 30.1%	\$759,500	<b>\$670,000</b>	- 11.8%
Inventory of Homes for Sale	9	3	- 66.7%	--	--	--
Months Supply of Inventory	3.1	<b>0.8</b>	- 74.2%	--	--	--
Cumulative Days on Market Until Sale	57	<b>32</b>	- 43.9%	48	<b>39</b>	- 18.8%
Percent of Original List Price Received*	99.0%	<b>100.7%</b>	+ 1.7%	100.9%	<b>101.6%</b>	+ 0.7%
New Listings	6	2	- 66.7%	35	39	+ 11.4%

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

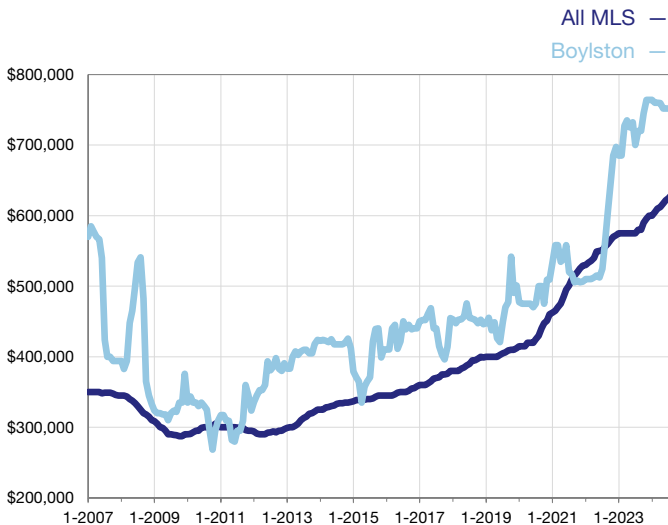
### Condominium Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	3	2	- 33.3%	12	8	- 33.3%
Closed Sales	2	1	- 50.0%	10	9	- 10.0%
Median Sales Price*	\$537,500	<b>\$760,000</b>	+ 41.4%	\$495,500	<b>\$643,020</b>	+ 29.8%
Inventory of Homes for Sale	3	4	+ 33.3%	--	--	--
Months Supply of Inventory	1.8	<b>2.7</b>	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	139	<b>7</b>	- 95.0%	82	<b>37</b>	- 54.9%
Percent of Original List Price Received*	101.9%	<b>100.0%</b>	- 1.9%	102.0%	<b>101.5%</b>	- 0.5%
New Listings	2	2	0.0%	12	14	+ 16.7%

\* 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

