

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Boylston

Single-Family Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	7	4	- 42.9%	40	45	+ 12.5%
Closed Sales	6	2	- 66.7%	36	41	+ 13.9%
Median Sales Price*	\$432,500	\$530,000	+ 22.5%	\$485,000	\$520,000	+ 7.2%
Inventory of Homes for Sale	7	10	+ 42.9%	--	--	--
Months Supply of Inventory	2.0	2.2	+ 10.0%	--	--	--
Cumulative Days on Market Until Sale	19	18	- 5.3%	33	27	- 18.2%
Percent of Original List Price Received*	102.6%	105.6%	+ 2.9%	100.7%	102.1%	+ 1.4%
New Listings	3	6	+ 100.0%	44	55	+ 25.0%

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

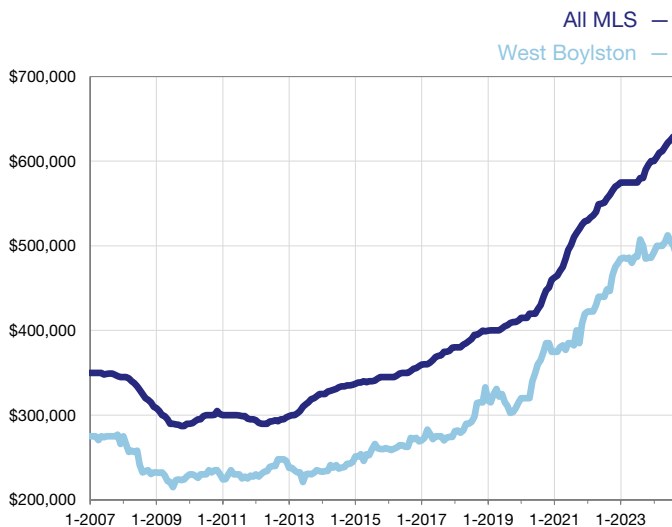
Condominium Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	2	7	+ 250.0%	17	20	+ 17.6%
Closed Sales	1	1	0.0%	18	14	- 22.2%
Median Sales Price*	\$484,000	\$487,000	+ 0.6%	\$428,000	\$510,500	+ 19.3%
Inventory of Homes for Sale	0	4	--	--	--	--
Months Supply of Inventory	0.0	1.7	--	--	--	--
Cumulative Days on Market Until Sale	16	39	+ 143.8%	25	16	- 36.0%
Percent of Original List Price Received*	110.0%	98.6%	- 10.4%	102.3%	101.5%	- 0.8%
New Listings	0	3	--	15	24	+ 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

