

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Boylston

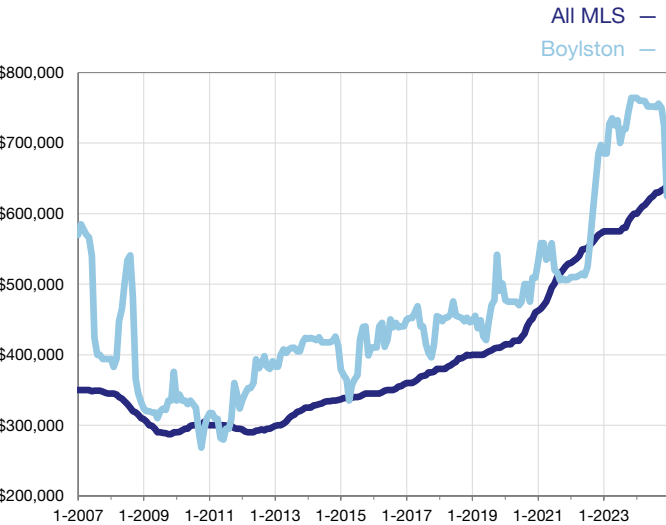
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	0	- 100.0%	37	38	+ 2.7%
Closed Sales	7	3	- 57.1%	40	36	- 10.0%
Median Sales Price*	\$891,097	\$565,000	- 36.6%	\$764,500	\$625,000	- 18.2%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	1.0	0.5	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	27	27	0.0%	44	37	- 15.9%
Percent of Original List Price Received*	96.6%	102.7%	+ 6.3%	99.8%	101.2%	+ 1.4%
New Listings	0	2	--	37	44	+ 18.9%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	1	- 66.7%	16	10	- 37.5%
Closed Sales	3	2	- 33.3%	14	12	- 14.3%
Median Sales Price*	\$656,775	\$522,000	- 20.5%	\$495,500	\$644,010	+ 30.0%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	1.1	1.6	+ 45.5%	--	--	--
Cumulative Days on Market Until Sale	139	135	- 2.9%	90	67	- 25.6%
Percent of Original List Price Received*	96.7%	99.7%	+ 3.1%	100.6%	101.0%	+ 0.4%
New Listings	3	0	- 100.0%	15	15	0.0%

* 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

