

# Local Market Update – January 2025

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## Boylston

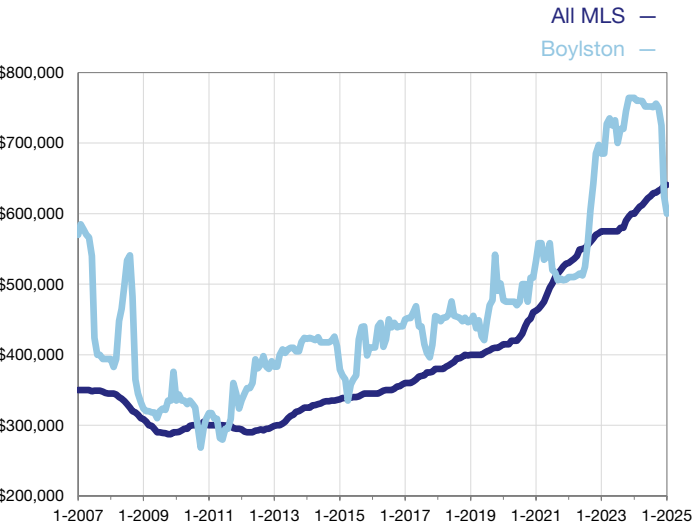
| Single-Family Properties                 | January   |           |          | Year to Date |           |          |
|------------------------------------------|-----------|-----------|----------|--------------|-----------|----------|
|                                          | 2024      | 2025      | + / -    | 2024         | 2025      | + / -    |
| Key Metrics                              |           |           |          |              |           |          |
| Pending Sales                            | 0         | 3         | --       | 0            | 3         | --       |
| Closed Sales                             | 1         | 2         | + 100.0% | 1            | 2         | + 100.0% |
| Median Sales Price*                      | \$650,000 | \$790,000 | + 21.5%  | \$650,000    | \$790,000 | + 21.5%  |
| Inventory of Homes for Sale              | 4         | 2         | - 50.0%  | --           | --        | --       |
| Months Supply of Inventory               | 1.3       | 0.5       | - 61.5%  | --           | --        | --       |
| Cumulative Days on Market Until Sale     | 41        | 59        | + 43.9%  | 41           | 59        | + 43.9%  |
| Percent of Original List Price Received* | 94.3%     | 89.3%     | - 5.3%   | 94.3%        | 89.3%     | - 5.3%   |
| New Listings                             | 1         | 3         | + 200.0% | 1            | 3         | + 200.0% |

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

| Condominium Properties                   | January   |      |          | Year to Date |      |          |
|------------------------------------------|-----------|------|----------|--------------|------|----------|
|                                          | 2024      | 2025 | + / -    | 2024         | 2025 | + / -    |
| Key Metrics                              |           |      |          |              |      |          |
| Pending Sales                            | 1         | 1    | 0.0%     | 1            | 1    | 0.0%     |
| Closed Sales                             | 2         | 0    | - 100.0% | 2            | 0    | - 100.0% |
| Median Sales Price*                      | \$537,500 | \$0  | - 100.0% | \$537,500    | \$0  | - 100.0% |
| Inventory of Homes for Sale              | 0         | 1    | --       | --           | --   | --       |
| Months Supply of Inventory               | 1.3       | 2.7  | + 107.7% | --           | --   | --       |
| Cumulative Days on Market Until Sale     | 13        | 0    | - 100.0% | 13           | 0    | - 100.0% |
| Percent of Original List Price Received* | 103.1%    | 0.0% | - 100.0% | 103.1%       | 0.0% | - 100.0% |
| New Listings                             | 0         | 0    | --       | 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

