

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Boylston

Single-Family Properties

| Key Metrics | December | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|---------|
| | 2024 | 2025 | + / - | 2024 | 2025 | + / - |
| Pending Sales | 0 | 2 | -- | 36 | 42 | + 16.7% |
| Closed Sales | 3 | 6 | + 100.0% | 36 | 41 | + 13.9% |
| Median Sales Price* | \$565,000 | \$715,000 | + 26.5% | \$625,000 | \$600,000 | - 4.0% |
| Inventory of Homes for Sale | 3 | 2 | - 33.3% | -- | -- | -- |
| Months Supply of Inventory | 0.8 | 0.5 | - 37.5% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 27 | 53 | + 96.3% | 37 | 28 | - 24.3% |
| Percent of Original List Price Received* | 102.7% | 93.6% | - 8.9% | 101.2% | 99.9% | - 1.3% |
| New Listings | 2 | 1 | - 50.0% | 43 | 48 | + 11.6% |

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

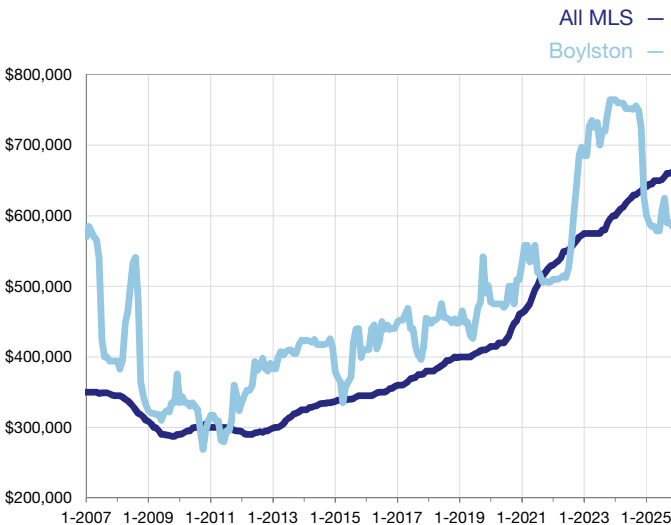
Condominium Properties

| Key Metrics | December | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|----------|
| | 2024 | 2025 | + / - | 2024 | 2025 | + / - |
| Pending Sales | 1 | 2 | + 100.0% | 10 | 22 | + 120.0% |
| Closed Sales | 2 | 3 | + 50.0% | 12 | 18 | + 50.0% |
| Median Sales Price* | \$522,000 | \$346,600 | - 33.6% | \$644,010 | \$612,500 | - 4.9% |
| Inventory of Homes for Sale | 3 | 2 | - 33.3% | -- | -- | -- |
| Months Supply of Inventory | 2.4 | 0.9 | - 62.5% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 135 | 21 | - 84.4% | 67 | 43 | - 35.8% |
| Percent of Original List Price Received* | 99.7% | 98.5% | - 1.2% | 101.0% | 99.5% | - 1.5% |
| New Listings | 0 | 0 | -- | 15 | 26 | + 73.3% |

* 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

