

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Boylston

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	1	5	+ 400.0%	54	60	+ 11.1%
Closed Sales	7	3	- 57.1%	52	59	+ 13.5%
Median Sales Price*	\$735,000	\$490,000	- 33.3%	\$527,561	\$525,000	- 0.5%
Inventory of Homes for Sale	5	3	- 40.0%	--	--	--
Months Supply of Inventory	1.0	0.6	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	70	16	- 77.1%	33	30	- 9.1%
Percent of Original List Price Received*	94.2%	102.9%	+ 9.2%	100.5%	101.6%	+ 1.1%
New Listings	1	3	+ 200.0%	60	69	+ 15.0%

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

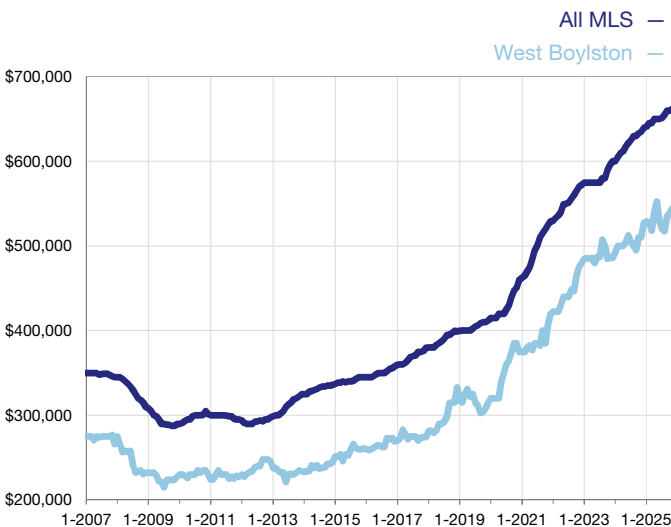
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	1	1	0.0%	22	23	+ 4.5%
Closed Sales	1	3	+ 200.0%	20	25	+ 25.0%
Median Sales Price*	\$570,000	\$450,000	- 21.1%	\$510,500	\$500,000	- 2.1%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	1.8	0.9	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	6	65	+ 983.3%	23	50	+ 117.4%
Percent of Original List Price Received*	102.0%	98.9%	- 3.0%	100.6%	99.2%	- 1.4%
New Listings	2	1	- 50.0%	27	24	- 11.1%

* 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

