

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Boylston

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	1	0.0%	3	2	- 33.3%
Closed Sales	0	2	--	6	4	- 33.3%
Median Sales Price*	\$0	\$452,400	--	\$509,950	\$457,450	- 10.3%
Inventory of Homes for Sale	6	2	- 66.7%	--	--	--
Months Supply of Inventory	1.4	0.4	- 71.4%	--	--	--
Cumulative Days on Market Until Sale	0	26	--	33	34	+ 3.0%
Percent of Original List Price Received*	0.0%	100.6%	--	100.6%	98.8%	- 1.8%
New Listings	1	2	+ 100.0%	5	4	- 20.0%

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

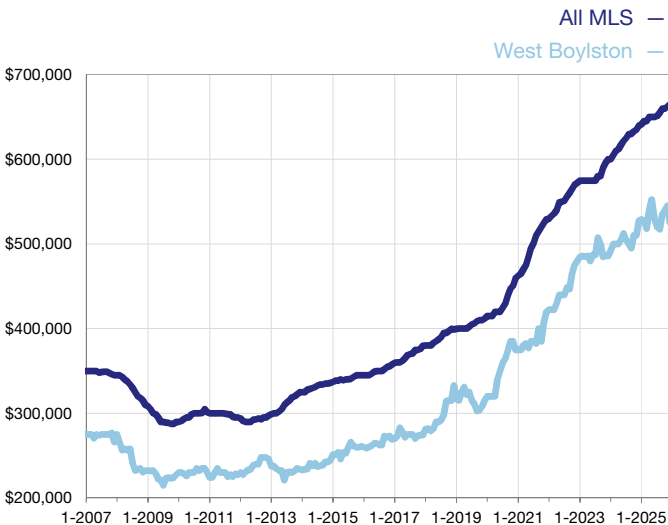
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	0	--	1	0	- 100.0%
Closed Sales	1	0	- 100.0%	4	0	- 100.0%
Median Sales Price*	\$581,000	\$0	- 100.0%	\$563,675	\$0	- 100.0%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	1.8	1.2	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	118	0	- 100.0%	68	0	- 100.0%
Percent of Original List Price Received*	103.8%	0.0%	- 100.0%	100.8%	0.0%	- 100.0%
New Listings	2	1	- 50.0%	3	1	- 66.7%

* 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

