

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Boylston

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	6	3	- 50.0%	13	7	- 46.2%
Closed Sales	2	2	0.0%	9	7	- 22.2%
Median Sales Price*	\$632,500	\$645,000	+ 2.0%	\$554,900	\$515,000	- 7.2%
Inventory of Homes for Sale	10	11	+ 10.0%	--	--	--
Months Supply of Inventory	2.3	2.5	+ 8.7%	--	--	--
Cumulative Days on Market Until Sale	14	18	+ 28.6%	27	27	0.0%
Percent of Original List Price Received*	105.9%	110.0%	+ 3.9%	102.2%	103.5%	+ 1.3%
New Listings	9	8	- 11.1%	21	19	- 9.5%

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

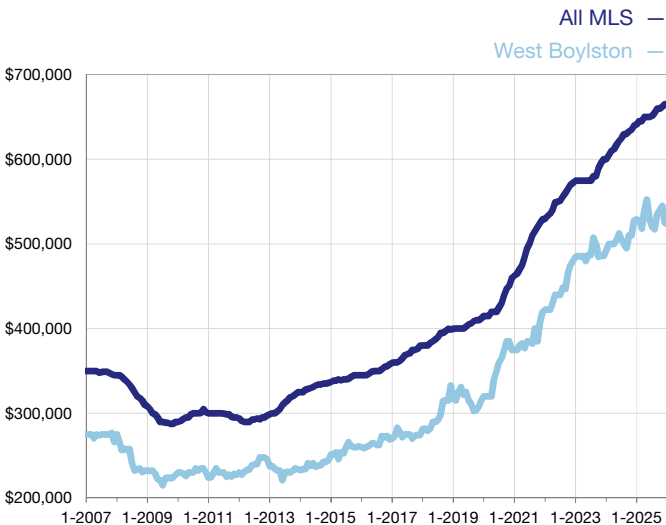
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	2	+ 100.0%	4	3	- 25.0%
Closed Sales	0	1	--	4	2	- 50.0%
Median Sales Price*	\$0	\$610,000	--	\$563,675	\$544,950	- 3.3%
Inventory of Homes for Sale	6	3	- 50.0%	--	--	--
Months Supply of Inventory	2.6	1.2	- 53.8%	--	--	--
Cumulative Days on Market Until Sale	0	92	--	68	117	+ 72.1%
Percent of Original List Price Received*	0.0%	98.4%	--	100.8%	92.8%	- 7.9%
New Listings	3	4	+ 33.3%	8	5	- 37.5%

* 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

