Local Market Update – July 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Boylston

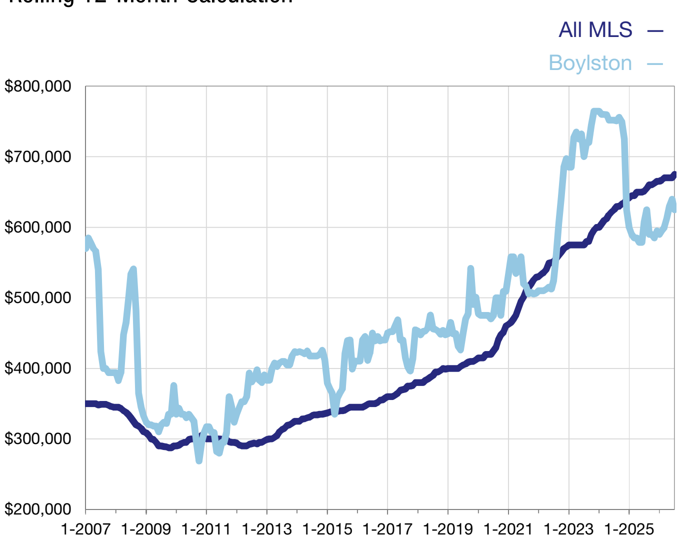
Single-Family Properties	July			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	1	**3**	+ 200.0%	24	**25**	+ 4.2%
Closed Sales	4	**7**	+ 75.0%	23	**24**	+ 4.3%
Median Sales Price*	$705,000	**$624,900**	- 11.4%	$625,000	**$664,500**	+ 6.3%
Inventory of Homes for Sale	2	**10**	+ 400.0%	--	--	--
Months Supply of Inventory	0.5	**2.6**	+ 420.0%	--	--	--
Cumulative Days on Market Until Sale	30	**25**	- 16.7%	27	**23**	- 14.8%
Percent of Original List Price Received*	99.8%	**101.1%**	+ 1.3%	101.8%	**103.1%**	+ 1.3%
New Listings	1	**2**	+ 100.0%	27	**34**	+ 25.9%

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

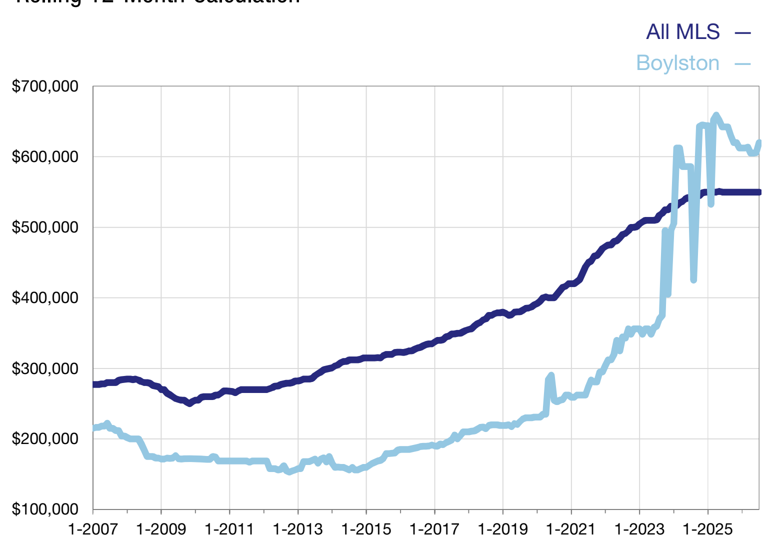
Condominium Properties	July			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	1	**1**	0.0%	9	**7**	- 22.2%
Closed Sales	2	**4**	+ 100.0%	7	**11**	+ 57.1%
Median Sales Price*	$525,000	**$716,066**	+ 36.4%	$605,000	**$620,000**	+ 2.5%
Inventory of Homes for Sale	6	**3**	- 50.0%	--	--	--
Months Supply of Inventory	3.9	**1.4**	- 64.1%	--	--	--
Cumulative Days on Market Until Sale	26	**19**	- 26.9%	63	**43**	- 31.7%
Percent of Original List Price Received*	100.3%	**103.4%**	+ 3.1%	98.9%	**102.7%**	+ 3.8%
New Listings	4	**0**	- 100.0%	14	**8**	- 42.9%

* 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



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