

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Boylston

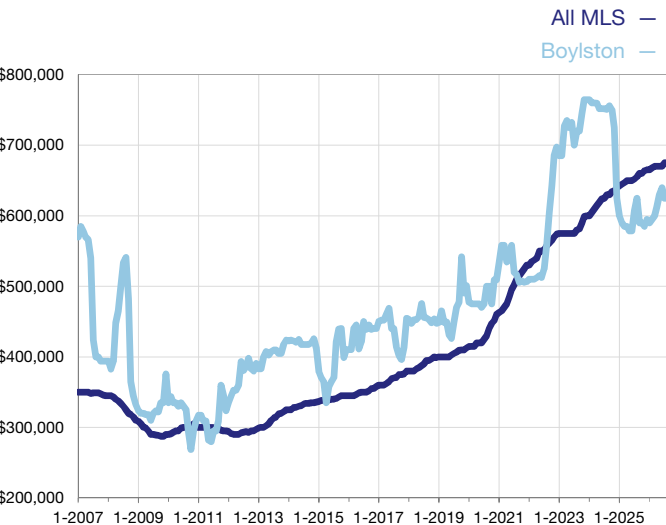
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	3	5	+ 66.7%	27	28	+ 3.7%
Closed Sales	2	0	- 100.0%	25	24	- 4.0%
Median Sales Price*	\$855,000	\$0	- 100.0%	\$625,000	\$664,500	+ 6.3%
Inventory of Homes for Sale	3	5	+ 66.7%	--	--	--
Months Supply of Inventory	0.8	1.3	+ 62.5%	--	--	--
Cumulative Days on Market Until Sale	25	0	- 100.0%	27	23	- 14.8%
Percent of Original List Price Received*	99.6%	0.0%	- 100.0%	101.7%	103.1%	+ 1.4%
New Listings	4	3	- 25.0%	31	37	+ 19.4%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	2	1	- 50.0%	11	8	- 27.3%
Closed Sales	0	2	--	7	13	+ 85.7%
Median Sales Price*	\$0	\$360,000	--	\$605,000	\$607,189	+ 0.4%
Inventory of Homes for Sale	7	3	- 57.1%	--	--	--
Months Supply of Inventory	4.4	1.4	- 68.2%	--	--	--
Cumulative Days on Market Until Sale	0	41	--	63	43	- 31.7%
Percent of Original List Price Received*	0.0%	98.7%	--	98.9%	102.1%	+ 3.2%
New Listings	3	1	- 66.7%	17	9	- 47.1%

* 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

