

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Boylston

Single-Family Properties

Key Metrics	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	8	8	0.0%	42	35	- 16.7%
Closed Sales	2	7	+ 250.0%	36	29	- 19.4%
Median Sales Price*	\$383,250	\$564,900	+ 47.4%	\$527,500	\$525,000	- 0.5%
Inventory of Homes for Sale	7	11	+ 57.1%	--	--	--
Months Supply of Inventory	1.4	2.5	+ 78.6%	--	--	--
Cumulative Days on Market Until Sale	14	46	+ 228.6%	27	32	+ 18.5%
Percent of Original List Price Received*	107.8%	102.2%	- 5.2%	103.6%	103.0%	- 0.6%
New Listings	6	13	+ 116.7%	49	51	+ 4.1%

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

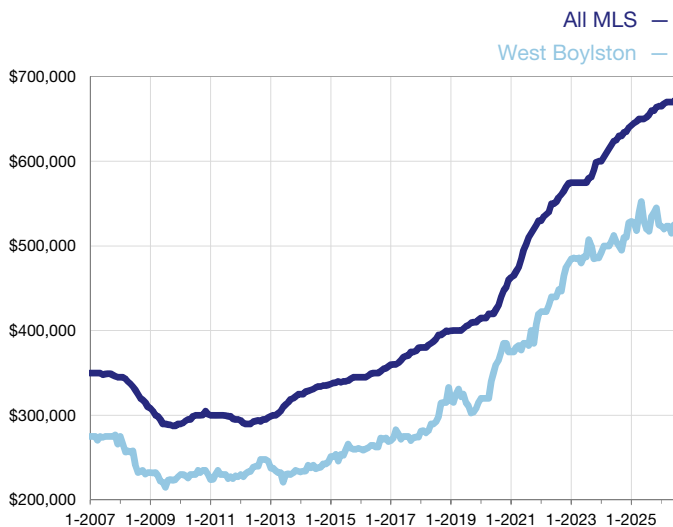
Condominium Properties

Key Metrics	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	2	+ 100.0%	15	13	- 13.3%
Closed Sales	5	3	- 40.0%	17	11	- 35.3%
Median Sales Price*	\$455,000	\$350,000	- 23.1%	\$500,000	\$479,900	- 4.0%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	1.7	1.3	- 23.5%	--	--	--
Cumulative Days on Market Until Sale	55	67	+ 21.8%	59	62	+ 5.1%
Percent of Original List Price Received*	96.4%	105.2%	+ 9.1%	99.2%	98.5%	- 0.7%
New Listings	1	1	0.0%	17	16	- 5.9%

* 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

