

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Boylston

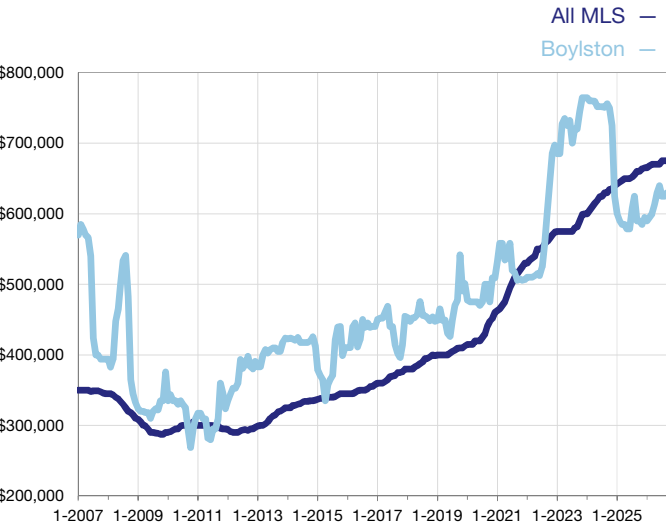
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	0	4	--	27	31	+ 14.8%
Closed Sales	4	4	0.0%	29	28	- 3.4%
Median Sales Price*	\$665,000	\$745,000	+ 12.0%	\$625,000	\$664,500	+ 6.3%
Inventory of Homes for Sale	7	8	+ 14.3%	--	--	--
Months Supply of Inventory	1.9	2.1	+ 10.5%	--	--	--
Cumulative Days on Market Until Sale	12	52	+ 333.3%	25	27	+ 8.0%
Percent of Original List Price Received*	96.4%	95.5%	- 0.9%	100.9%	102.0%	+ 1.1%
New Listings	4	7	+ 75.0%	35	45	+ 28.6%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	3	1	- 66.7%	14	9	- 35.7%
Closed Sales	1	0	- 100.0%	8	13	+ 62.5%
Median Sales Price*	\$620,000	\$0	- 100.0%	\$612,500	\$607,189	- 0.9%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	1.7	1.6	- 5.9%	--	--	--
Cumulative Days on Market Until Sale	6	0	- 100.0%	56	43	- 23.2%
Percent of Original List Price Received*	101.6%	0.0%	- 100.0%	99.3%	102.1%	+ 2.8%
New Listings	1	1	0.0%	18	10	- 44.4%

* 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

