Local Market Update – October 2026

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

Boylston

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	7	**3**	- 57.1%	34	**32**	- 5.9%
Closed Sales	1	**3**	+ 200.0%	30	**31**	+ 3.3%
Median Sales Price*	$530,000	**$975,000**	+ 84.0%	$607,500	**$699,000**	+ 15.1%
Inventory of Homes for Sale	6	**8**	+ 33.3%	--	--	--
Months Supply of Inventory	1.6	**2.4**	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	17	**92**	+ 441.2%	24	**34**	+ 41.7%
Percent of Original List Price Received*	101.0%	**88.7%**	- 12.2%	100.9%	**100.7%**	- 0.2%
New Listings	8	**3**	- 62.5%	43	**47**	+ 9.3%

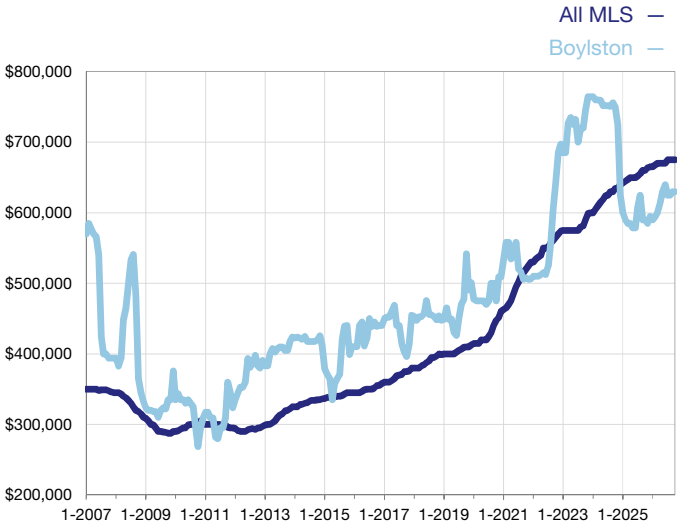
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

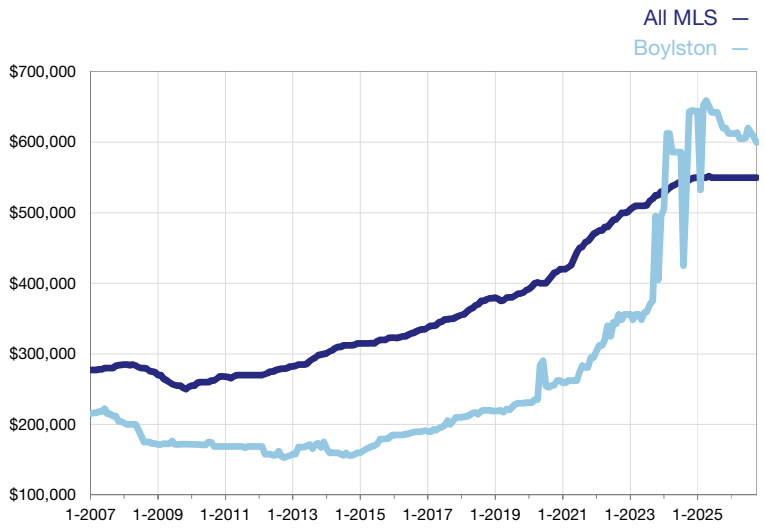
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	5	**1**	- 80.0%	19	**10**	- 47.4%
Closed Sales	4	**2**	- 50.0%	12	**15**	+ 25.0%
Median Sales Price*	$500,700	**$377,500**	- 24.6%	$612,500	**$599,900**	- 2.1%
Inventory of Homes for Sale	4	**1**	- 75.0%	--	--	--
Months Supply of Inventory	1.9	**0.7**	- 63.2%	--	--	--
Cumulative Days on Market Until Sale	16	**14**	- 12.5%	42	**39**	- 7.1%
Percent of Original List Price Received*	101.3%	**101.4%**	+ 0.1%	99.9%	**102.0%**	+ 2.1%
New Listings	7	**1**	- 85.7%	25	**11**	- 56.0%

* 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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