Local Market Update – October 2026

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

West Boylston

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	7	**9**	+ 28.6%	52	**46**	- 11.5%
Closed Sales	7	**7**	0.0%	50	**40**	- 20.0%
Median Sales Price*	$640,000	**$615,000**	- 3.9%	$530,000	**$527,500**	- 0.5%
Inventory of Homes for Sale	11	**14**	+ 27.3%	--	--	--
Months Supply of Inventory	2.1	**3.2**	+ 52.4%	--	--	--
Cumulative Days on Market Until Sale	41	**29**	- 29.3%	29	**30**	+ 3.4%
Percent of Original List Price Received*	96.1%	**103.4%**	+ 7.6%	101.9%	**103.2%**	+ 1.3%
New Listings	10	**7**	- 30.0%	64	**68**	+ 6.3%

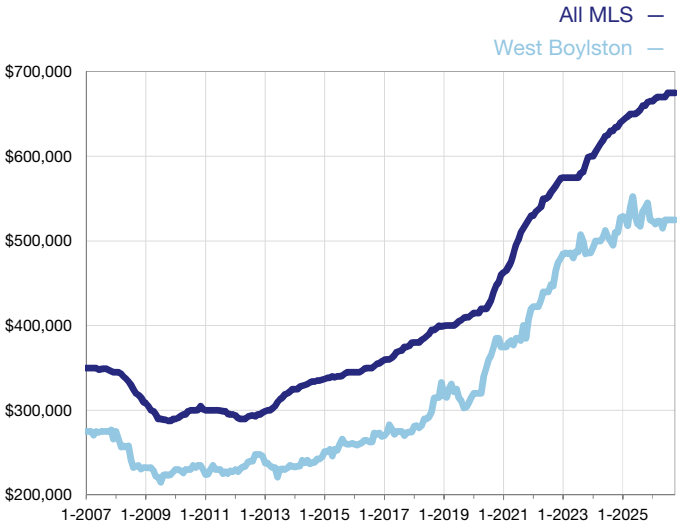
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

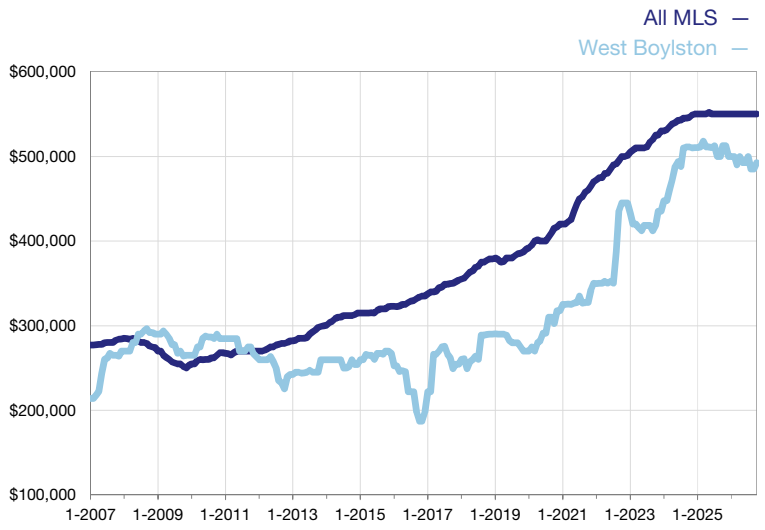
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	3	**2**	- 33.3%	22	**16**	- 27.3%
Closed Sales	2	**3**	+ 50.0%	19	**16**	- 15.8%
Median Sales Price*	$567,500	**$550,000**	- 3.1%	$512,500	**$492,500**	- 3.9%
Inventory of Homes for Sale	1	**4**	+ 300.0%	--	--	--
Months Supply of Inventory	0.4	**2.1**	+ 425.0%	--	--	--
Cumulative Days on Market Until Sale	12	**28**	+ 133.3%	54	**52**	- 3.7%
Percent of Original List Price Received*	97.6%	**98.1%**	+ 0.5%	99.1%	**98.5%**	- 0.6%
New Listings	1	**1**	0.0%	22	**20**	- 9.1%

* 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



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