

Local Market Update – July 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Roxbury

Single-Family Properties

Key Metrics	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	9	25	+ 177.8%	112	114	+ 1.8%
Closed Sales	17	24	+ 41.2%	109	90	- 17.4%
Median Sales Price*	\$730,000	\$675,250	- 7.5%	\$630,000	\$657,500	+ 4.4%
Inventory of Homes for Sale	16	15	- 6.3%	--	--	--
Months Supply of Inventory	0.9	1.2	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	25	22	- 12.0%	37	29	- 21.6%
Percent of Original List Price Received*	99.6%	102.5%	+ 2.9%	99.6%	100.8%	+ 1.2%
New Listings	7	29	+ 314.3%	120	132	+ 10.0%

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

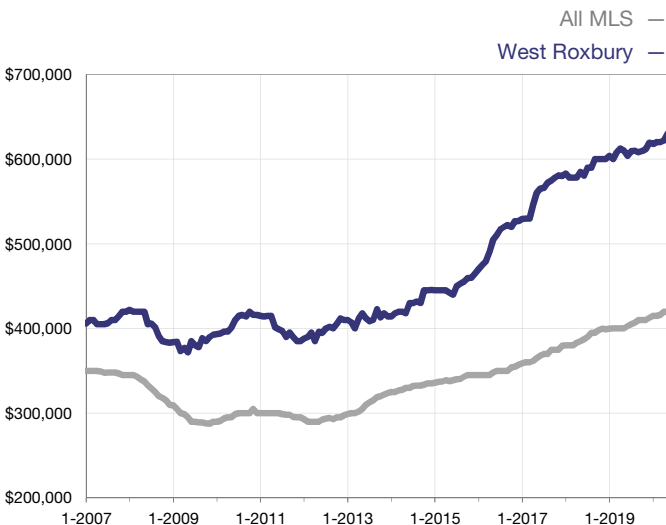
Condominium Properties

Key Metrics	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	4	5	+ 25.0%	52	46	- 11.5%
Closed Sales	11	7	- 36.4%	44	47	+ 6.8%
Median Sales Price*	\$459,900	\$537,000	+ 16.8%	\$429,900	\$570,000	+ 32.6%
Inventory of Homes for Sale	12	9	- 25.0%	--	--	--
Months Supply of Inventory	1.8	1.4	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	22	17	- 22.7%	48	41	- 14.6%
Percent of Original List Price Received*	102.4%	100.3%	- 2.1%	99.7%	99.6%	- 0.1%
New Listings	9	5	- 44.4%	63	54	- 14.3%

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

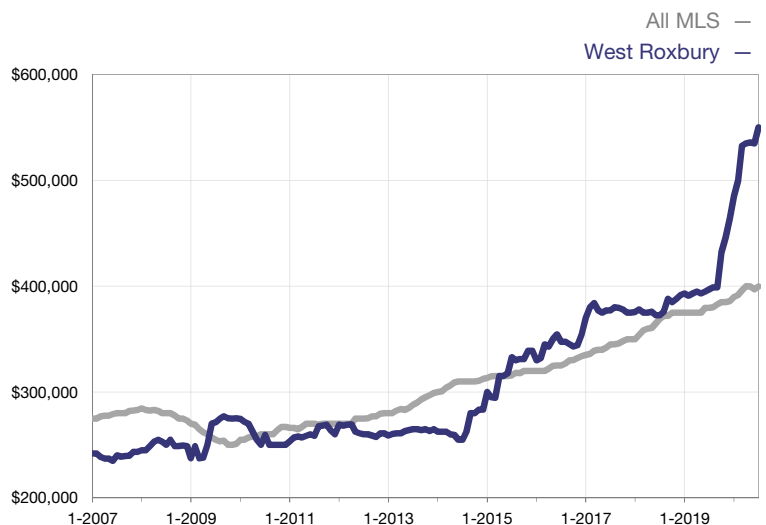
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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