Local Market Update – September 2020

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

Roxbury

Single-Family Properties

	September			Year to Date		
Key Metrics	**2019**	**2020**	**+ / –**	**2019**	**2020**	**+ / –**
Pending Sales	8	**23**	+ 187.5%	129	**154**	+ 19.4%
Closed Sales	7	**18**	+ 157.1%	131	**132**	+ 0.8%
Median Sales Price*	$579,000	**$654,000**	+ 13.0%	$620,000	**$659,000**	+ 6.3%
Inventory of Homes for Sale	15	**22**	+ 46.7%	--	--	--
Months Supply of Inventory	0.9	**1.5**	+ 66.7%	--	--	--
Cumulative Days on Market Until Sale	33	**21**	- 36.4%	35	**26**	- 25.7%
Percent of Original List Price Received*	96.6%	**100.8%**	+ 4.3%	99.5%	**101.3%**	+ 1.8%
New Listings	11	**31**	+ 181.8%	140	**180**	+ 28.6%

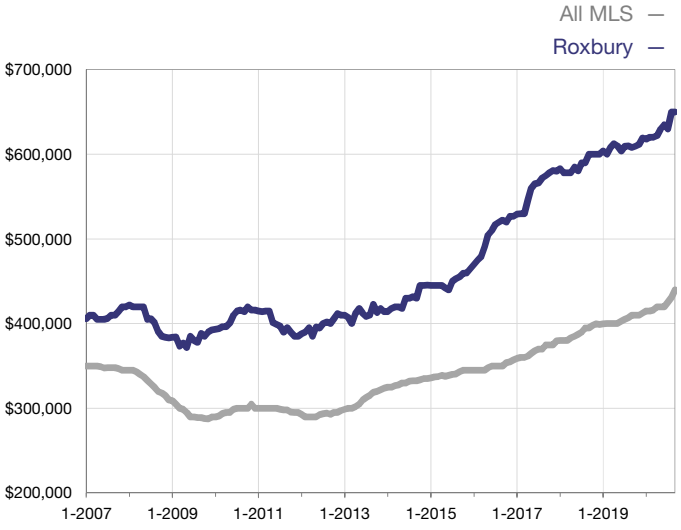
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

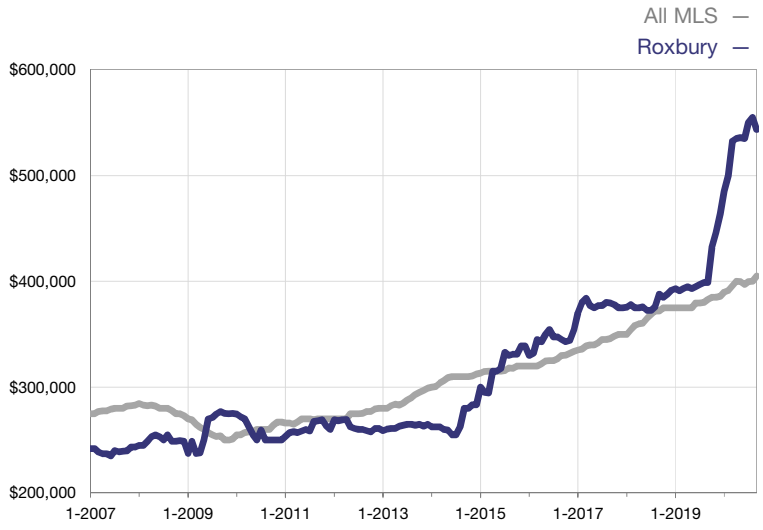
	September			Year to Date		
Key Metrics	**2019**	**2020**	**+ / –**	**2019**	**2020**	**+ / –**
Pending Sales	4	**8**	+ 100.0%	64	**59**	- 7.8%
Closed Sales	8	**6**	- 25.0%	63	**57**	- 9.5%
Median Sales Price*	$447,500	**$428,950**	- 4.1%	$459,900	**$537,000**	+ 16.8%
Inventory of Homes for Sale	9	**16**	+ 77.8%	--	--	--
Months Supply of Inventory	1.3	**2.7**	+ 107.7%	--	--	--
Cumulative Days on Market Until Sale	34	**22**	- 35.3%	41	**39**	- 4.9%
Percent of Original List Price Received*	97.2%	**105.3%**	+ 8.3%	99.5%	**100.2%**	+ 0.7%
New Listings	7	**14**	+ 100.0%	73	**81**	+ 11.0%

* 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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