

Local Market Update – September 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Roxbury

Single-Family Properties

Key Metrics	September			Year to Date		
	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.

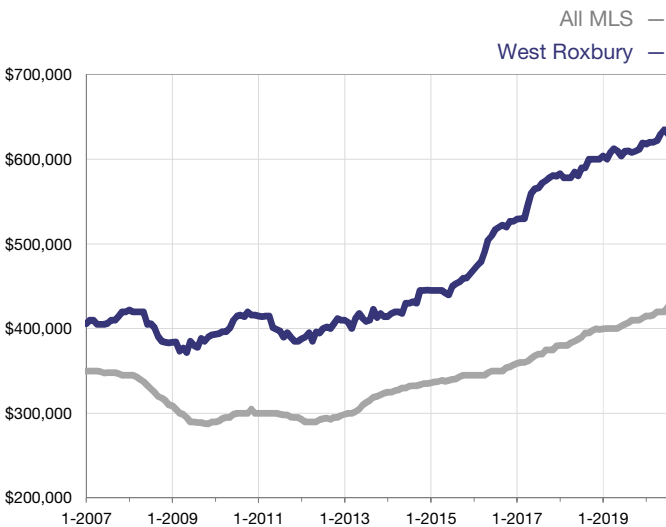
Condominium Properties

Key Metrics	September			Year to Date		
	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.

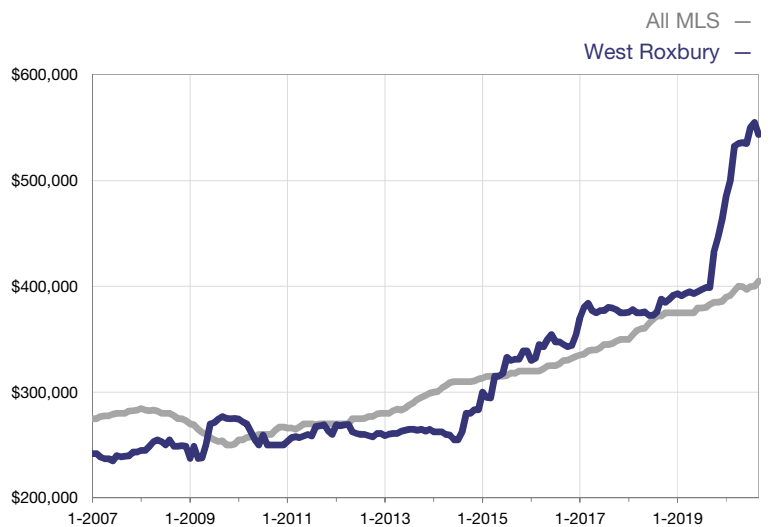
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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