

Local Market Update – October 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Roslindale

Single-Family Properties

Key Metrics	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	8	16	+ 100.0%	89	92	+ 3.4%
Closed Sales	4	7	+ 75.0%	82	77	- 6.1%
Median Sales Price*	\$820,000	\$741,000	- 9.6%	\$640,000	\$658,500	+ 2.9%
Inventory of Homes for Sale	8	4	- 50.0%	--	--	--
Months Supply of Inventory	1.0	0.6	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	20	27	+ 35.0%	30	27	- 10.0%
Percent of Original List Price Received*	103.9%	102.1%	- 1.7%	100.8%	102.6%	+ 1.8%
New Listings	4	9	+ 125.0%	106	98	- 7.5%

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

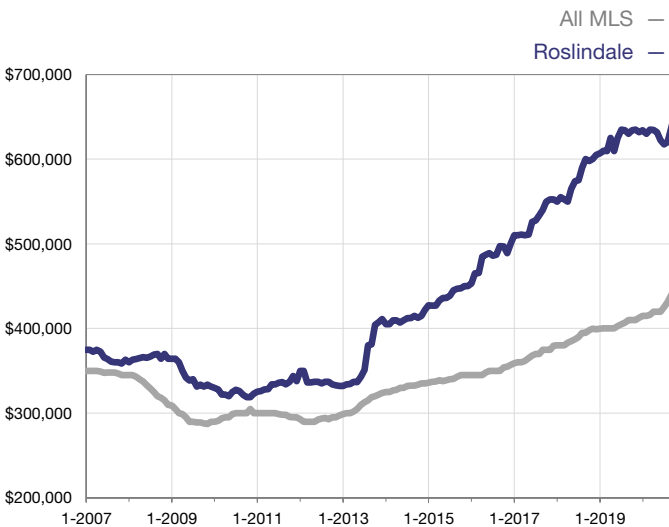
Condominium Properties

Key Metrics	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	22	27	+ 22.7%	152	175	+ 15.1%
Closed Sales	7	12	+ 71.4%	136	137	+ 0.7%
Median Sales Price*	\$509,000	\$525,000	+ 3.1%	\$499,500	\$495,000	- 0.9%
Inventory of Homes for Sale	28	25	- 10.7%	--	--	--
Months Supply of Inventory	2.0	1.7	- 15.0%	--	--	--
Cumulative Days on Market Until Sale	26	28	+ 7.7%	40	28	- 30.0%
Percent of Original List Price Received*	100.1%	98.5%	- 1.6%	101.5%	102.1%	+ 0.6%
New Listings	23	21	- 8.7%	198	211	+ 6.6%

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

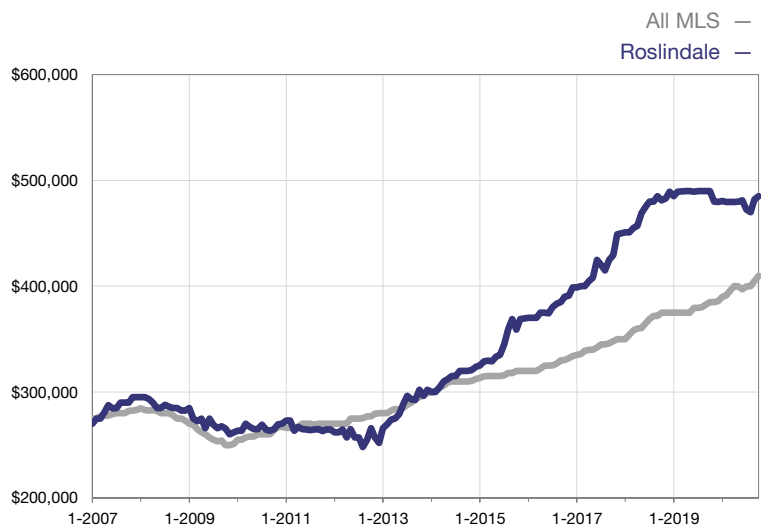
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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