

Local Market Update – October 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Roxbury

Single-Family Properties

Key Metrics	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	23	31	+ 34.8%	152	184	+ 21.1%
Closed Sales	8	27	+ 237.5%	139	159	+ 14.4%
Median Sales Price*	\$729,000	\$717,000	- 1.6%	\$622,000	\$675,000	+ 8.5%
Inventory of Homes for Sale	17	14	- 17.6%	--	--	--
Months Supply of Inventory	1.1	0.9	- 18.2%	--	--	--
Cumulative Days on Market Until Sale	58	21	- 63.8%	36	25	- 30.6%
Percent of Original List Price Received*	97.1%	100.5%	+ 3.5%	99.4%	101.2%	+ 1.8%
New Listings	26	27	+ 3.8%	166	208	+ 25.3%

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

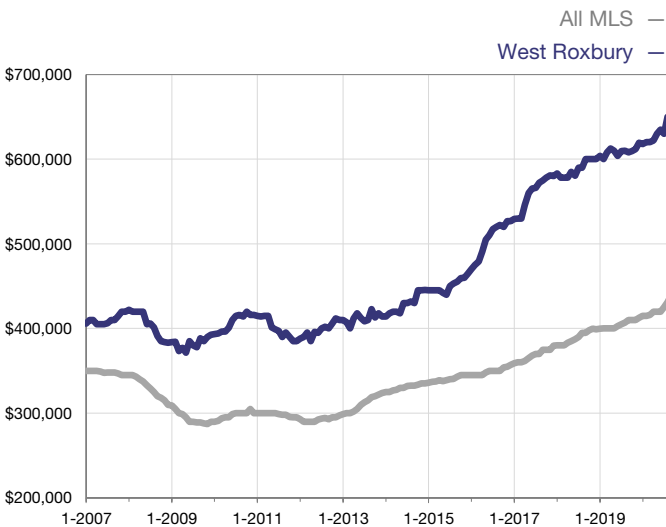
Condominium Properties

Key Metrics	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	5	6	+ 20.0%	69	65	- 5.8%
Closed Sales	3	9	+ 200.0%	66	66	0.0%
Median Sales Price*	\$700,000	\$499,000	- 28.7%	\$459,950	\$533,250	+ 15.9%
Inventory of Homes for Sale	15	14	- 6.7%	--	--	--
Months Supply of Inventory	2.3	2.2	- 4.3%	--	--	--
Cumulative Days on Market Until Sale	51	33	- 35.3%	42	38	- 9.5%
Percent of Original List Price Received*	99.3%	99.0%	- 0.3%	99.5%	100.0%	+ 0.5%
New Listings	14	9	- 35.7%	87	88	+ 1.1%

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

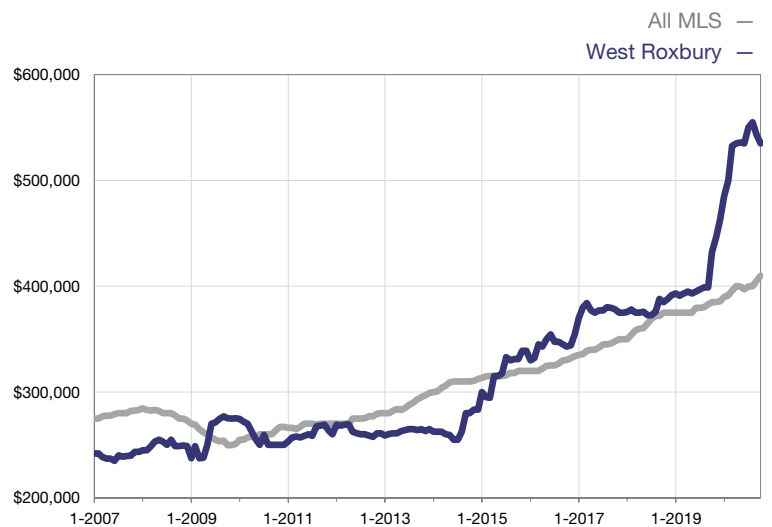
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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