

Local Market Update – December 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Roslindale

Single-Family Properties

Key Metrics	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	3	3	0.0%	93	104	+ 11.8%
Closed Sales	3	10	+ 233.3%	92	95	+ 3.3%
Median Sales Price*	\$575,000	\$637,000	+ 10.8%	\$632,000	\$658,500	+ 4.2%
Inventory of Homes for Sale	7	5	- 28.6%	--	--	--
Months Supply of Inventory	0.9	0.6	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	53	34	- 35.8%	32	27	- 15.6%
Percent of Original List Price Received*	97.7%	95.1%	- 2.7%	100.4%	102.2%	+ 1.8%
New Listings	8	6	- 25.0%	116	114	- 1.7%

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

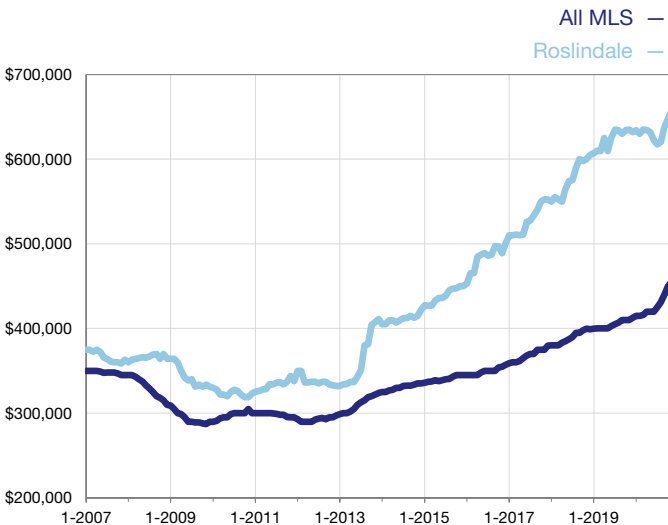
Condominium Properties

Key Metrics	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	5	12	+ 140.0%	170	203	+ 19.4%
Closed Sales	16	23	+ 43.8%	172	189	+ 9.9%
Median Sales Price*	\$482,250	\$485,000	+ 0.6%	\$479,700	\$490,000	+ 2.1%
Inventory of Homes for Sale	23	17	- 26.1%	--	--	--
Months Supply of Inventory	1.6	1.1	- 31.3%	--	--	--
Cumulative Days on Market Until Sale	77	35	- 54.5%	43	30	- 30.2%
Percent of Original List Price Received*	97.7%	99.2%	+ 1.5%	100.8%	101.3%	+ 0.5%
New Listings	7	6	- 14.3%	218	240	+ 10.1%

* 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

