

# Local Market Update – December 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## West Roxbury

### Single-Family Properties

Key Metrics	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	5	6	+ 20.0%	170	200	+ 17.6%
Closed Sales	21	29	+ 38.1%	174	198	+ 13.8%
Median Sales Price*	\$620,000	\$660,000	+ 6.5%	\$619,500	\$675,000	+ 9.0%
Inventory of Homes for Sale	6	8	+ 33.3%	--	--	--
Months Supply of Inventory	0.4	0.5	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	30	29	- 3.3%	35	25	- 28.6%
Percent of Original List Price Received*	99.1%	99.0%	- 0.1%	99.4%	100.8%	+ 1.4%
New Listings	3	5	+ 66.7%	180	226	+ 25.6%

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

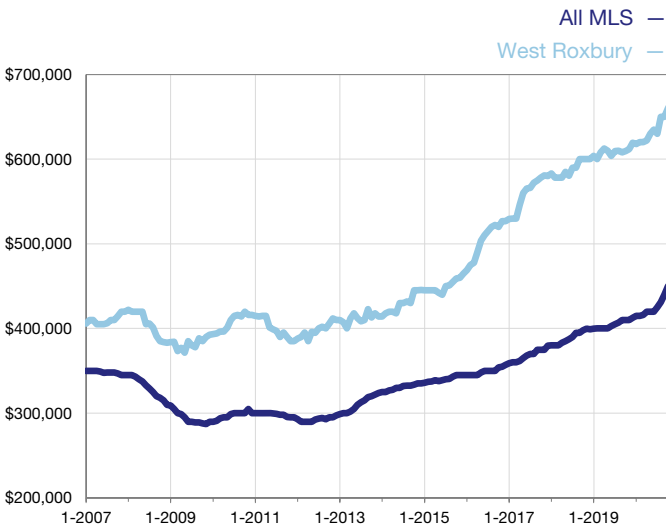
### Condominium Properties

Key Metrics	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	3	6	+ 100.0%	83	77	- 7.2%
Closed Sales	9	5	- 44.4%	76	78	+ 2.6%
Median Sales Price*	\$665,000	\$302,000	- 54.6%	\$463,750	\$517,000	+ 11.5%
Inventory of Homes for Sale	11	9	- 18.2%	--	--	--
Months Supply of Inventory	1.7	1.4	- 17.6%	--	--	--
Cumulative Days on Market Until Sale	38	43	+ 13.2%	43	40	- 7.0%
Percent of Original List Price Received*	99.5%	90.2%	- 9.3%	99.3%	99.1%	- 0.2%
New Listings	4	6	+ 50.0%	99	101	+ 2.0%

\* 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

