

# Local Market Update – January 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## West Roxbury

### Single-Family Properties

Key Metrics	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	10	11	+ 10.0%	10	11	+ 10.0%
Closed Sales	10	12	+ 20.0%	10	12	+ 20.0%
Median Sales Price*	\$602,500	<b>\$672,450</b>	+ 11.6%	\$602,500	<b>\$672,450</b>	+ 11.6%
Inventory of Homes for Sale	7	4	- 42.9%	--	--	--
Months Supply of Inventory	0.5	<b>0.2</b>	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	33	18	- 45.5%	33	18	- 45.5%
Percent of Original List Price Received*	97.3%	<b>102.6%</b>	+ 5.4%	97.3%	<b>102.6%</b>	+ 5.4%
New Listings	11	10	- 9.1%	11	10	- 9.1%

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

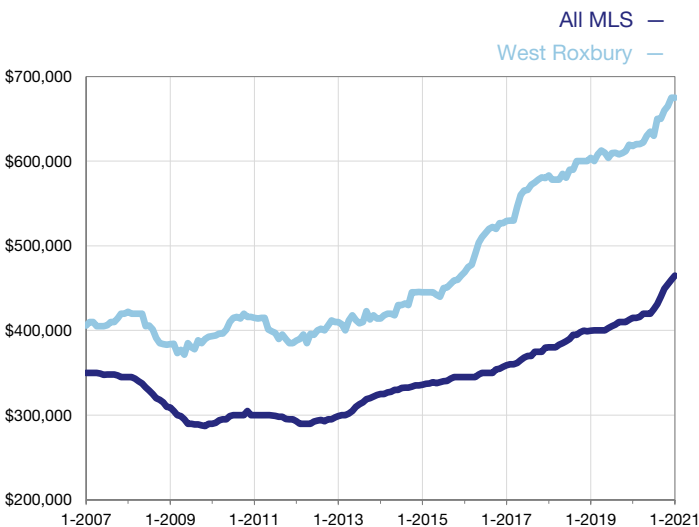
### Condominium Properties

Key Metrics	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	5	4	- 20.0%	5	4	- 20.0%
Closed Sales	8	7	- 12.5%	8	7	- 12.5%
Median Sales Price*	\$672,500	<b>\$412,000</b>	- 38.7%	\$672,500	<b>\$412,000</b>	- 38.7%
Inventory of Homes for Sale	9	11	+ 22.2%	--	--	--
Months Supply of Inventory	1.4	1.7	+ 21.4%	--	--	--
Cumulative Days on Market Until Sale	42	58	+ 38.1%	42	58	+ 38.1%
Percent of Original List Price Received*	99.4%	<b>95.9%</b>	- 3.5%	99.4%	<b>95.9%</b>	- 3.5%
New Listings	5	6	+ 20.0%	5	6	+ 20.0%

\* 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

