

Local Market Update – February 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Roxbury

Single-Family Properties

Key Metrics	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	8	12	+ 50.0%	18	21	+ 16.7%
Closed Sales	6	7	+ 16.7%	16	19	+ 18.8%
Median Sales Price*	\$618,000	\$760,000	+ 23.0%	\$608,000	\$705,000	+ 16.0%
Inventory of Homes for Sale	12	9	- 25.0%	--	--	--
Months Supply of Inventory	0.9	0.5	- 44.4%	--	--	--
Cumulative Days on Market Until Sale	34	42	+ 23.5%	34	27	- 20.6%
Percent of Original List Price Received*	99.4%	98.1%	- 1.3%	98.1%	100.9%	+ 2.9%
New Listings	13	15	+ 15.4%	24	24	0.0%

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

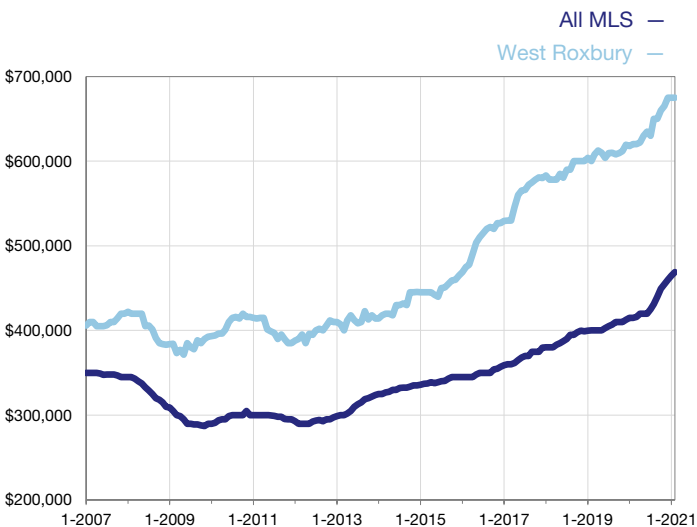
Condominium Properties

Key Metrics	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	6	14	+ 133.3%	11	18	+ 63.6%
Closed Sales	4	4	0.0%	12	11	- 8.3%
Median Sales Price*	\$670,000	\$619,950	- 7.5%	\$672,500	\$540,000	- 19.7%
Inventory of Homes for Sale	7	9	+ 28.6%	--	--	--
Months Supply of Inventory	1.1	1.4	+ 27.3%	--	--	--
Cumulative Days on Market Until Sale	52	88	+ 69.2%	45	69	+ 53.3%
Percent of Original List Price Received*	100.0%	96.6%	- 3.4%	99.6%	96.2%	- 3.4%
New Listings	4	11	+ 175.0%	9	17	+ 88.9%

* 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

