

Local Market Update – March 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Roslindale

Single-Family Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	8	13	+ 62.5%	16	23	+ 43.8%
Closed Sales	6	5	- 16.7%	10	17	+ 70.0%
Median Sales Price*	\$793,000	\$740,000	- 6.7%	\$672,500	\$625,000	- 7.1%
Inventory of Homes for Sale	8	2	- 75.0%	--	--	--
Months Supply of Inventory	1.1	0.2	- 81.8%	--	--	--
Cumulative Days on Market Until Sale	23	21	- 8.7%	34	21	- 38.2%
Percent of Original List Price Received*	100.1%	110.0%	+ 9.9%	101.1%	104.2%	+ 3.1%
New Listings	12	14	+ 16.7%	20	24	+ 20.0%

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

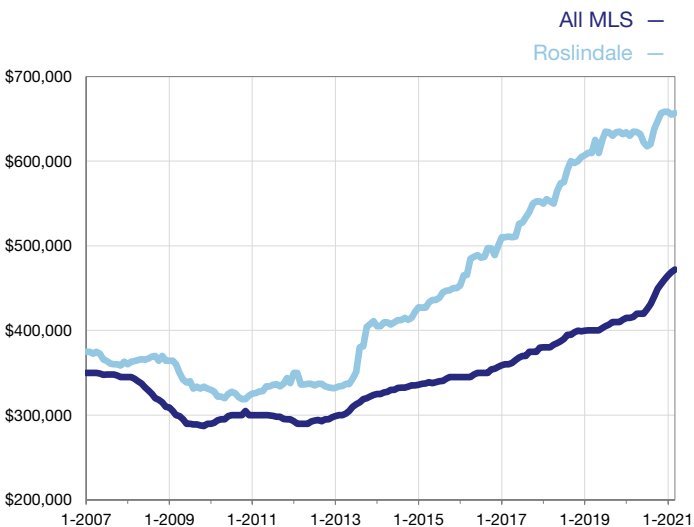
Condominium Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	15	27	+ 80.0%	40	60	+ 50.0%
Closed Sales	17	17	0.0%	32	45	+ 40.6%
Median Sales Price*	\$481,000	\$549,000	+ 14.1%	\$480,500	\$554,000	+ 15.3%
Inventory of Homes for Sale	17	15	- 11.8%	--	--	--
Months Supply of Inventory	1.2	0.9	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	41	54	+ 31.7%	43	51	+ 18.6%
Percent of Original List Price Received*	101.6%	101.5%	- 0.1%	100.2%	99.2%	- 1.0%
New Listings	17	35	+ 105.9%	47	63	+ 34.0%

* 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

