

Local Market Update – March 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Roxbury

Single-Family Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	15	18	+ 20.0%	33	39	+ 18.2%
Closed Sales	12	16	+ 33.3%	28	36	+ 28.6%
Median Sales Price*	\$635,000	\$757,000	+ 19.2%	\$625,000	\$742,500	+ 18.8%
Inventory of Homes for Sale	17	8	- 52.9%	--	--	--
Months Supply of Inventory	1.2	0.5	- 58.3%	--	--	--
Cumulative Days on Market Until Sale	37	29	- 21.6%	35	27	- 22.9%
Percent of Original List Price Received*	103.0%	104.2%	+ 1.2%	100.2%	102.5%	+ 2.3%
New Listings	21	19	- 9.5%	45	42	- 6.7%

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

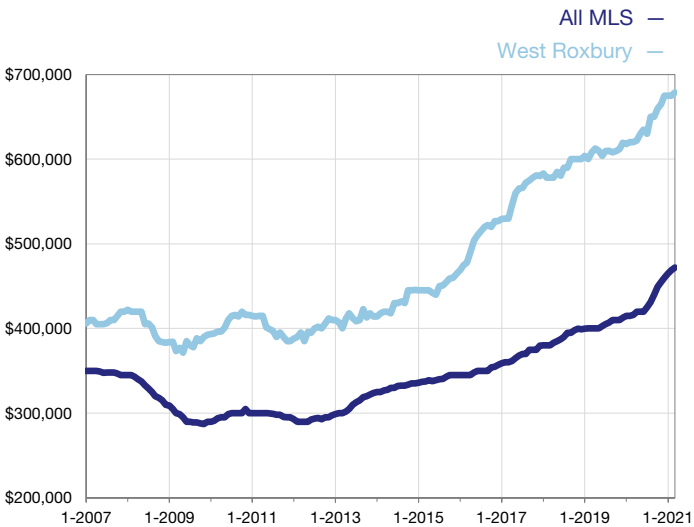
Condominium Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	6	10	+ 66.7%	17	28	+ 64.7%
Closed Sales	6	9	+ 50.0%	18	20	+ 11.1%
Median Sales Price*	\$607,000	\$435,000	- 28.3%	\$669,000	\$488,500	- 27.0%
Inventory of Homes for Sale	10	6	- 40.0%	--	--	--
Months Supply of Inventory	1.5	0.9	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	31	51	+ 64.5%	40	61	+ 52.5%
Percent of Original List Price Received*	98.6%	97.6%	- 1.0%	99.3%	96.8%	- 2.5%
New Listings	11	9	- 18.2%	20	26	+ 30.0%

* 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

