

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Roslindale

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	13	25	+ 92.3%	32	59	+ 84.4%
Closed Sales	6	7	+ 16.7%	22	33	+ 50.0%
Median Sales Price*	\$532,540	\$740,000	+ 39.0%	\$615,000	\$670,000	+ 8.9%
Inventory of Homes for Sale	6	8	+ 33.3%	--	--	--
Months Supply of Inventory	0.9	0.9	0.0%	--	--	--
Cumulative Days on Market Until Sale	55	13	- 76.4%	37	17	- 54.1%
Percent of Original List Price Received*	100.7%	108.5%	+ 7.7%	102.4%	106.5%	+ 4.0%
New Listings	14	20	+ 42.9%	36	67	+ 86.1%

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

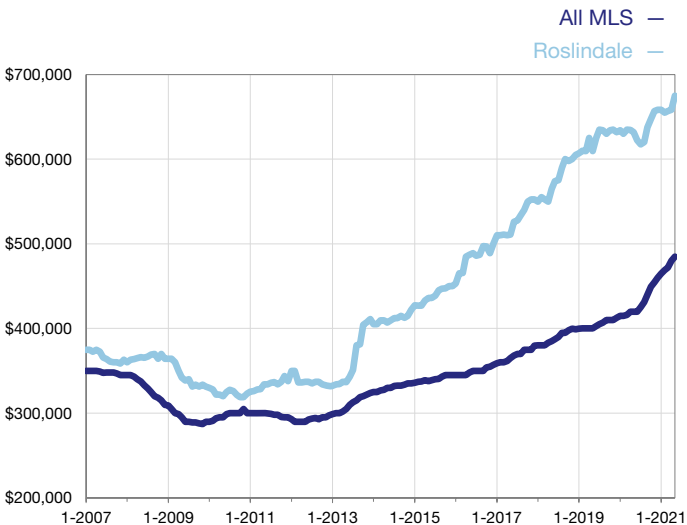
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	10	32	+ 220.0%	60	107	+ 78.3%
Closed Sales	16	14	- 12.5%	57	85	+ 49.1%
Median Sales Price*	\$517,000	\$577,000	+ 11.6%	\$490,000	\$575,000	+ 17.3%
Inventory of Homes for Sale	17	13	- 23.5%	--	--	--
Months Supply of Inventory	1.4	0.7	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	16	16	0.0%	32	38	+ 18.8%
Percent of Original List Price Received*	100.3%	104.4%	+ 4.1%	100.9%	100.9%	0.0%
New Listings	15	24	+ 60.0%	73	115	+ 57.5%

* 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

