

# Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## West Roxbury

### Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	21	30	+ 42.9%	63	94	+ 49.2%
Closed Sales	13	19	+ 46.2%	53	62	+ 17.0%
Median Sales Price*	\$775,000	<b>\$810,000</b>	+ 4.5%	\$655,000	<b>\$765,000</b>	+ 16.8%
Inventory of Homes for Sale	18	8	- 55.6%	--	--	--
Months Supply of Inventory	1.4	0.5	- 64.3%	--	--	--
Cumulative Days on Market Until Sale	32	16	- 50.0%	31	23	- 25.8%
Percent of Original List Price Received*	97.8%	<b>107.9%</b>	+ 10.3%	100.1%	<b>104.5%</b>	+ 4.4%
New Listings	25	27	+ 8.0%	78	102	+ 30.8%

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

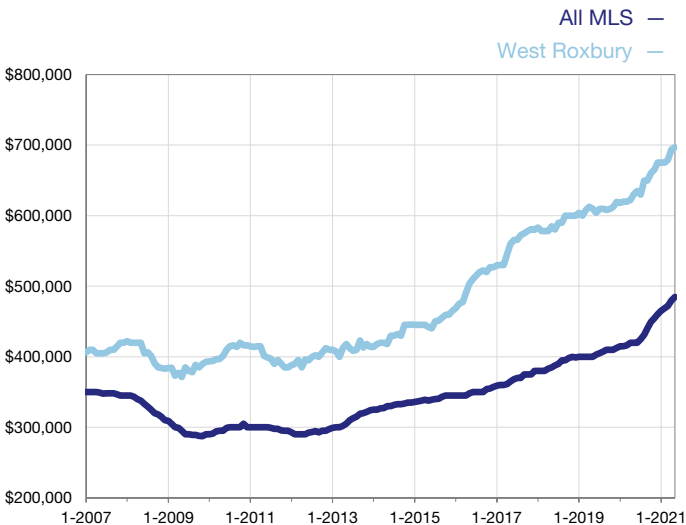
### Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	6	9	+ 50.0%	28	45	+ 60.7%
Closed Sales	6	8	+ 33.3%	32	38	+ 18.8%
Median Sales Price*	\$624,500	<b>\$354,873</b>	- 43.2%	\$656,000	<b>\$444,500</b>	- 32.2%
Inventory of Homes for Sale	11	8	- 27.3%	--	--	--
Months Supply of Inventory	1.6	1.1	- 31.3%	--	--	--
Cumulative Days on Market Until Sale	44	29	- 34.1%	42	47	+ 11.9%
Percent of Original List Price Received*	98.9%	<b>100.0%</b>	+ 1.1%	99.6%	<b>98.1%</b>	- 1.5%
New Listings	11	11	0.0%	35	50	+ 42.9%

\* 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

