

Local Market Update – August 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Roxbury

Single-Family Properties

Key Metrics	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	21	18	- 14.3%	142	143	+ 0.7%
Closed Sales	21	16	- 23.8%	133	141	+ 6.0%
Median Sales Price*	\$885,000	\$740,000	- 16.4%	\$800,000	\$800,000	0.0%
Inventory of Homes for Sale	20	14	- 30.0%	--	--	--
Months Supply of Inventory	1.1	0.8	- 27.3%	--	--	--
Cumulative Days on Market Until Sale	25	28	+ 12.0%	22	22	0.0%
Percent of Original List Price Received*	101.7%	97.7%	- 3.9%	104.5%	104.2%	- 0.3%
New Listings	23	14	- 39.1%	169	166	- 1.8%

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

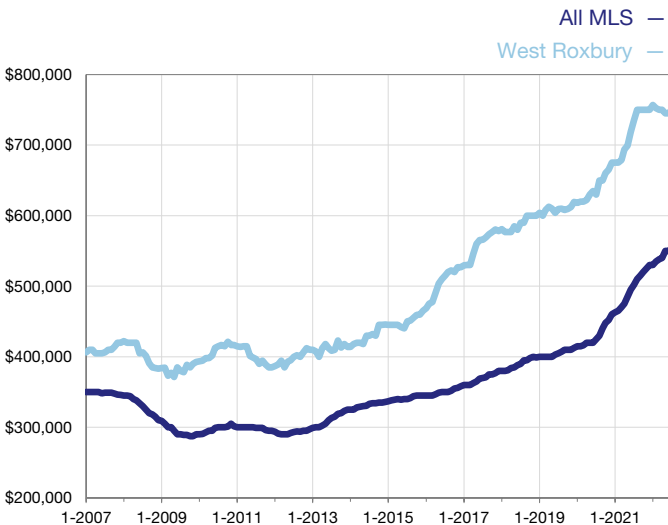
Condominium Properties

Key Metrics	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	5	4	- 20.0%	65	60	- 7.7%
Closed Sales	6	10	+ 66.7%	69	66	- 4.3%
Median Sales Price*	\$500,000	\$507,750	+ 1.6%	\$450,000	\$522,000	+ 16.0%
Inventory of Homes for Sale	15	4	- 73.3%	--	--	--
Months Supply of Inventory	2.0	0.5	- 75.0%	--	--	--
Cumulative Days on Market Until Sale	29	25	- 13.8%	37	29	- 21.6%
Percent of Original List Price Received*	102.3%	99.1%	- 3.1%	99.8%	100.6%	+ 0.8%
New Listings	5	3	- 40.0%	76	68	- 10.5%

* 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

