

Local Market Update – August 2018

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Roxbury

Single-Family Properties

Key Metrics	August			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	19	6	- 68.4%	150	134	- 10.7%
Closed Sales	14	22	+ 57.1%	141	140	- 0.7%
Median Sales Price*	\$585,250	\$579,000	- 1.1%	\$585,000	\$618,500	+ 5.7%
Inventory of Homes for Sale	27	12	- 55.6%	--	--	--
Months Supply of Inventory	1.7	0.7	- 58.8%	--	--	--
Cumulative Days on Market Until Sale	20	44	+ 120.0%	34	36	+ 5.9%
Percent of Original List Price Received*	104.7%	98.6%	- 5.8%	101.8%	100.3%	- 1.5%
New Listings	11	7	- 36.4%	185	153	- 17.3%

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

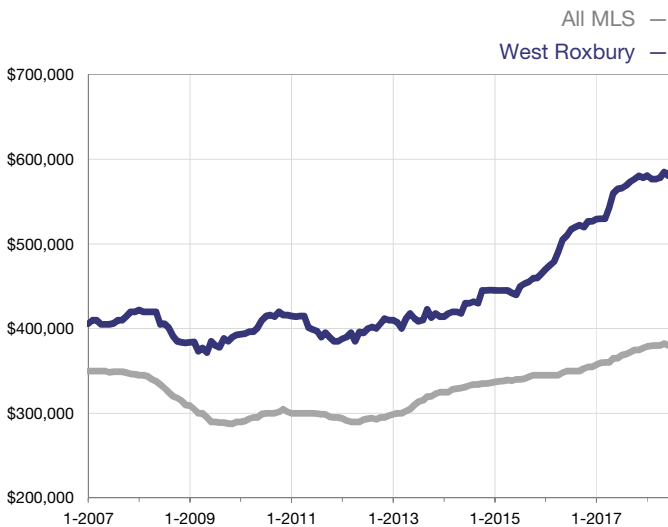
Condominium Properties

Key Metrics	August			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	6	7	+ 16.7%	60	55	- 8.3%
Closed Sales	7	10	+ 42.9%	55	46	- 16.4%
Median Sales Price*	\$390,000	\$448,875	+ 15.1%	\$385,000	\$412,500	+ 7.1%
Inventory of Homes for Sale	8	10	+ 25.0%	--	--	--
Months Supply of Inventory	1.3	1.6	+ 23.1%	--	--	--
Cumulative Days on Market Until Sale	27	20	- 25.9%	29	24	- 17.2%
Percent of Original List Price Received*	101.9%	101.3%	- 0.6%	102.0%	101.5%	- 0.5%
New Listings	9	11	+ 22.2%	68	73	+ 7.4%

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

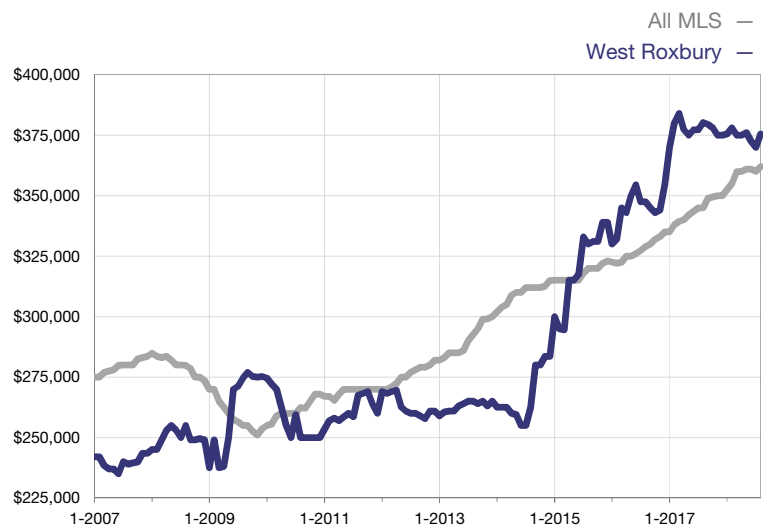
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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