

Local Market Update – November 2018

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Roxbury

Single-Family Properties

Key Metrics	November			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	14	19	+ 35.7%	205	202	- 1.5%
Closed Sales	19	22	+ 15.8%	195	190	- 2.6%
Median Sales Price*	\$600,000	\$585,000	- 2.5%	\$587,500	\$609,500	+ 3.7%
Inventory of Homes for Sale	22	22	0.0%	--	--	--
Months Supply of Inventory	1.2	1.3	+ 8.3%	--	--	--
Cumulative Days on Market Until Sale	37	34	- 8.1%	37	35	- 5.4%
Percent of Original List Price Received*	96.8%	98.0%	+ 1.2%	100.6%	99.9%	- 0.7%
New Listings	17	9	- 47.1%	245	239	- 2.4%

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

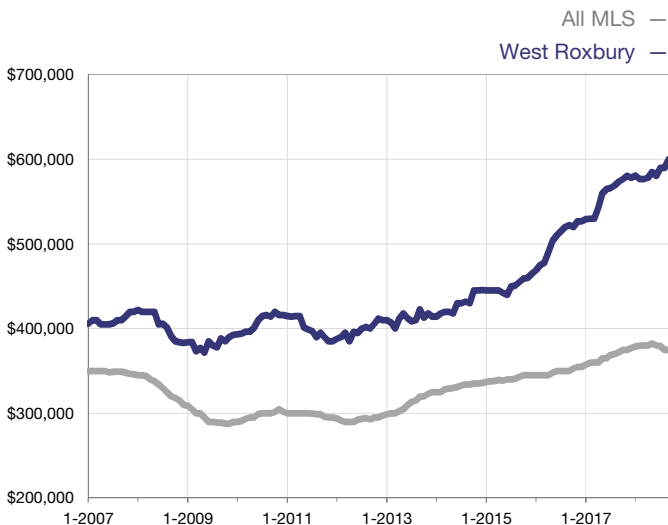
Condominium Properties

Key Metrics	November			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	6	8	+ 33.3%	78	74	- 5.1%
Closed Sales	7	5	- 28.6%	77	68	- 11.7%
Median Sales Price*	\$270,000	\$330,000	+ 22.2%	\$375,000	\$388,000	+ 3.5%
Inventory of Homes for Sale	11	12	+ 9.1%	--	--	--
Months Supply of Inventory	1.7	1.9	+ 11.8%	--	--	--
Cumulative Days on Market Until Sale	36	22	- 38.9%	27	23	- 14.8%
Percent of Original List Price Received*	98.6%	99.5%	+ 0.9%	101.7%	101.2%	- 0.5%
New Listings	8	4	- 50.0%	94	101	+ 7.4%

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

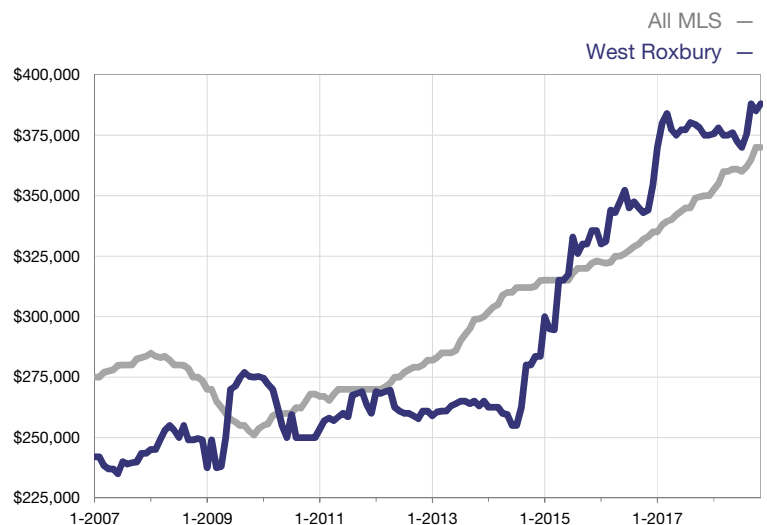
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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