

Local Market Update – December 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Roxbury

Single-Family Properties

Key Metrics	December			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	13	7	- 46.2%	214	173	- 19.2%
Closed Sales	21	20	- 4.8%	215	173	- 19.5%
Median Sales Price*	\$562,150	\$619,000	+ 10.1%	\$600,000	\$619,000	+ 3.2%
Inventory of Homes for Sale	18	5	- 72.2%	--	--	--
Months Supply of Inventory	1.0	0.3	- 70.0%	--	--	--
Cumulative Days on Market Until Sale	30	31	+ 3.3%	35	35	0.0%
Percent of Original List Price Received*	98.3%	98.9%	+ 0.6%	99.7%	99.4%	- 0.3%
New Listings	6	3	- 50.0%	246	182	- 26.0%

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

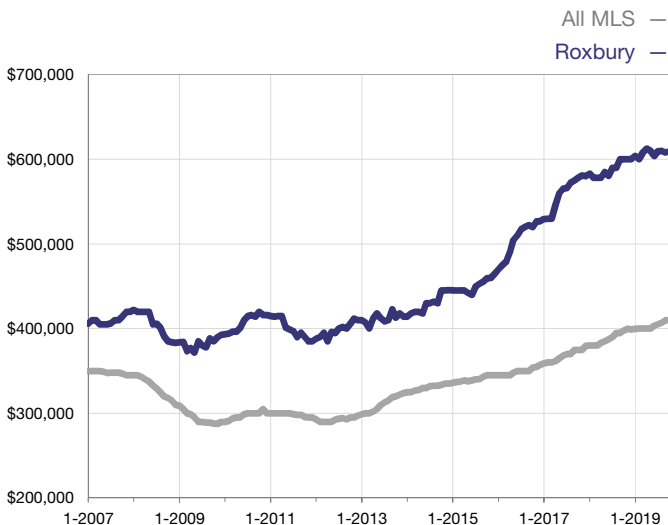
Condominium Properties

Key Metrics	December			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	5	3	- 40.0%	78	82	+ 5.1%
Closed Sales	6	9	+ 50.0%	75	76	+ 1.3%
Median Sales Price*	\$399,000	\$665,000	+ 66.7%	\$391,500	\$463,750	+ 18.5%
Inventory of Homes for Sale	9	10	+ 11.1%	--	--	--
Months Supply of Inventory	1.4	1.6	+ 14.3%	--	--	--
Cumulative Days on Market Until Sale	55	38	- 30.9%	26	43	+ 65.4%
Percent of Original List Price Received*	95.9%	99.5%	+ 3.8%	100.7%	99.3%	- 1.4%
New Listings	1	4	+ 300.0%	102	97	- 4.9%

* 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



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