

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Roslindale

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	3	13	+ 333.3%	19	34	+ 78.9%
Closed Sales	6	8	+ 33.3%	16	25	+ 56.3%
Median Sales Price*	\$675,500	\$732,500	+ 8.4%	\$672,500	\$625,000	- 7.1%
Inventory of Homes for Sale	6	13	+ 116.7%	--	--	--
Months Supply of Inventory	0.8	1.5	+ 87.5%	--	--	--
Cumulative Days on Market Until Sale	22	13	- 40.9%	30	18	- 40.0%
Percent of Original List Price Received*	106.5%	108.3%	+ 1.7%	103.1%	105.6%	+ 2.4%
New Listings	2	23	+ 1,050.0%	22	47	+ 113.6%

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

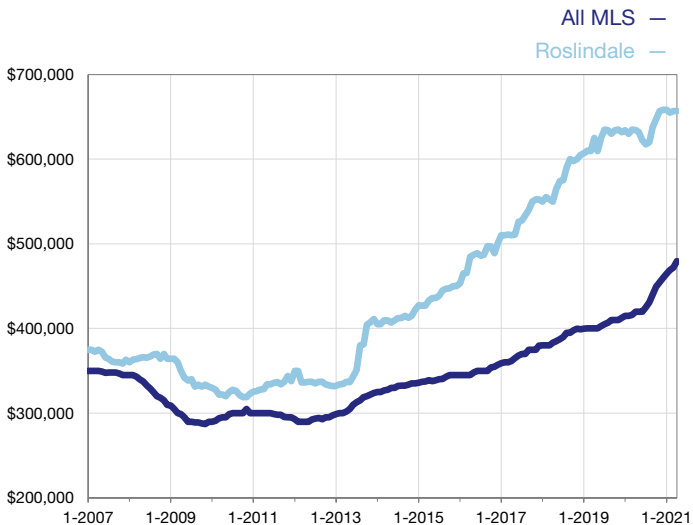
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	10	16	+ 60.0%	50	76	+ 52.0%
Closed Sales	9	24	+ 166.7%	41	69	+ 68.3%
Median Sales Price*	\$495,000	\$600,000	+ 21.2%	\$483,250	\$580,000	+ 20.0%
Inventory of Homes for Sale	17	24	+ 41.2%	--	--	--
Months Supply of Inventory	1.3	1.3	0.0%	--	--	--
Cumulative Days on Market Until Sale	20	28	+ 40.0%	38	43	+ 13.2%
Percent of Original List Price Received*	104.2%	101.5%	- 2.6%	101.1%	100.0%	- 1.1%
New Listings	11	27	+ 145.5%	58	90	+ 55.2%

* 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

