

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Roxbury

Single-Family Properties

| Key Metrics | April | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|---------|
| | 2020 | 2021 | + / - | 2020 | 2021 | + / - |
| Pending Sales | 9 | 27 | + 200.0% | 42 | 67 | + 59.5% |
| Closed Sales | 12 | 7 | - 41.7% | 40 | 43 | + 7.5% |
| Median Sales Price* | \$674,000 | \$790,000 | + 17.2% | \$652,500 | \$755,000 | + 15.7% |
| Inventory of Homes for Sale | 14 | 13 | - 7.1% | -- | -- | -- |
| Months Supply of Inventory | 1.0 | 0.8 | - 20.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 23 | 19 | - 17.4% | 31 | 26 | - 16.1% |
| Percent of Original List Price Received* | 102.5% | 105.3% | + 2.7% | 100.9% | 102.9% | + 2.0% |
| New Listings | 8 | 34 | + 325.0% | 53 | 77 | + 45.3% |

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

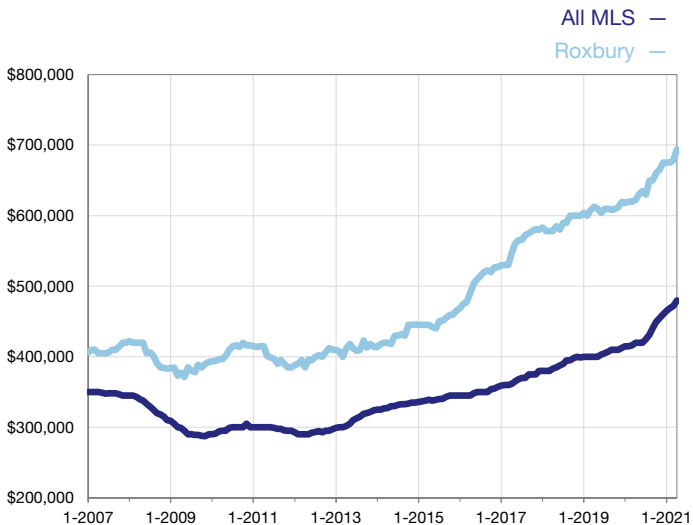
Condominium Properties

| Key Metrics | April | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|---------|
| | 2020 | 2021 | + / - | 2020 | 2021 | + / - |
| Pending Sales | 5 | 13 | + 160.0% | 22 | 38 | + 72.7% |
| Closed Sales | 8 | 10 | + 25.0% | 26 | 30 | + 15.4% |
| Median Sales Price* | \$587,500 | \$562,500 | - 4.3% | \$669,000 | \$532,500 | - 20.4% |
| Inventory of Homes for Sale | 7 | 6 | - 14.3% | -- | -- | -- |
| Months Supply of Inventory | 1.0 | 0.9 | - 10.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 46 | 32 | - 30.4% | 42 | 51 | + 21.4% |
| Percent of Original List Price Received* | 100.7% | 99.0% | - 1.7% | 99.7% | 97.5% | - 2.2% |
| New Listings | 4 | 13 | + 225.0% | 24 | 39 | + 62.5% |

* 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

