

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Roxbury

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1	0	- 100.0%	12	5	- 58.3%
Closed Sales	0	0	--	12	7	- 41.7%
Median Sales Price*	\$0	\$0	--	\$499,000	\$550,000	+ 10.2%
Inventory of Homes for Sale	4	0	- 100.0%	--	--	--
Months Supply of Inventory	2.8	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	72	31	- 56.9%
Percent of Original List Price Received*	0.0%	0.0%	--	90.9%	99.3%	+ 9.2%
New Listings	2	0	- 100.0%	19	11	- 42.1%

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

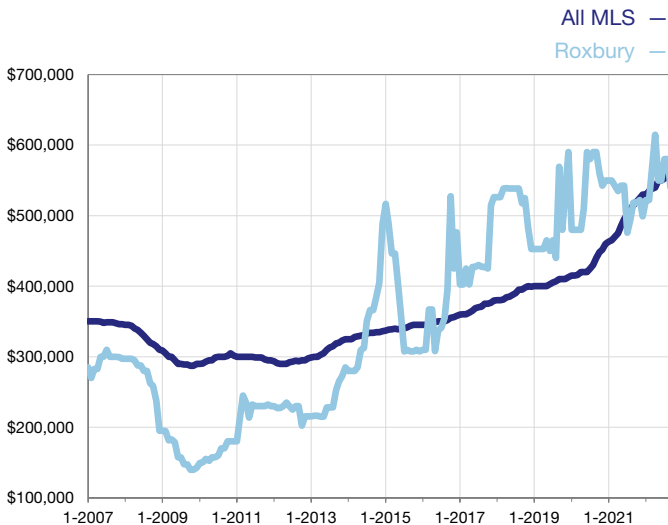
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1	2	+ 100.0%	38	45	+ 18.4%
Closed Sales	6	1	- 83.3%	40	52	+ 30.0%
Median Sales Price*	\$447,500	\$469,000	+ 4.8%	\$512,000	\$490,000	- 4.3%
Inventory of Homes for Sale	28	7	- 75.0%	--	--	--
Months Supply of Inventory	8.6	1.5	- 82.6%	--	--	--
Cumulative Days on Market Until Sale	37	51	+ 37.8%	45	63	+ 40.0%
Percent of Original List Price Received*	95.0%	89.3%	- 6.0%	98.0%	98.5%	+ 0.5%
New Listings	13	3	- 76.9%	76	66	- 13.2%

* 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

