

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Roxbury

Single-Family Properties

| Key Metrics | November | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2021 | 2022 | + / - | 2021 | 2022 | + / - |
| Pending Sales | 16 | 14 | - 12.5% | 202 | 178 | - 11.9% |
| Closed Sales | 20 | 12 | - 40.0% | 189 | 182 | - 3.7% |
| Median Sales Price* | \$711,750 | \$712,500 | + 0.1% | \$760,000 | \$766,250 | + 0.8% |
| Inventory of Homes for Sale | 15 | 22 | + 46.7% | -- | -- | -- |
| Months Supply of Inventory | 0.9 | 1.4 | + 55.6% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 28 | 23 | - 17.9% | 24 | 23 | - 4.2% |
| Percent of Original List Price Received* | 100.0% | 98.3% | - 1.7% | 103.0% | 103.2% | + 0.2% |
| New Listings | 14 | 10 | - 28.6% | 233 | 222 | - 4.7% |

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

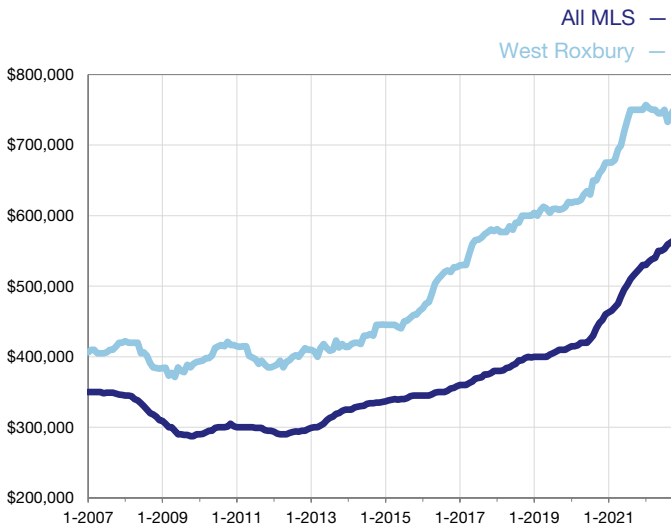
Condominium Properties

| Key Metrics | November | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|---------|
| | 2021 | 2022 | + / - | 2021 | 2022 | + / - |
| Pending Sales | 7 | 14 | + 100.0% | 89 | 88 | - 1.1% |
| Closed Sales | 5 | 12 | + 140.0% | 89 | 86 | - 3.4% |
| Median Sales Price* | \$449,000 | \$899,000 | + 100.2% | \$467,000 | \$543,000 | + 16.3% |
| Inventory of Homes for Sale | 8 | 6 | - 25.0% | -- | -- | -- |
| Months Supply of Inventory | 1.0 | 0.8 | - 20.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 13 | 14 | + 7.7% | 35 | 28 | - 20.0% |
| Percent of Original List Price Received* | 102.3% | 99.3% | - 2.9% | 100.0% | 100.5% | + 0.5% |
| New Listings | 6 | 8 | + 33.3% | 104 | 103 | - 1.0% |

* 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

