

Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Roxbury

Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	11	+ 83.3%	13	16	+ 23.1%
Closed Sales	8	6	- 25.0%	22	15	- 31.8%
Median Sales Price*	\$685,500	\$832,000	+ 21.4%	\$708,450	\$711,000	+ 0.4%
Inventory of Homes for Sale	7	11	+ 57.1%	--	--	--
Months Supply of Inventory	0.4	0.7	+ 75.0%	--	--	--
Cumulative Days on Market Until Sale	32	52	+ 62.5%	29	48	+ 65.5%
Percent of Original List Price Received*	103.3%	96.4%	- 6.7%	101.7%	96.7%	- 4.9%
New Listings	8	10	+ 25.0%	11	20	+ 81.8%

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

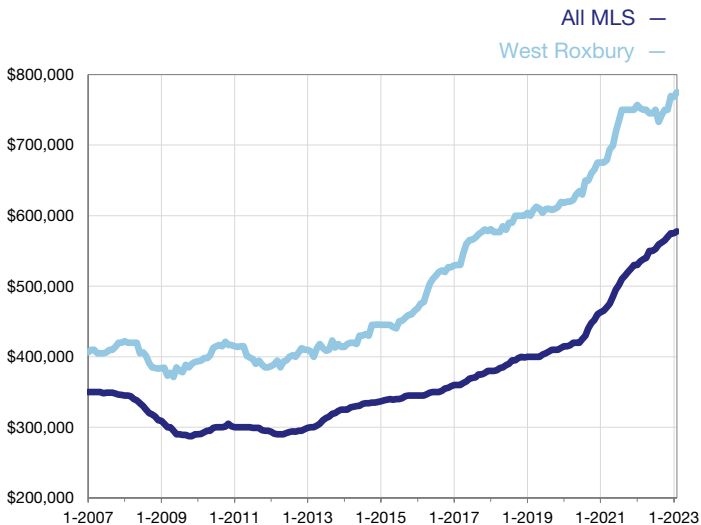
Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	3	- 57.1%	10	6	- 40.0%
Closed Sales	3	3	0.0%	11	9	- 18.2%
Median Sales Price*	\$480,000	\$889,000	+ 85.2%	\$485,000	\$536,000	+ 10.5%
Inventory of Homes for Sale	10	4	- 60.0%	--	--	--
Months Supply of Inventory	1.3	0.5	- 61.5%	--	--	--
Cumulative Days on Market Until Sale	68	3	- 95.6%	48	34	- 29.2%
Percent of Original List Price Received*	91.6%	100.0%	+ 9.2%	95.7%	99.2%	+ 3.7%
New Listings	9	1	- 88.9%	16	7	- 56.3%

* 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

