

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Roxbury

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	18	10	- 44.4%	31	25	- 19.4%
Closed Sales	11	7	- 36.4%	33	22	- 33.3%
Median Sales Price*	\$745,000	\$690,000	- 7.4%	\$724,900	\$705,500	- 2.7%
Inventory of Homes for Sale	13	15	+ 15.4%	--	--	--
Months Supply of Inventory	0.7	1.0	+ 42.9%	--	--	--
Cumulative Days on Market Until Sale	15	60	+ 300.0%	24	52	+ 116.7%
Percent of Original List Price Received*	106.2%	96.1%	- 9.5%	103.2%	96.5%	- 6.5%
New Listings	27	16	- 40.7%	38	36	- 5.3%

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

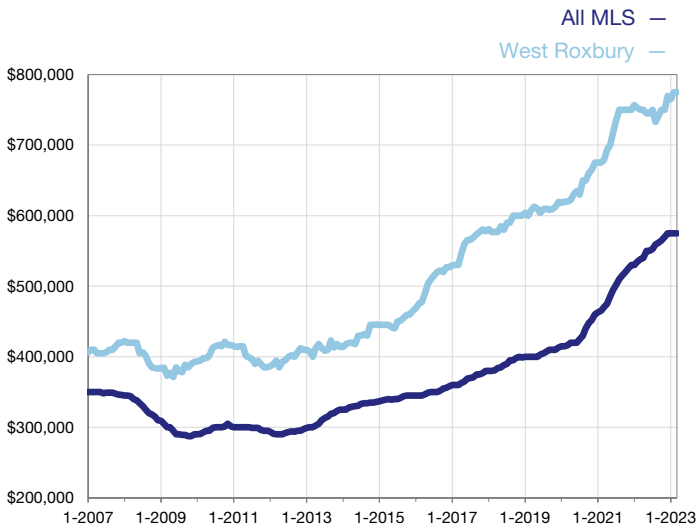
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	14	14	0.0%	24	21	- 12.5%
Closed Sales	4	3	- 25.0%	15	12	- 20.0%
Median Sales Price*	\$552,000	\$675,000	+ 22.3%	\$485,000	\$558,000	+ 15.1%
Inventory of Homes for Sale	7	10	+ 42.9%	--	--	--
Months Supply of Inventory	0.9	1.3	+ 44.4%	--	--	--
Cumulative Days on Market Until Sale	55	35	- 36.4%	50	34	- 32.0%
Percent of Original List Price Received*	97.6%	98.2%	+ 0.6%	96.2%	98.9%	+ 2.8%
New Listings	11	21	+ 90.9%	27	28	+ 3.7%

* 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

