

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Roxbury

Single-Family Properties

| Key Metrics | April | | | Year to Date | | |
|--|-------------|------------------|----------|--------------|------------------|----------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 1 | 0 | - 100.0% | 2 | 3 | + 50.0% |
| Closed Sales | 1 | 3 | + 200.0% | 3 | 3 | 0.0% |
| Median Sales Price* | \$1,115,000 | \$525,000 | - 52.9% | \$610,000 | \$525,000 | - 13.9% |
| Inventory of Homes for Sale | 5 | 2 | - 60.0% | -- | -- | -- |
| Months Supply of Inventory | 3.8 | 1.3 | - 65.8% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 15 | 54 | + 260.0% | 26 | 54 | + 107.7% |
| Percent of Original List Price Received* | 101.4% | 100.3% | - 1.1% | 101.2% | 100.3% | - 0.9% |
| New Listings | 3 | 1 | - 66.7% | 6 | 4 | - 33.3% |

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

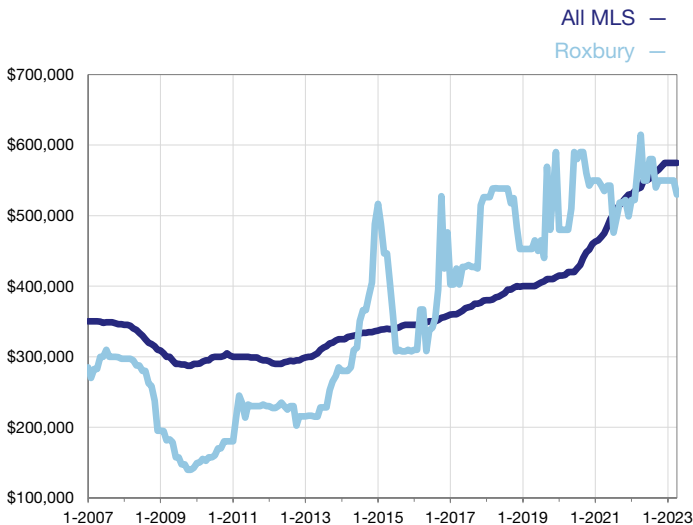
Condominium Properties

| Key Metrics | April | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 9 | 0 | - 100.0% | 26 | 5 | - 80.8% |
| Closed Sales | 8 | 1 | - 87.5% | 25 | 6 | - 76.0% |
| Median Sales Price* | \$495,000 | \$415,000 | - 16.2% | \$455,000 | \$499,500 | + 9.8% |
| Inventory of Homes for Sale | 15 | 3 | - 80.0% | -- | -- | -- |
| Months Supply of Inventory | 3.1 | 1.0 | - 67.7% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 63 | 16 | - 74.6% | 72 | 74 | + 2.8% |
| Percent of Original List Price Received* | 99.0% | 103.8% | + 4.8% | 97.9% | 93.2% | - 4.8% |
| New Listings | 11 | 3 | - 72.7% | 35 | 7 | - 80.0% |

* 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

