

# Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## West Roxbury

### Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	18	25	+ 38.9%	49	48	- 2.0%
Closed Sales	6	13	+ 116.7%	39	35	- 10.3%
Median Sales Price*	\$840,000	<b>\$825,000</b>	- 1.8%	\$745,000	<b>\$745,000</b>	0.0%
Inventory of Homes for Sale	25	19	- 24.0%	--	--	--
Months Supply of Inventory	1.4	1.2	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	25	47	+ 88.0%	24	50	+ 108.3%
Percent of Original List Price Received*	100.7%	<b>101.4%</b>	+ 0.7%	102.8%	<b>98.3%</b>	- 4.4%
New Listings	31	29	- 6.5%	69	64	- 7.2%

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

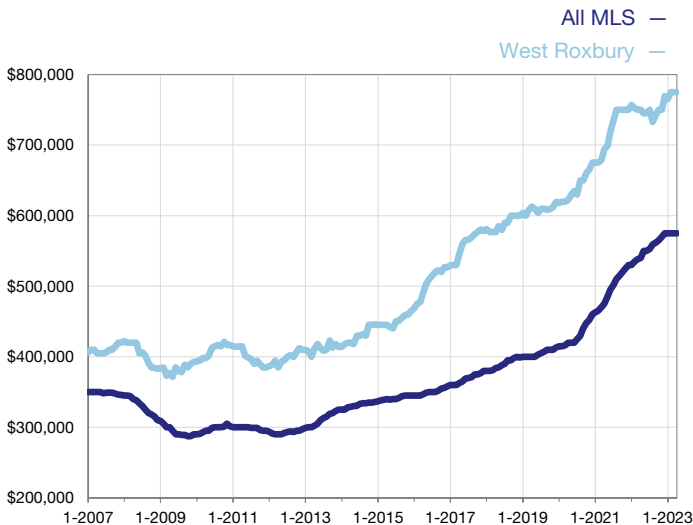
### Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	7	- 30.0%	34	25	- 26.5%
Closed Sales	13	8	- 38.5%	28	21	- 25.0%
Median Sales Price*	\$720,000	<b>\$622,500</b>	- 13.5%	\$508,750	<b>\$580,000</b>	+ 14.0%
Inventory of Homes for Sale	6	12	+ 100.0%	--	--	--
Months Supply of Inventory	0.8	1.7	+ 112.5%	--	--	--
Cumulative Days on Market Until Sale	16	16	0.0%	34	28	- 17.6%
Percent of Original List Price Received*	103.2%	<b>102.3%</b>	- 0.9%	99.5%	<b>100.3%</b>	+ 0.8%
New Listings	9	6	- 33.3%	36	34	- 5.6%

\* 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

