

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Roslindale

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	19	10	- 47.4%	52	37	- 28.8%
Closed Sales	13	7	- 46.2%	36	26	- 27.8%
Median Sales Price*	\$775,000	\$855,000	+ 10.3%	\$772,500	\$757,750	- 1.9%
Inventory of Homes for Sale	20	8	- 60.0%	--	--	--
Months Supply of Inventory	1.8	1.2	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	16	31	+ 93.8%	21	41	+ 95.2%
Percent of Original List Price Received*	107.8%	103.5%	- 4.0%	107.7%	98.2%	- 8.8%
New Listings	18	9	- 50.0%	67	46	- 31.3%

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

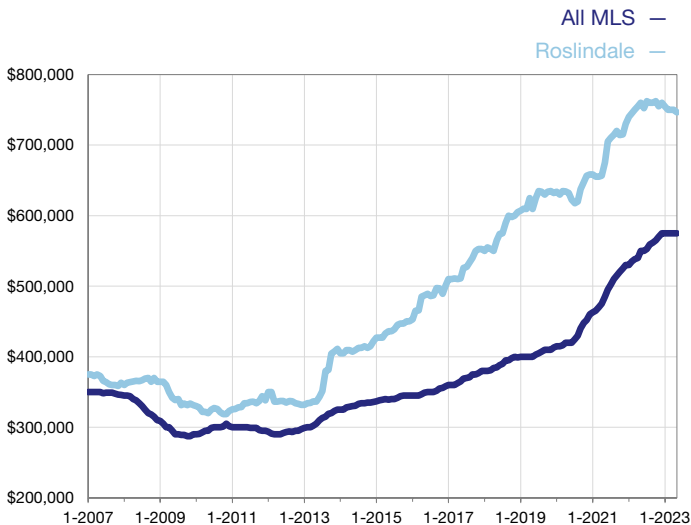
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	30	14	- 53.3%	90	57	- 36.7%
Closed Sales	16	11	- 31.3%	68	45	- 33.8%
Median Sales Price*	\$690,000	\$645,000	- 6.5%	\$554,500	\$618,375	+ 11.5%
Inventory of Homes for Sale	21	22	+ 4.8%	--	--	--
Months Supply of Inventory	1.3	2.0	+ 53.8%	--	--	--
Cumulative Days on Market Until Sale	17	40	+ 135.3%	28	42	+ 50.0%
Percent of Original List Price Received*	104.1%	100.5%	- 3.5%	102.2%	99.4%	- 2.7%
New Listings	28	24	- 14.3%	110	76	- 30.9%

* 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

