

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Roxbury

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	0	- 100.0%	4	3	- 25.0%
Closed Sales	2	0	- 100.0%	5	3	- 40.0%
Median Sales Price*	\$540,000	\$0	- 100.0%	\$550,000	\$525,000	- 4.5%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	2.8	2.3	- 17.9%	--	--	--
Cumulative Days on Market Until Sale	32	0	- 100.0%	28	54	+ 92.9%
Percent of Original List Price Received*	98.5%	0.0%	- 100.0%	100.1%	100.3%	+ 0.2%
New Listings	2	2	0.0%	8	6	- 25.0%

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

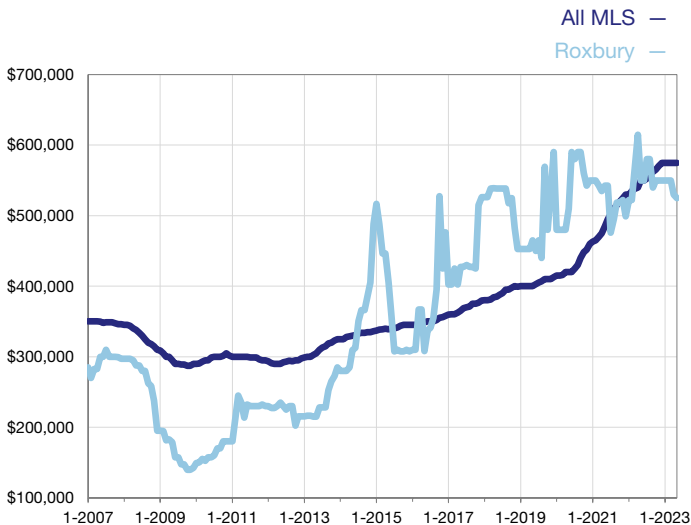
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	2	- 75.0%	34	7	- 79.4%
Closed Sales	8	1	- 87.5%	33	7	- 78.8%
Median Sales Price*	\$605,000	\$695,500	+ 15.0%	\$462,000	\$550,000	+ 19.0%
Inventory of Homes for Sale	10	3	- 70.0%	--	--	--
Months Supply of Inventory	1.9	1.3	- 31.6%	--	--	--
Cumulative Days on Market Until Sale	30	122	+ 306.7%	62	81	+ 30.6%
Percent of Original List Price Received*	101.4%	99.4%	- 2.0%	98.8%	94.1%	- 4.8%
New Listings	4	2	- 50.0%	37	9	- 75.7%

* 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

