

# Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## West Roxbury

### Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	34	26	- 23.5%	83	70	- 15.7%
Closed Sales	24	13	- 45.8%	63	48	- 23.8%
Median Sales Price*	\$835,000	<b>\$820,000</b>	- 1.8%	\$760,000	<b>\$773,000</b>	+ 1.7%
Inventory of Homes for Sale	31	17	- 45.2%	--	--	--
Months Supply of Inventory	1.7	1.2	- 29.4%	--	--	--
Cumulative Days on Market Until Sale	14	31	+ 121.4%	20	45	+ 125.0%
Percent of Original List Price Received*	109.5%	<b>103.5%</b>	- 5.5%	105.4%	<b>99.7%</b>	- 5.4%
New Listings	42	22	- 47.6%	110	85	- 22.7%

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

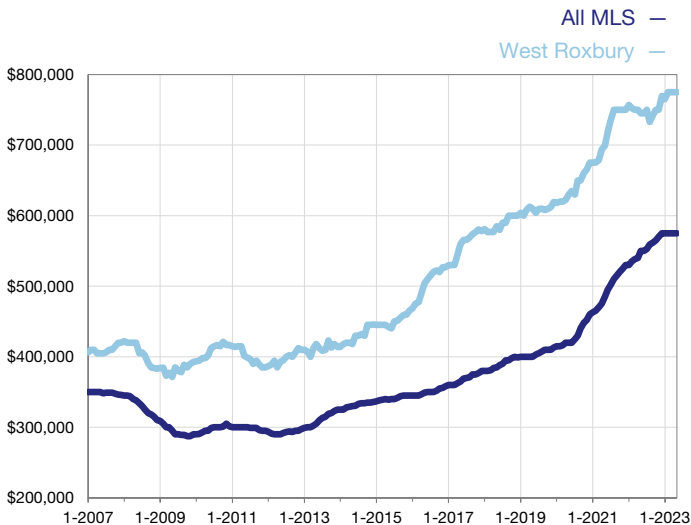
### Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	10	+ 25.0%	42	34	- 19.0%
Closed Sales	11	4	- 63.6%	39	24	- 38.5%
Median Sales Price*	\$536,000	<b>\$685,000</b>	+ 27.8%	\$520,000	<b>\$625,000</b>	+ 20.2%
Inventory of Homes for Sale	10	9	- 10.0%	--	--	--
Months Supply of Inventory	1.3	1.3	0.0%	--	--	--
Cumulative Days on Market Until Sale	29	53	+ 82.8%	33	31	- 6.1%
Percent of Original List Price Received*	101.9%	<b>99.3%</b>	- 2.6%	100.2%	<b>100.1%</b>	- 0.1%
New Listings	12	10	- 16.7%	48	40	- 16.7%

\* 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

