

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Roxbury

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	24	24	0.0%	107	92	- 14.0%
Closed Sales	33	25	- 24.2%	96	73	- 24.0%
Median Sales Price*	\$830,000	\$750,000	- 9.6%	\$800,000	\$765,000	- 4.4%
Inventory of Homes for Sale	28	12	- 57.1%	--	--	--
Months Supply of Inventory	1.6	0.8	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	16	22	+ 37.5%	19	37	+ 94.7%
Percent of Original List Price Received*	105.5%	101.6%	- 3.7%	105.4%	100.4%	- 4.7%
New Listings	25	21	- 16.0%	135	105	- 22.2%

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

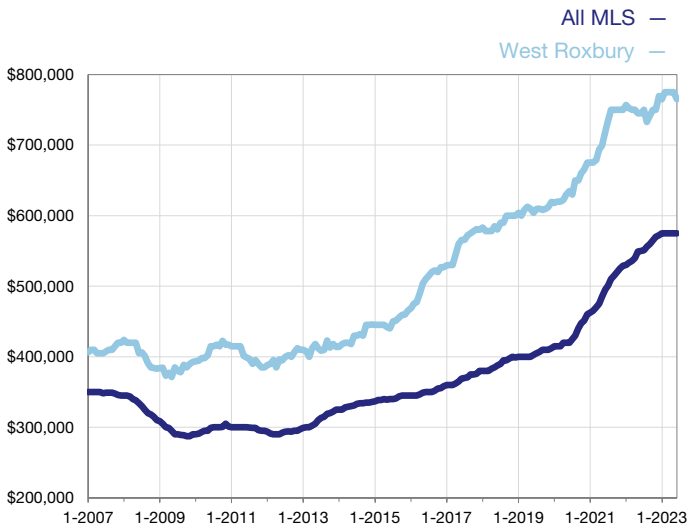
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	8	0.0%	50	41	- 18.0%
Closed Sales	12	15	+ 25.0%	51	38	- 25.5%
Median Sales Price*	\$527,000	\$560,000	+ 6.3%	\$524,000	\$575,000	+ 9.7%
Inventory of Homes for Sale	9	10	+ 11.1%	--	--	--
Months Supply of Inventory	1.2	1.4	+ 16.7%	--	--	--
Cumulative Days on Market Until Sale	24	22	- 8.3%	31	28	- 9.7%
Percent of Original List Price Received*	103.9%	99.8%	- 3.9%	101.0%	99.9%	- 1.1%
New Listings	7	9	+ 28.6%	55	49	- 10.9%

* 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

