

# Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Roslindale

### Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	7	- 36.4%	79	52	- 34.2%
Closed Sales	18	5	- 72.2%	74	44	- 40.5%
Median Sales Price*	\$882,500	<b>\$952,000</b>	+ 7.9%	\$765,000	<b>\$816,000</b>	+ 6.7%
Inventory of Homes for Sale	17	7	- 58.8%	--	--	--
Months Supply of Inventory	1.6	<b>1.2</b>	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	17	7	- 58.8%	21	35	+ 66.7%
Percent of Original List Price Received*	104.8%	<b>111.0%</b>	+ 5.9%	106.0%	<b>101.5%</b>	- 4.2%
New Listings	7	5	- 28.6%	97	63	- 35.1%

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

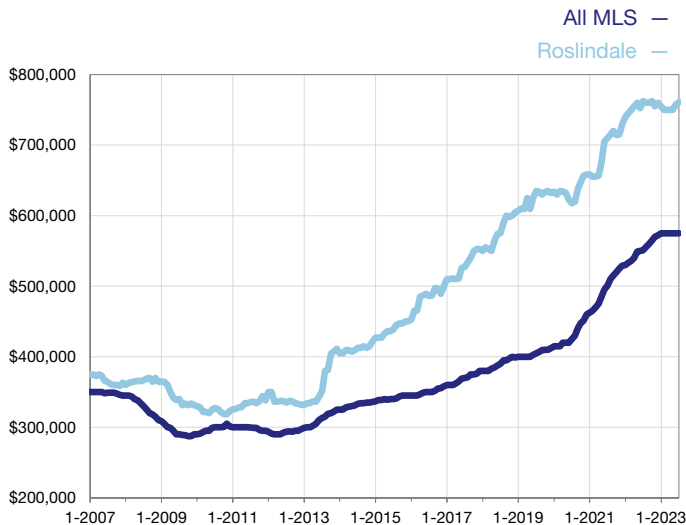
### Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	8	+ 14.3%	113	83	- 26.5%
Closed Sales	18	19	+ 5.6%	114	85	- 25.4%
Median Sales Price*	\$630,000	<b>\$610,000</b>	- 3.2%	\$622,500	<b>\$595,000</b>	- 4.4%
Inventory of Homes for Sale	22	7	- 68.2%	--	--	--
Months Supply of Inventory	1.5	<b>0.6</b>	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	26	21	- 19.2%	25	33	+ 32.0%
Percent of Original List Price Received*	103.5%	<b>100.7%</b>	- 2.7%	103.1%	<b>100.2%</b>	- 2.8%
New Listings	16	7	- 56.3%	142	88	- 38.0%

\* 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

