

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Roxbury

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	5	5	0.0%
Closed Sales	0	1	--	7	4	- 42.9%
Median Sales Price*	\$0	\$695,000	--	\$550,000	\$598,750	+ 8.9%
Inventory of Homes for Sale	5	1	- 80.0%	--	--	--
Months Supply of Inventory	4.0	0.8	- 80.0%	--	--	--
Cumulative Days on Market Until Sale	0	55	--	31	55	+ 77.4%
Percent of Original List Price Received*	0.0%	92.8%	--	99.3%	98.4%	- 0.9%
New Listings	1	1	0.0%	10	7	- 30.0%

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

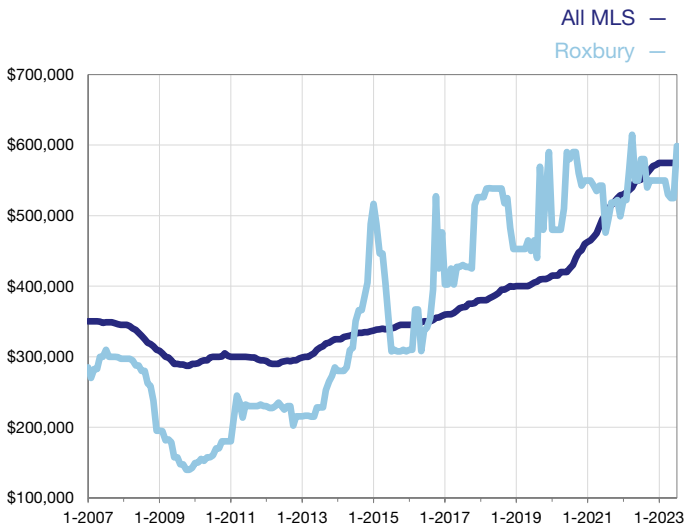
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	0	- 100.0%	37	7	- 81.1%
Closed Sales	5	0	- 100.0%	45	9	- 80.0%
Median Sales Price*	\$649,900	\$0	- 100.0%	\$512,500	\$550,000	+ 7.3%
Inventory of Homes for Sale	14	9	- 35.7%	--	--	--
Months Supply of Inventory	2.8	4.0	+ 42.9%	--	--	--
Cumulative Days on Market Until Sale	99	0	- 100.0%	67	70	+ 4.5%
Percent of Original List Price Received*	99.0%	0.0%	- 100.0%	99.2%	94.5%	- 4.7%
New Listings	8	7	- 12.5%	48	17	- 64.6%

* 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

