

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Roxbury

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	17	12	- 29.4%	124	100	- 19.4%
Closed Sales	29	22	- 24.1%	125	97	- 22.4%
Median Sales Price*	\$850,000	\$823,500	- 3.1%	\$800,000	\$800,000	0.0%
Inventory of Homes for Sale	22	18	- 18.2%	--	--	--
Months Supply of Inventory	1.2	1.3	+ 8.3%	--	--	--
Cumulative Days on Market Until Sale	30	21	- 30.0%	21	33	+ 57.1%
Percent of Original List Price Received*	103.9%	103.8%	- 0.1%	105.1%	101.2%	- 3.7%
New Listings	16	13	- 18.8%	151	120	- 20.5%

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

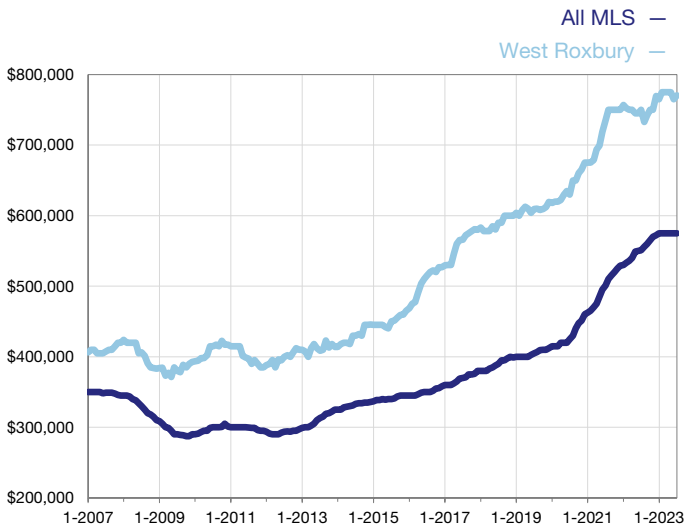
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	12	+ 100.0%	56	50	- 10.7%
Closed Sales	5	9	+ 80.0%	56	47	- 16.1%
Median Sales Price*	\$579,000	\$675,000	+ 16.6%	\$524,500	\$599,000	+ 14.2%
Inventory of Homes for Sale	9	9	0.0%	--	--	--
Months Supply of Inventory	1.2	1.2	0.0%	--	--	--
Cumulative Days on Market Until Sale	20	29	+ 45.0%	30	28	- 6.7%
Percent of Original List Price Received*	99.4%	98.9%	- 0.5%	100.9%	99.7%	- 1.2%
New Listings	8	10	+ 25.0%	63	59	- 6.3%

* 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

