

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Roslindale

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	8	+ 100.0%	83	60	- 27.7%
Closed Sales	11	9	- 18.2%	85	53	- 37.6%
Median Sales Price*	\$800,000	\$835,000	+ 4.4%	\$770,000	\$833,000	+ 8.2%
Inventory of Homes for Sale	15	2	- 86.7%	--	--	--
Months Supply of Inventory	1.5	0.3	- 80.0%	--	--	--
Cumulative Days on Market Until Sale	27	29	+ 7.4%	22	34	+ 54.5%
Percent of Original List Price Received*	98.0%	97.0%	- 1.0%	104.9%	100.8%	- 3.9%
New Listings	7	4	- 42.9%	104	67	- 35.6%

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

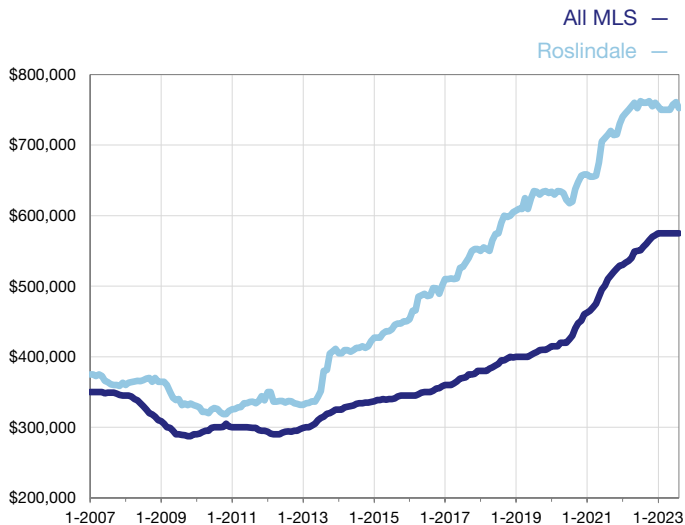
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	14	11	- 21.4%	127	93	- 26.8%
Closed Sales	12	7	- 41.7%	126	93	- 26.2%
Median Sales Price*	\$612,500	\$550,000	- 10.2%	\$617,500	\$585,000	- 5.3%
Inventory of Homes for Sale	16	6	- 62.5%	--	--	--
Months Supply of Inventory	1.1	0.5	- 54.5%	--	--	--
Cumulative Days on Market Until Sale	24	27	+ 12.5%	25	32	+ 28.0%
Percent of Original List Price Received*	101.6%	103.1%	+ 1.5%	103.0%	100.4%	- 2.5%
New Listings	10	10	0.0%	152	98	- 35.5%

* 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

