

# Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Roxbury

### Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	5	5	0.0%
Closed Sales	0	1	--	7	5	- 28.6%
Median Sales Price*	\$0	<b>\$965,000</b>	--	\$550,000	<b>\$672,500</b>	+ 22.3%
Inventory of Homes for Sale	5	2	- 60.0%	--	--	--
Months Supply of Inventory	4.4	<b>1.6</b>	- 63.6%	--	--	--
Cumulative Days on Market Until Sale	0	<b>13</b>	--	31	<b>46</b>	+ 48.4%
Percent of Original List Price Received*	0.0%	<b>110.3%</b>	--	99.3%	<b>100.8%</b>	+ 1.5%
New Listings	0	1	--	10	8	- 20.0%

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

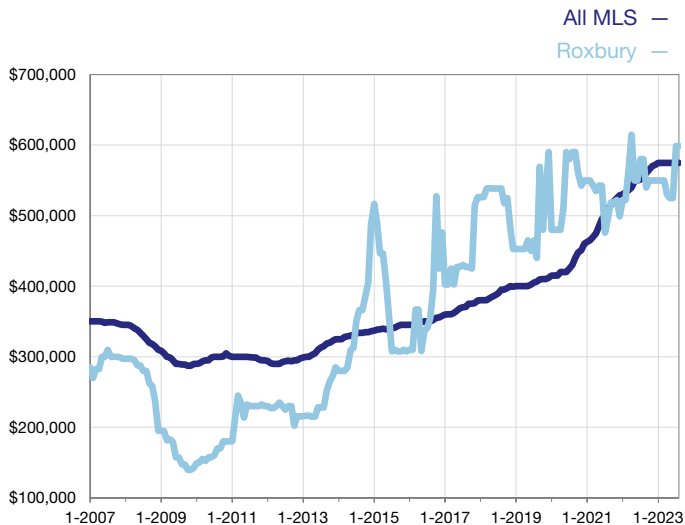
### Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	1	- 50.0%	39	8	- 79.5%
Closed Sales	1	1	0.0%	46	10	- 78.3%
Median Sales Price*	\$510,000	<b>\$350,000</b>	- 31.4%	\$511,250	<b>\$499,500</b>	- 2.3%
Inventory of Homes for Sale	16	7	- 56.3%	--	--	--
Months Supply of Inventory	3.3	<b>3.3</b>	0.0%	--	--	--
Cumulative Days on Market Until Sale	43	<b>70</b>	+ 62.8%	67	<b>70</b>	+ 4.5%
Percent of Original List Price Received*	98.3%	<b>94.6%</b>	- 3.8%	99.2%	<b>94.5%</b>	- 4.7%
New Listings	5	2	- 60.0%	53	19	- 64.2%

\* 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

