

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Roxbury

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	17	18	+ 5.9%	141	116	- 17.7%
Closed Sales	16	11	- 31.3%	141	109	- 22.7%
Median Sales Price*	\$740,000	\$888,000	+ 20.0%	\$800,000	\$805,000	+ 0.6%
Inventory of Homes for Sale	18	13	- 27.8%	--	--	--
Months Supply of Inventory	1.0	1.0	0.0%	--	--	--
Cumulative Days on Market Until Sale	28	21	- 25.0%	22	32	+ 45.5%
Percent of Original List Price Received*	97.7%	100.9%	+ 3.3%	104.2%	101.2%	- 2.9%
New Listings	14	13	- 7.1%	165	131	- 20.6%

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

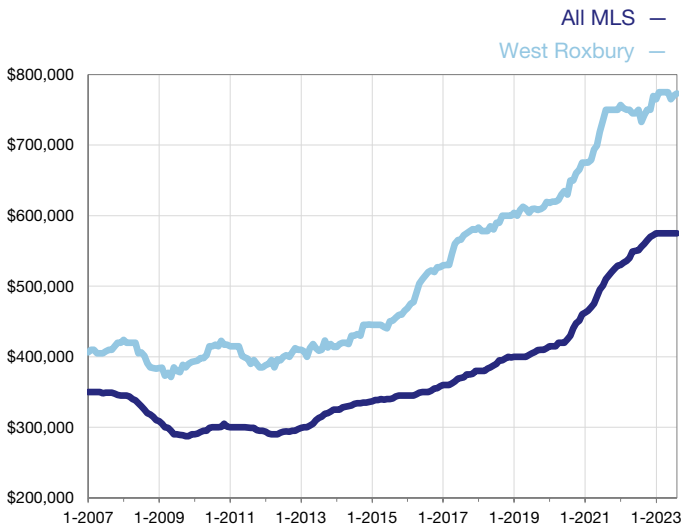
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	6	+ 50.0%	60	55	- 8.3%
Closed Sales	10	10	0.0%	66	56	- 15.2%
Median Sales Price*	\$507,750	\$651,000	+ 28.2%	\$522,000	\$599,500	+ 14.8%
Inventory of Homes for Sale	7	15	+ 114.3%	--	--	--
Months Supply of Inventory	1.0	2.0	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	25	41	+ 64.0%	29	29	0.0%
Percent of Original List Price Received*	99.1%	100.0%	+ 0.9%	100.6%	99.8%	- 0.8%
New Listings	3	8	+ 166.7%	66	72	+ 9.1%

* 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

