

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Roxbury

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	10	- 16.7%	153	125	- 18.3%
Closed Sales	19	10	- 47.4%	160	120	- 25.0%
Median Sales Price*	\$725,000	\$911,500	+ 25.7%	\$792,750	\$811,250	+ 2.3%
Inventory of Homes for Sale	28	22	- 21.4%	--	--	--
Months Supply of Inventory	1.6	1.7	+ 6.3%	--	--	--
Cumulative Days on Market Until Sale	26	44	+ 69.2%	23	33	+ 43.5%
Percent of Original List Price Received*	100.3%	98.9%	- 1.4%	103.8%	100.9%	- 2.8%
New Listings	24	20	- 16.7%	189	152	- 19.6%

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

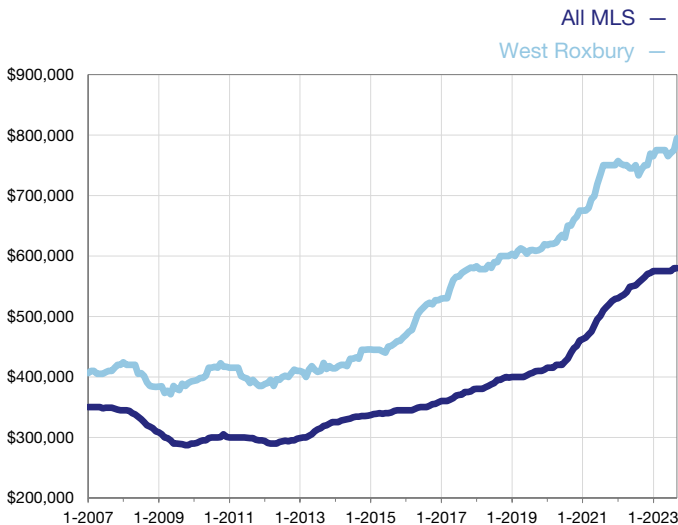
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	15	+ 1,400.0%	61	67	+ 9.8%
Closed Sales	3	3	0.0%	69	59	- 14.5%
Median Sales Price*	\$485,000	\$650,000	+ 34.0%	\$520,000	\$600,000	+ 15.4%
Inventory of Homes for Sale	17	14	- 17.6%	--	--	--
Months Supply of Inventory	2.6	1.7	- 34.6%	--	--	--
Cumulative Days on Market Until Sale	31	68	+ 119.4%	29	31	+ 6.9%
Percent of Original List Price Received*	99.5%	99.6%	+ 0.1%	100.6%	99.8%	- 0.8%
New Listings	12	11	- 8.3%	78	84	+ 7.7%

* 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

