

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Roxbury

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	5	5	0.0%
Closed Sales	0	0	--	7	5	- 28.6%
Median Sales Price*	\$0	\$0	--	\$550,000	\$672,500	+ 22.3%
Inventory of Homes for Sale	1	4	+ 300.0%	--	--	--
Months Supply of Inventory	0.9	3.2	+ 255.6%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	31	46	+ 48.4%
Percent of Original List Price Received*	0.0%	0.0%	--	99.3%	100.8%	+ 1.5%
New Listings	1	2	+ 100.0%	11	10	- 9.1%

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

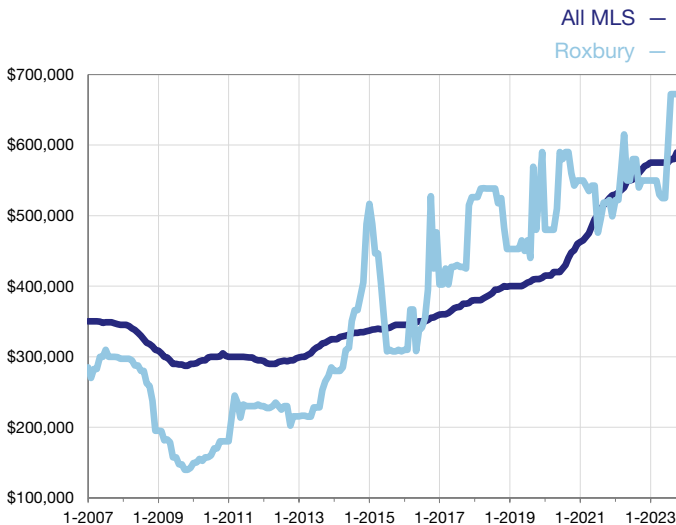
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	43	8	- 81.4%
Closed Sales	4	0	- 100.0%	51	10	- 80.4%
Median Sales Price*	\$446,250	\$0	- 100.0%	\$510,000	\$499,500	- 2.1%
Inventory of Homes for Sale	11	8	- 27.3%	--	--	--
Months Supply of Inventory	2.4	4.3	+ 79.2%	--	--	--
Cumulative Days on Market Until Sale	28	0	- 100.0%	63	70	+ 11.1%
Percent of Original List Price Received*	93.6%	0.0%	- 100.0%	98.7%	94.5%	- 4.3%
New Listings	5	2	- 60.0%	59	25	- 57.6%

* 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

