

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Roxbury

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	16	+ 45.5%	164	138	- 15.9%
Closed Sales	10	13	+ 30.0%	170	133	- 21.8%
Median Sales Price*	\$749,500	\$825,000	+ 10.1%	\$773,200	\$812,500	+ 5.1%
Inventory of Homes for Sale	32	19	- 40.6%	--	--	--
Months Supply of Inventory	2.0	1.4	- 30.0%	--	--	--
Cumulative Days on Market Until Sale	36	25	- 30.6%	23	32	+ 39.1%
Percent of Original List Price Received*	100.2%	99.8%	- 0.4%	103.6%	100.8%	- 2.7%
New Listings	19	12	- 36.8%	208	163	- 21.6%

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

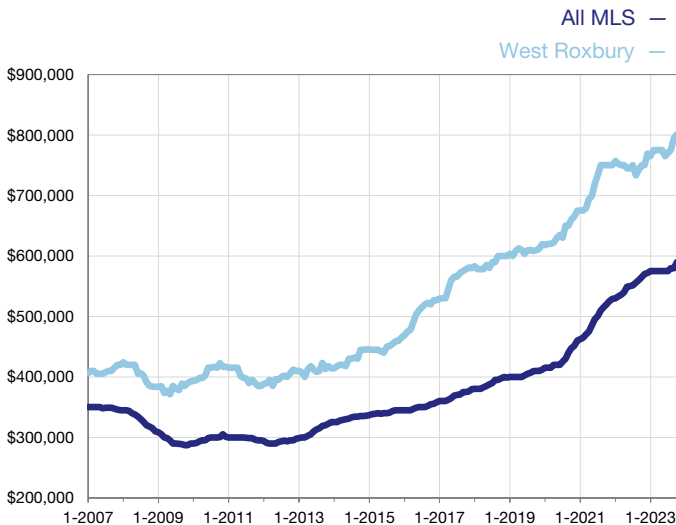
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	8	- 38.5%	74	72	- 2.7%
Closed Sales	5	10	+ 100.0%	74	69	- 6.8%
Median Sales Price*	\$931,500	\$757,500	- 18.7%	\$527,500	\$627,000	+ 18.9%
Inventory of Homes for Sale	17	11	- 35.3%	--	--	--
Months Supply of Inventory	2.4	1.5	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	41	47	+ 14.6%	30	33	+ 10.0%
Percent of Original List Price Received*	102.2%	98.6%	- 3.5%	100.7%	99.6%	- 1.1%
New Listings	15	3	- 80.0%	93	87	- 6.5%

* 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

