

# Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## West Roxbury

### Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	11	- 15.4%	177	148	- 16.4%
Closed Sales	13	12	- 7.7%	183	145	- 20.8%
Median Sales Price*	\$700,000	<b>\$810,000</b>	+ 15.7%	\$765,000	<b>\$812,500</b>	+ 6.2%
Inventory of Homes for Sale	26	12	- 53.8%	--	--	--
Months Supply of Inventory	1.7	0.9	- 47.1%	--	--	--
Cumulative Days on Market Until Sale	23	28	+ 21.7%	23	32	+ 39.1%
Percent of Original List Price Received*	98.6%	97.7%	- 0.9%	103.2%	100.6%	- 2.5%
New Listings	8	10	+ 25.0%	216	173	- 19.9%

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

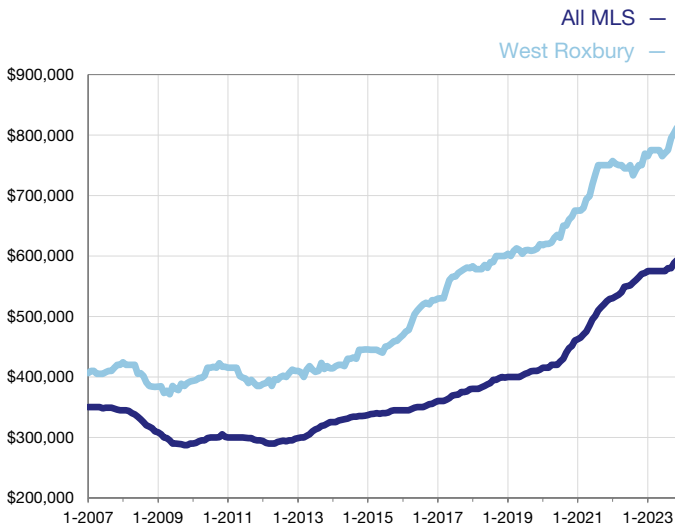
### Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	14	5	- 64.3%	88	75	- 14.8%
Closed Sales	13	6	- 53.8%	87	76	- 12.6%
Median Sales Price*	\$899,000	<b>\$355,000</b>	- 60.5%	\$536,000	<b>\$593,500</b>	+ 10.7%
Inventory of Homes for Sale	9	8	- 11.1%	--	--	--
Months Supply of Inventory	1.2	1.2	0.0%	--	--	--
Cumulative Days on Market Until Sale	15	44	+ 193.3%	28	34	+ 21.4%
Percent of Original List Price Received*	99.3%	100.2%	+ 0.9%	100.5%	99.6%	- 0.9%
New Listings	8	5	- 37.5%	101	92	- 8.9%

\* 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

