

# Local Market Update – December 2023

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## West Roxbury

### Single-Family Properties

| Key Metrics                              | December  |                  |         | Year to Date |                  |         |
|--|-----------|------------------|---------|--------------|------------------|---------|
|  | 2022      | 2023             | + / -   | 2022         | 2023             | + / -   |
| Pending Sales                            | 9         | 10               | + 11.1% | 186          | 156              | - 16.1% |
| Closed Sales                             | 13        | 6                | - 53.8% | 196          | 151              | - 23.0% |
| Median Sales Price*                      | \$800,000 | <b>\$685,000</b> | - 14.4% | \$769,450    | <b>\$810,000</b> | + 5.3%  |
| Inventory of Homes for Sale              | 13        | 3                | - 76.9% | --           | --               | --      |
| Months Supply of Inventory               | 0.8       | 0.2              | - 75.0% | --           | --               | --      |
| Cumulative Days on Market Until Sale     | 42        | 36               | - 14.3% | 25           | 32               | + 28.0% |
| Percent of Original List Price Received* | 95.6%     | 98.7%            | + 3.2%  | 102.7%       | 100.5%           | - 2.1%  |
| New Listings                             | 2         | 3                | + 50.0% | 218          | 176              | - 19.3% |

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

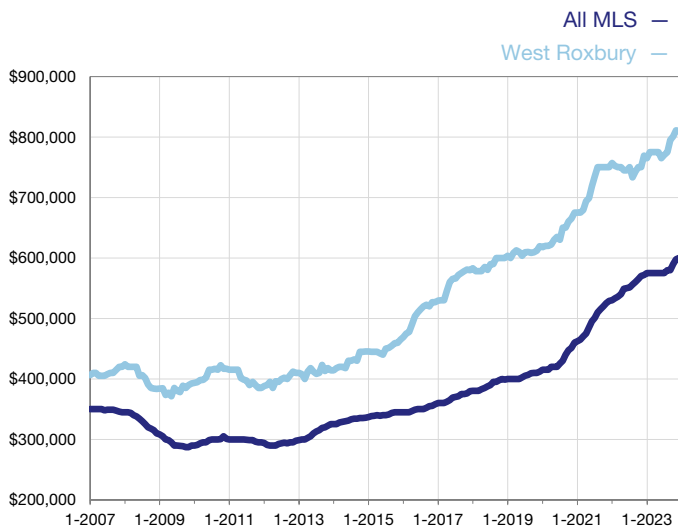
### Condominium Properties

| Key Metrics                              | December  |                  |         | Year to Date |                  |         |
|--|-----------|------------------|---------|--------------|------------------|---------|
|  | 2022      | 2023             | + / -   | 2022         | 2023             | + / -   |
| Pending Sales                            | 5         | 4                | - 20.0% | 93           | 79               | - 15.1% |
| Closed Sales                             | 10        | 5                | - 50.0% | 97           | 81               | - 16.5% |
| Median Sales Price*                      | \$549,500 | <b>\$420,000</b> | - 23.6% | \$539,000    | <b>\$588,000</b> | + 9.1%  |
| Inventory of Homes for Sale              | 5         | 6                | + 20.0% | --           | --               | --      |
| Months Supply of Inventory               | 0.6       | 0.9              | + 50.0% | --           | --               | --      |
| Cumulative Days on Market Until Sale     | 24        | 44               | + 83.3% | 27           | 35               | + 29.6% |
| Percent of Original List Price Received* | 97.9%     | 97.6%            | - 0.3%  | 100.2%       | 99.5%            | - 0.7%  |
| New Listings                             | 4         | 2                | - 50.0% | 105          | 94               | - 10.5% |

\* 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

