

Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Roxbury

Single-Family Properties

Key Metrics	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	6	12	+ 100.0%	6	12	+ 100.0%
Closed Sales	9	9	0.0%	9	9	0.0%
Median Sales Price*	\$645,000	\$750,000	+ 16.3%	\$645,000	\$750,000	+ 16.3%
Inventory of Homes for Sale	13	7	- 46.2%	--	--	--
Months Supply of Inventory	0.8	0.5	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	46	41	- 10.9%	46	41	- 10.9%
Percent of Original List Price Received*	96.9%	96.4%	- 0.5%	96.9%	96.4%	- 0.5%
New Listings	10	15	+ 50.0%	10	15	+ 50.0%

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

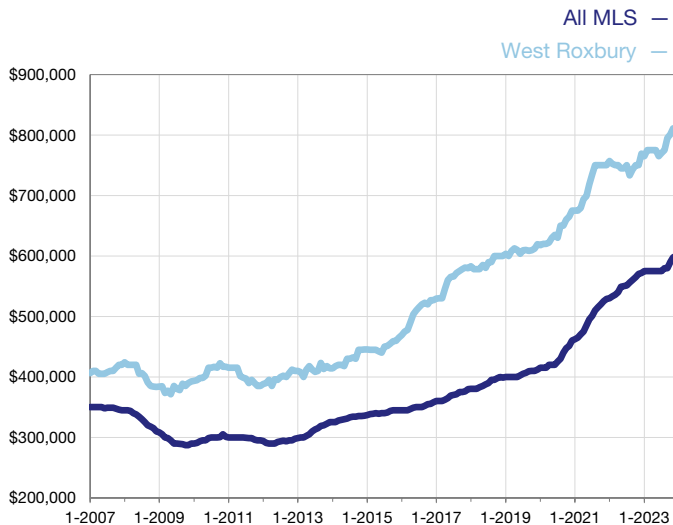
Condominium Properties

Key Metrics	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	3	8	+ 166.7%	3	8	+ 166.7%
Closed Sales	6	4	- 33.3%	6	4	- 33.3%
Median Sales Price*	\$477,450	\$635,000	+ 33.0%	\$477,450	\$635,000	+ 33.0%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	0.6	0.6	0.0%	--	--	--
Cumulative Days on Market Until Sale	49	39	- 20.4%	49	39	- 20.4%
Percent of Original List Price Received*	98.8%	96.0%	- 2.8%	98.8%	96.0%	- 2.8%
New Listings	5	6	+ 20.0%	5	6	+ 20.0%

* 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

