

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Roxbury

Single-Family Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	8	6	- 25.0%	14	17	+ 21.4%
Closed Sales	6	10	+ 66.7%	15	19	+ 26.7%
Median Sales Price*	\$832,000	\$1,035,000	+ 24.4%	\$711,000	\$750,000	+ 5.5%
Inventory of Homes for Sale	13	13	0.0%	--	--	--
Months Supply of Inventory	0.8	1.0	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	52	43	- 17.3%	48	42	- 12.5%
Percent of Original List Price Received*	96.4%	97.4%	+ 1.0%	96.7%	96.9%	+ 0.2%
New Listings	9	12	+ 33.3%	19	27	+ 42.1%

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

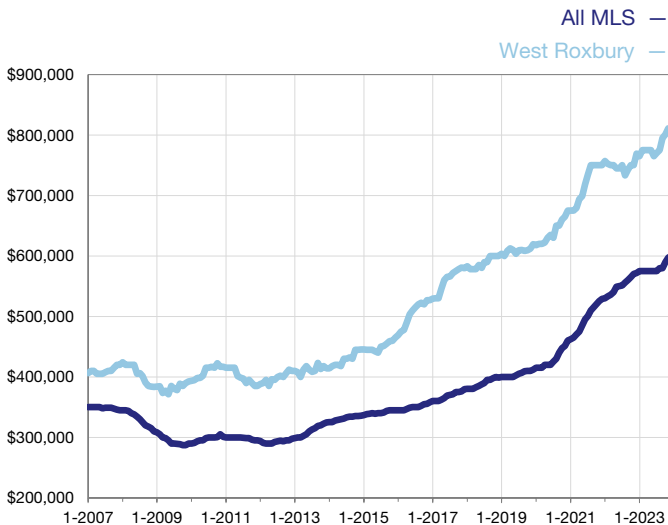
Condominium Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	3	2	- 33.3%	6	9	+ 50.0%
Closed Sales	3	5	+ 66.7%	9	9	0.0%
Median Sales Price*	\$889,000	\$576,000	- 35.2%	\$536,000	\$585,000	+ 9.1%
Inventory of Homes for Sale	3	5	+ 66.7%	--	--	--
Months Supply of Inventory	0.4	0.7	+ 75.0%	--	--	--
Cumulative Days on Market Until Sale	3	29	+ 866.7%	34	33	- 2.9%
Percent of Original List Price Received*	100.0%	100.3%	+ 0.3%	99.2%	98.4%	- 0.8%
New Listings	1	2	+ 100.0%	6	8	+ 33.3%

* 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

