

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Roxbury

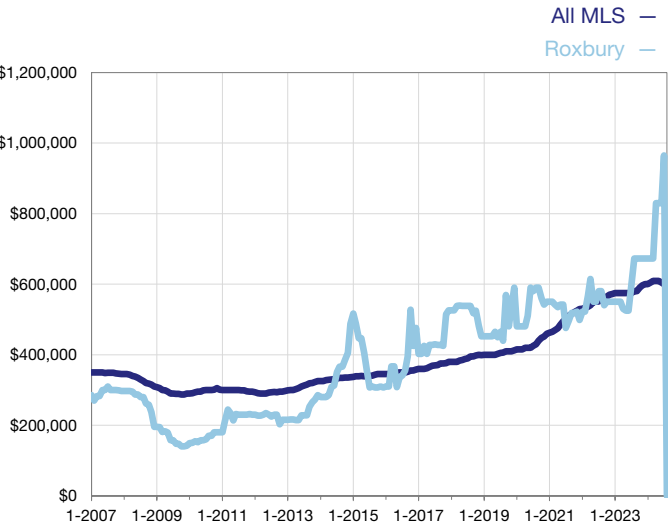
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	1	--	5	3	- 40.0%
Closed Sales	1	1	0.0%	5	1	- 80.0%
Median Sales Price*	\$965,000	\$485,000	- 49.7%	\$672,500	\$485,000	- 27.9%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	2.4	3.0	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	13	19	+ 46.2%	46	19	- 58.7%
Percent of Original List Price Received*	110.3%	102.1%	- 7.4%	100.8%	102.1%	+ 1.3%
New Listings	1	1	0.0%	8	6	- 25.0%

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

Condominium Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	3	--	7	34	+ 385.7%
Closed Sales	1	3	+ 200.0%	10	30	+ 200.0%
Median Sales Price*	\$350,000	\$479,000	+ 36.9%	\$499,500	\$555,720	+ 11.3%
Inventory of Homes for Sale	9	12	+ 33.3%	--	--	--
Months Supply of Inventory	4.5	3.3	- 26.7%	--	--	--
Cumulative Days on Market Until Sale	70	132	+ 88.6%	70	54	- 22.9%
Percent of Original List Price Received*	94.6%	96.1%	+ 1.6%	94.5%	98.8%	+ 4.6%
New Listings	2	4	+ 100.0%	19	67	+ 252.6%

* 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

