

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Roxbury

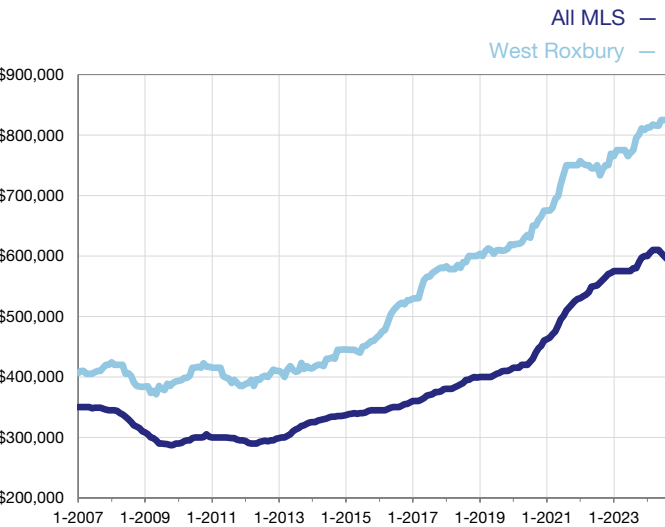
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	17	13	- 23.5%	114	114	0.0%
Closed Sales	12	15	+ 25.0%	110	114	+ 3.6%
Median Sales Price*	\$863,500	\$815,000	- 5.6%	\$803,000	\$837,500	+ 4.3%
Inventory of Homes for Sale	16	18	+ 12.5%	--	--	--
Months Supply of Inventory	1.2	1.4	+ 16.7%	--	--	--
Cumulative Days on Market Until Sale	20	22	+ 10.0%	32	24	- 25.0%
Percent of Original List Price Received*	100.7%	100.7%	0.0%	101.1%	102.5%	+ 1.4%
New Listings	13	10	- 23.1%	131	137	+ 4.6%

* 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	3	5	+ 66.7%	52	34	- 34.6%
Closed Sales	10	7	- 30.0%	56	31	- 44.6%
Median Sales Price*	\$651,000	\$595,000	- 8.6%	\$599,500	\$615,000	+ 2.6%
Inventory of Homes for Sale	20	5	- 75.0%	--	--	--
Months Supply of Inventory	2.8	1.0	- 64.3%	--	--	--
Cumulative Days on Market Until Sale	41	52	+ 26.8%	29	39	+ 34.5%
Percent of Original List Price Received*	100.0%	99.1%	- 0.9%	99.8%	99.1%	- 0.7%
New Listings	9	4	- 55.6%	73	42	- 42.5%

* 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

