

# Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## West Roxbury

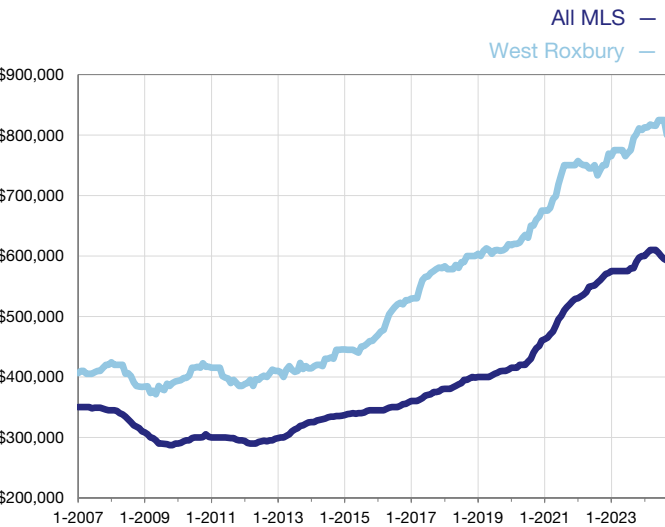
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	14	+ 100.0%	121	124	+ 2.5%
Closed Sales	10	11	+ 10.0%	120	125	+ 4.2%
Median Sales Price*	\$911,500	\$960,000	+ 5.3%	\$811,250	\$850,000	+ 4.8%
Inventory of Homes for Sale	28	26	- 7.1%	--	--	--
Months Supply of Inventory	2.2	2.0	- 9.1%	--	--	--
Cumulative Days on Market Until Sale	44	30	- 31.8%	33	24	- 27.3%
Percent of Original List Price Received*	98.9%	102.5%	+ 3.6%	100.9%	102.5%	+ 1.6%
New Listings	20	23	+ 15.0%	151	157	+ 4.0%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	12	3	- 75.0%	64	38	- 40.6%
Closed Sales	4	3	- 25.0%	60	34	- 43.3%
Median Sales Price*	\$535,000	\$660,000	+ 23.4%	\$599,500	\$637,500	+ 6.3%
Inventory of Homes for Sale	16	16	0.0%	--	--	--
Months Supply of Inventory	2.0	3.7	+ 85.0%	--	--	--
Cumulative Days on Market Until Sale	56	20	- 64.3%	31	37	+ 19.4%
Percent of Original List Price Received*	99.2%	104.8%	+ 5.6%	99.8%	99.6%	- 0.2%
New Listings	9	13	+ 44.4%	82	56	- 31.7%

\* 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

