

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Roxbury

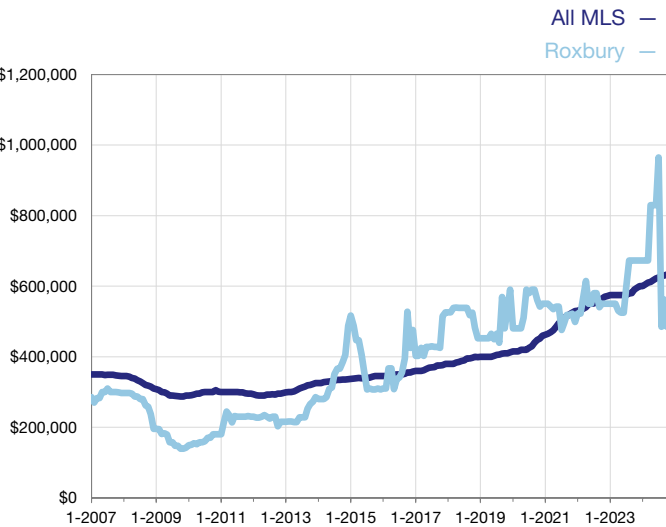
Single-Family Properties				October			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				0	0	--	5	4	- 20.0%
Closed Sales				0	1	--	5	3	- 40.0%
Median Sales Price*				\$0	\$315,000	--	\$672,500	\$485,000	- 27.9%
Inventory of Homes for Sale				4	3	- 25.0%	--	--	--
Months Supply of Inventory				3.2	3.0	- 6.3%	--	--	--
Cumulative Days on Market Until Sale				0	20	--	46	22	- 52.2%
Percent of Original List Price Received*				0.0%	105.4%	--	100.8%	102.5%	+ 1.7%
New Listings				2	1	- 50.0%	10	8	- 20.0%

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

Condominium Properties				October			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				0	5	--	8	41	+ 412.5%
Closed Sales				0	2	--	10	35	+ 250.0%
Median Sales Price*				\$0	\$605,000	--	\$499,500	\$540,800	+ 8.3%
Inventory of Homes for Sale				12	12	0.0%	--	--	--
Months Supply of Inventory				7.6	3.1	- 59.2%	--	--	--
Cumulative Days on Market Until Sale				0	13	--	70	51	- 27.1%
Percent of Original List Price Received*				0.0%	100.1%	--	94.5%	98.9%	+ 4.7%
New Listings				2	3	+ 50.0%	26	84	+ 223.1%

* 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

