

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Roxbury

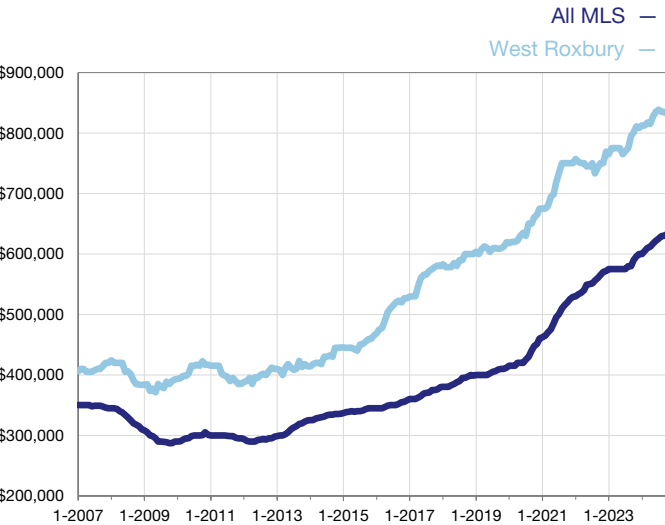
Single-Family Properties				October			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				16	24	+ 50.0%	137	148	+ 8.0%
Closed Sales				13	13	0.0%	133	138	+ 3.8%
Median Sales Price*				\$825,000	\$680,000	- 17.6%	\$812,500	\$835,000	+ 2.8%
Inventory of Homes for Sale				22	25	+ 13.6%	--	--	--
Months Supply of Inventory				1.7	1.8	+ 5.9%	--	--	--
Cumulative Days on Market Until Sale				25	27	+ 8.0%	32	25	- 21.9%
Percent of Original List Price Received*				99.8%	99.1%	- 0.7%	100.8%	102.2%	+ 1.4%
New Listings				12	22	+ 83.3%	163	180	+ 10.4%

* 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				6	7	+ 16.7%	70	44	- 37.1%
Closed Sales				10	4	- 60.0%	70	39	- 44.3%
Median Sales Price*				\$757,500	\$600,000	- 20.8%	\$613,500	\$655,000	+ 6.8%
Inventory of Homes for Sale				13	18	+ 38.5%	--	--	--
Months Supply of Inventory				1.8	4.2	+ 133.3%	--	--	--
Cumulative Days on Market Until Sale				47	39	- 17.0%	33	37	+ 12.1%
Percent of Original List Price Received*				98.6%	100.3%	+ 1.7%	99.6%	99.6%	0.0%
New Listings				4	12	+ 200.0%	86	69	- 19.8%

* 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

