

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Roxbury

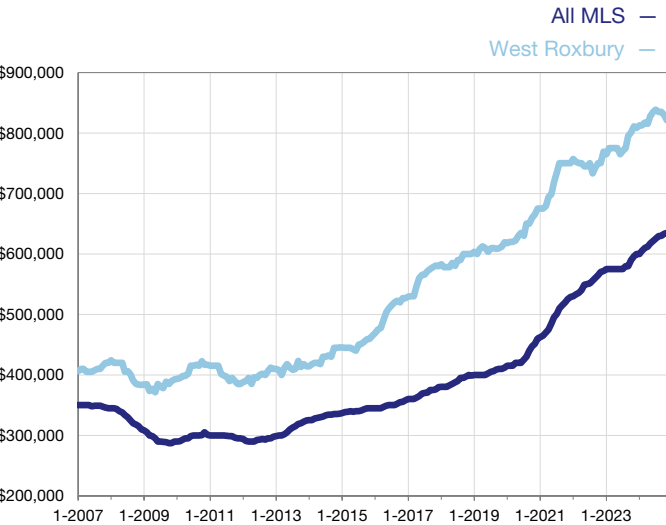
Single-Family Properties				November			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				9	17	+ 88.9%	146	162	+ 11.0%
Closed Sales				12	20	+ 66.7%	145	158	+ 9.0%
Median Sales Price*				\$810,000	\$805,000	- 0.6%	\$812,500	\$826,500	+ 1.7%
Inventory of Homes for Sale				20	10	- 50.0%	--	--	--
Months Supply of Inventory				1.5	0.7	- 53.3%	--	--	--
Cumulative Days on Market Until Sale				28	32	+ 14.3%	32	26	- 18.8%
Percent of Original List Price Received*				97.7%	100.0%	+ 2.4%	100.6%	101.8%	+ 1.2%
New Listings				10	3	- 70.0%	173	183	+ 5.8%

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

Condominium Properties				November			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				5	8	+ 60.0%	75	51	- 32.0%
Closed Sales				7	7	0.0%	77	46	- 40.3%
Median Sales Price*				\$375,000	\$569,000	+ 51.7%	\$588,000	\$612,500	+ 4.2%
Inventory of Homes for Sale				8	12	+ 50.0%	--	--	--
Months Supply of Inventory				1.2	2.7	+ 125.0%	--	--	--
Cumulative Days on Market Until Sale				46	19	- 58.7%	34	34	0.0%
Percent of Original List Price Received*				99.2%	99.9%	+ 0.7%	99.6%	99.6%	0.0%
New Listings				5	3	- 40.0%	91	72	- 20.9%

* 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

