

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Roxbury

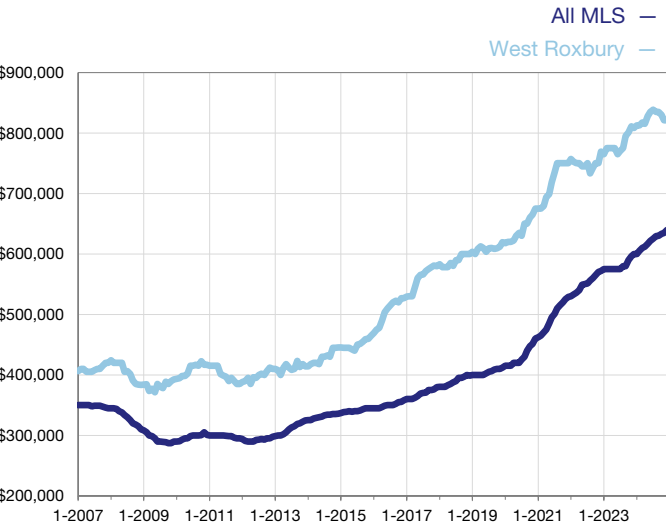
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	9	9	0.0%	155	169	+ 9.0%
Closed Sales	7	9	+ 28.6%	152	167	+ 9.9%
Median Sales Price*	\$715,000	\$790,000	+ 10.5%	\$808,500	\$821,000	+ 1.5%
Inventory of Homes for Sale	8	7	- 12.5%	--	--	--
Months Supply of Inventory	0.6	0.5	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	37	36	- 2.7%	32	26	- 18.8%
Percent of Original List Price Received*	97.6%	98.9%	+ 1.3%	100.4%	101.7%	+ 1.3%
New Listings	3	6	+ 100.0%	176	188	+ 6.8%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	2	- 33.3%	78	52	- 33.3%
Closed Sales	5	5	0.0%	82	51	- 37.8%
Median Sales Price*	\$420,000	\$610,000	+ 45.2%	\$586,500	\$610,000	+ 4.0%
Inventory of Homes for Sale	7	8	+ 14.3%	--	--	--
Months Supply of Inventory	1.1	1.8	+ 63.6%	--	--	--
Cumulative Days on Market Until Sale	44	45	+ 2.3%	35	36	+ 2.9%
Percent of Original List Price Received*	97.6%	91.9%	- 5.8%	99.4%	98.9%	- 0.5%
New Listings	3	1	- 66.7%	94	73	- 22.3%

* 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

