

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Roxbury

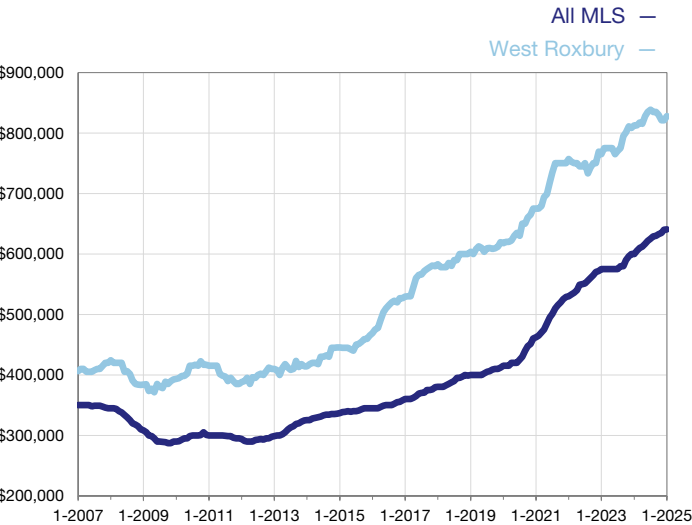
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	11	7	- 36.4%	11	7	- 36.4%
Closed Sales	9	9	0.0%	9	9	0.0%
Median Sales Price*	\$750,000	\$870,000	+ 16.0%	\$750,000	\$870,000	+ 16.0%
Inventory of Homes for Sale	11	6	- 45.5%	--	--	--
Months Supply of Inventory	0.8	0.4	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	41	65	+ 58.5%	41	65	+ 58.5%
Percent of Original List Price Received*	96.4%	96.8%	+ 0.4%	96.4%	96.8%	+ 0.4%
New Listings	15	9	- 40.0%	15	9	- 40.0%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	7	8	+ 14.3%	7	8	+ 14.3%
Closed Sales	4	4	0.0%	4	4	0.0%
Median Sales Price*	\$635,000	\$685,000	+ 7.9%	\$635,000	\$685,000	+ 7.9%
Inventory of Homes for Sale	4	11	+ 175.0%	--	--	--
Months Supply of Inventory	0.6	2.5	+ 316.7%	--	--	--
Cumulative Days on Market Until Sale	39	27	- 30.8%	39	27	- 30.8%
Percent of Original List Price Received*	96.0%	102.9%	+ 7.2%	96.0%	102.9%	+ 7.2%
New Listings	5	11	+ 120.0%	5	11	+ 120.0%

* 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

