

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Roxbury

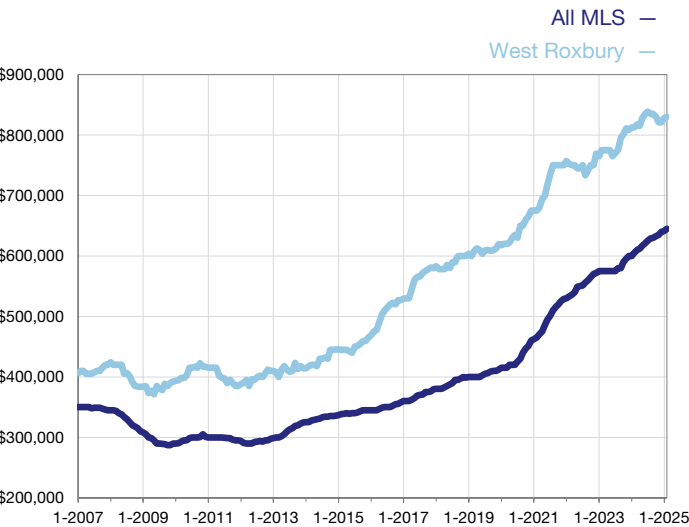
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	6	5	- 16.7%	17	10	- 41.2%
Closed Sales	10	6	- 40.0%	19	15	- 21.1%
Median Sales Price*	\$1,035,000	\$872,500	- 15.7%	\$750,000	\$870,000	+ 16.0%
Inventory of Homes for Sale	14	11	- 21.4%	--	--	--
Months Supply of Inventory	1.1	0.8	- 27.3%	--	--	--
Cumulative Days on Market Until Sale	43	24	- 44.2%	42	48	+ 14.3%
Percent of Original List Price Received*	97.4%	103.1%	+ 5.9%	96.9%	99.3%	+ 2.5%
New Listings	12	8	- 33.3%	27	17	- 37.0%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	1	2	+ 100.0%	8	9	+ 12.5%
Closed Sales	5	3	- 40.0%	9	7	- 22.2%
Median Sales Price*	\$576,000	\$599,000	+ 4.0%	\$585,000	\$599,000	+ 2.4%
Inventory of Homes for Sale	6	12	+ 100.0%	--	--	--
Months Supply of Inventory	0.9	2.7	+ 200.0%	--	--	--
Cumulative Days on Market Until Sale	29	11	- 62.1%	33	20	- 39.4%
Percent of Original List Price Received*	100.3%	100.0%	- 0.3%	98.4%	101.6%	+ 3.3%
New Listings	3	5	+ 66.7%	8	15	+ 87.5%

* 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

