

West Roxbury

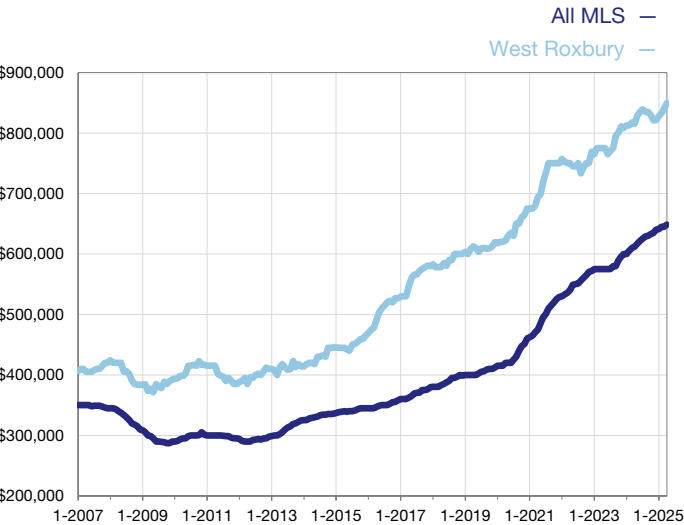
Single-Family Properties	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	25	28	+ 12.0%	52	50	- 3.8%
Closed Sales	15	12	- 20.0%	43	36	- 16.3%
Median Sales Price*	\$785,000	\$990,000	+ 26.1%	\$800,000	\$979,500	+ 22.4%
Inventory of Homes for Sale	18	27	+ 50.0%	--	--	--
Months Supply of Inventory	1.3	2.0	+ 53.8%	--	--	--
Cumulative Days on Market Until Sale	18	26	+ 44.4%	27	43	+ 59.3%
Percent of Original List Price Received*	104.4%	104.5%	+ 0.1%	100.9%	101.5%	+ 0.6%
New Listings	29	42	+ 44.8%	68	78	+ 14.7%

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

Condominium Properties	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	4	6	+ 50.0%	18	23	+ 27.8%
Closed Sales	3	6	+ 100.0%	15	19	+ 26.7%
Median Sales Price*	\$715,000	\$724,500	+ 1.3%	\$665,000	\$665,000	0.0%
Inventory of Homes for Sale	8	11	+ 37.5%	--	--	--
Months Supply of Inventory	1.3	2.3	+ 76.9%	--	--	--
Cumulative Days on Market Until Sale	36	52	+ 44.4%	37	38	+ 2.7%
Percent of Original List Price Received*	99.1%	102.7%	+ 3.6%	98.5%	101.6%	+ 3.1%
New Listings	6	7	+ 16.7%	20	31	+ 55.0%

* 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

