

West Roxbury

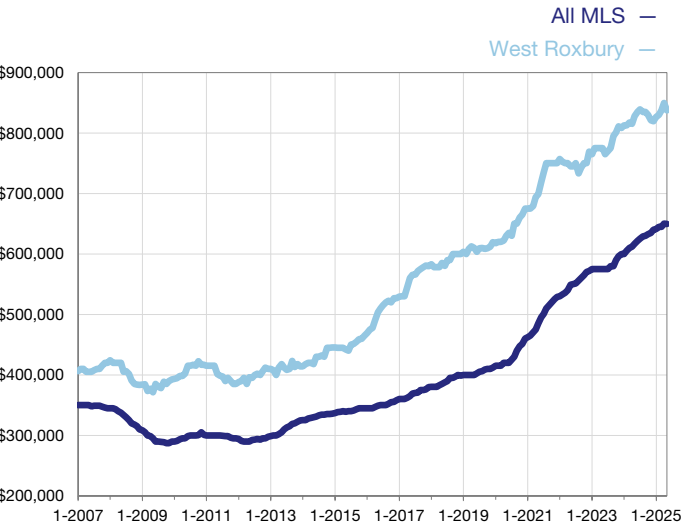
Single-Family Properties	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	22	30	+ 36.4%	74	74	0.0%
Closed Sales	22	17	- 22.7%	65	53	- 18.5%
Median Sales Price*	\$917,500	\$810,000	- 11.7%	\$850,000	\$925,000	+ 8.8%
Inventory of Homes for Sale	19	27	+ 42.1%	--	--	--
Months Supply of Inventory	1.4	1.9	+ 35.7%	--	--	--
Cumulative Days on Market Until Sale	28	24	- 14.3%	28	37	+ 32.1%
Percent of Original List Price Received*	104.0%	109.9%	+ 5.7%	101.9%	104.2%	+ 2.3%
New Listings	24	30	+ 25.0%	92	105	+ 14.1%

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

Condominium Properties	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	3	6	+ 100.0%	21	30	+ 42.9%
Closed Sales	5	5	0.0%	20	24	+ 20.0%
Median Sales Price*	\$610,000	\$600,000	- 1.6%	\$637,500	\$662,500	+ 3.9%
Inventory of Homes for Sale	9	17	+ 88.9%	--	--	--
Months Supply of Inventory	1.6	3.3	+ 106.3%	--	--	--
Cumulative Days on Market Until Sale	23	30	+ 30.4%	34	36	+ 5.9%
Percent of Original List Price Received*	99.9%	101.0%	+ 1.1%	98.8%	101.5%	+ 2.7%
New Listings	4	12	+ 200.0%	24	45	+ 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

