

West Roxbury

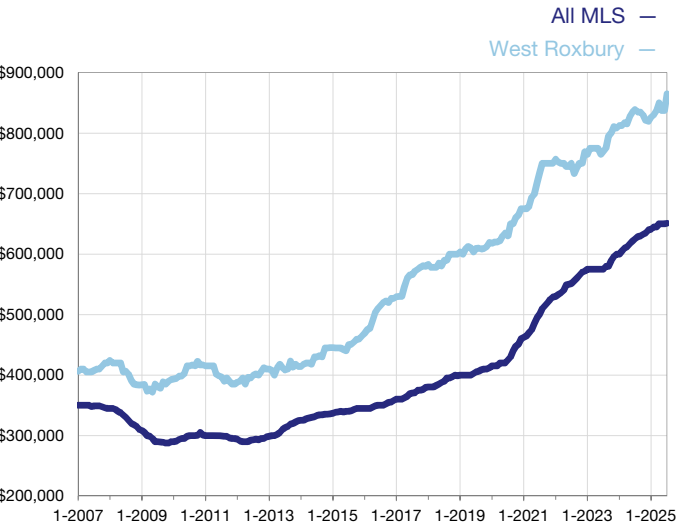
Single-Family Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	12	16	+ 33.3%	101	110	+ 8.9%
Closed Sales	13	31	+ 138.5%	99	109	+ 10.1%
Median Sales Price*	\$835,000	\$930,000	+ 11.4%	\$840,000	\$900,000	+ 7.1%
Inventory of Homes for Sale	20	27	+ 35.0%	--	--	--
Months Supply of Inventory	1.5	1.8	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	16	30	+ 87.5%	24	31	+ 29.2%
Percent of Original List Price Received*	102.7%	99.2%	- 3.4%	102.8%	102.4%	- 0.4%
New Listings	19	17	- 10.5%	124	149	+ 20.2%

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

Condominium Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	5	8	+ 60.0%	29	43	+ 48.3%
Closed Sales	2	6	+ 200.0%	24	34	+ 41.7%
Median Sales Price*	\$701,250	\$642,500	- 8.4%	\$665,000	\$662,500	- 0.4%
Inventory of Homes for Sale	14	11	- 21.4%	--	--	--
Months Supply of Inventory	2.9	2.0	- 31.0%	--	--	--
Cumulative Days on Market Until Sale	48	40	- 16.7%	35	38	+ 8.6%
Percent of Original List Price Received*	97.5%	99.7%	+ 2.3%	99.0%	100.9%	+ 1.9%
New Listings	8	5	- 37.5%	39	60	+ 53.8%

* 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

