

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Roxbury

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	0	--	6	9	+ 50.0%
Closed Sales	0	1	--	4	10	+ 150.0%
Median Sales Price*	\$0	\$467,120	--	\$562,450	\$794,500	+ 41.3%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	1.7	1.3	- 23.5%	--	--	--
Cumulative Days on Market Until Sale	0	23	--	66	109	+ 65.2%
Percent of Original List Price Received*	0.0%	100.0%	--	98.3%	97.8%	- 0.5%
New Listings	0	0	--	9	16	+ 77.8%

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

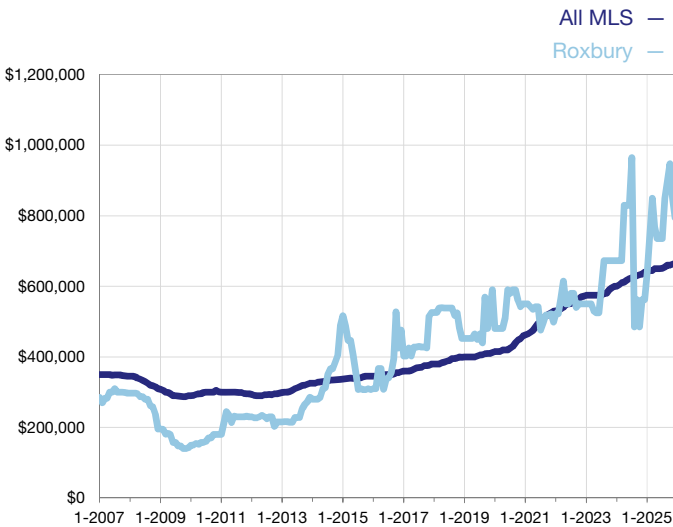
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	2	5	+ 150.0%	43	31	- 27.9%
Closed Sales	1	1	0.0%	40	27	- 32.5%
Median Sales Price*	\$640,000	\$380,000	- 40.6%	\$530,400	\$590,000	+ 11.2%
Inventory of Homes for Sale	11	3	- 72.7%	--	--	--
Months Supply of Inventory	3.1	1.2	- 61.3%	--	--	--
Cumulative Days on Market Until Sale	110	37	- 66.4%	55	102	+ 85.5%
Percent of Original List Price Received*	76.3%	95.0%	+ 24.5%	98.3%	97.1%	- 1.2%
New Listings	2	4	+ 100.0%	88	62	- 29.5%

* 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

