

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Roxbury

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	8	10	+ 25.0%	168	180	+ 7.1%
Closed Sales	12	14	+ 16.7%	170	184	+ 8.2%
Median Sales Price*	\$774,500	\$787,625	+ 1.7%	\$819,250	\$870,000	+ 6.2%
Inventory of Homes for Sale	8	6	- 25.0%	--	--	--
Months Supply of Inventory	0.6	0.4	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	49	36	- 26.5%	27	33	+ 22.2%
Percent of Original List Price Received*	98.5%	98.0%	- 0.5%	101.6%	101.0%	- 0.6%
New Listings	5	3	- 40.0%	188	210	+ 11.7%

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

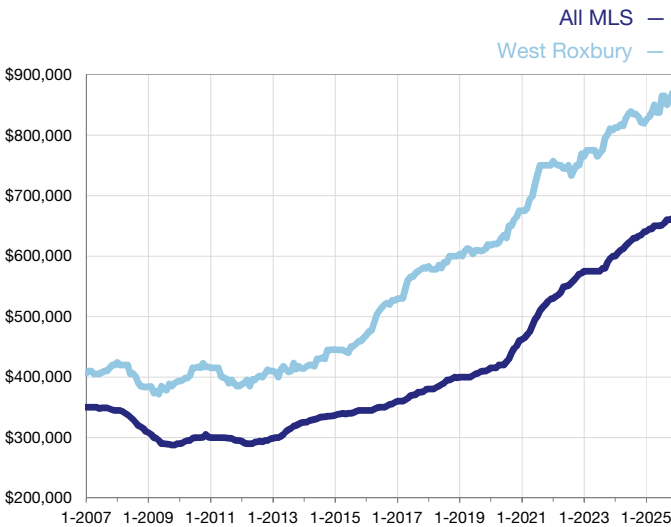
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	2	5	+ 150.0%	52	65	+ 25.0%
Closed Sales	6	6	0.0%	52	64	+ 23.1%
Median Sales Price*	\$580,000	\$419,000	- 27.8%	\$610,000	\$599,000	- 1.8%
Inventory of Homes for Sale	11	9	- 18.2%	--	--	--
Months Supply of Inventory	2.5	1.7	- 32.0%	--	--	--
Cumulative Days on Market Until Sale	50	46	- 8.0%	36	42	+ 16.7%
Percent of Original List Price Received*	91.6%	95.6%	+ 4.4%	98.7%	98.8%	+ 0.1%
New Listings	1	6	+ 500.0%	73	95	+ 30.1%

* 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

