

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Roxbury

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	0	--	1	0	- 100.0%
Closed Sales	1	0	- 100.0%	2	0	- 100.0%
Median Sales Price*	\$850,000	\$0	- 100.0%	\$1,214,500	\$0	- 100.0%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	2.6	0.6	- 76.9%	--	--	--
Cumulative Days on Market Until Sale	406	0	- 100.0%	286	0	- 100.0%
Percent of Original List Price Received*	95.0%	0.0%	- 100.0%	91.3%	0.0%	- 100.0%
New Listings	0	0	--	2	0	- 100.0%

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

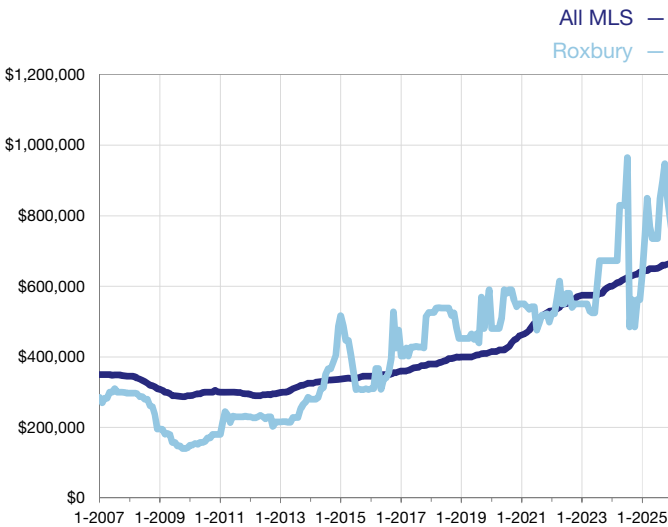
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	3	+ 200.0%	2	3	+ 50.0%
Closed Sales	1	1	0.0%	4	6	+ 50.0%
Median Sales Price*	\$618,000	\$648,000	+ 4.9%	\$624,000	\$609,500	- 2.3%
Inventory of Homes for Sale	14	6	- 57.1%	--	--	--
Months Supply of Inventory	4.1	2.1	- 48.8%	--	--	--
Cumulative Days on Market Until Sale	160	173	+ 8.1%	88	91	+ 3.4%
Percent of Original List Price Received*	92.9%	96.0%	+ 3.3%	95.2%	95.9%	+ 0.7%
New Listings	7	4	- 42.9%	8	7	- 12.5%

* 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

