

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Roxbury

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	5	10	+ 100.0%	10	13	+ 30.0%
Closed Sales	7	5	- 28.6%	16	11	- 31.3%
Median Sales Price*	\$875,000	\$1,147,472	+ 31.1%	\$872,500	\$955,000	+ 9.5%
Inventory of Homes for Sale	12	9	- 25.0%	--	--	--
Months Supply of Inventory	0.9	0.6	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	54	31	- 42.6%	60	50	- 16.7%
Percent of Original List Price Received*	100.4%	100.4%	0.0%	98.4%	99.1%	+ 0.7%
New Listings	8	7	- 12.5%	17	17	0.0%

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

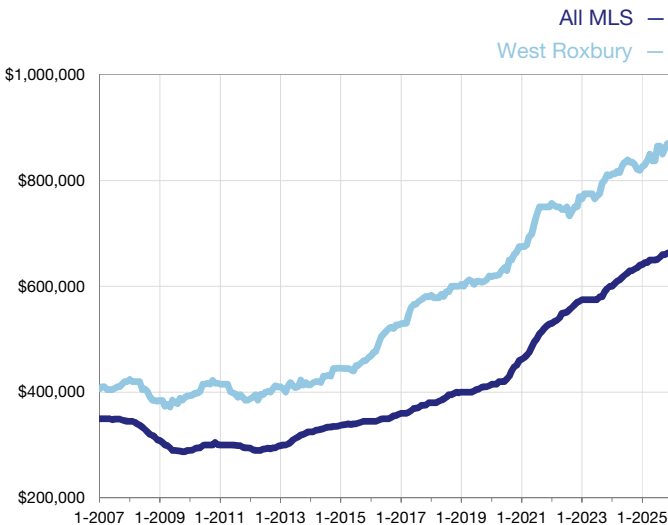
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	2	8	+ 300.0%	9	13	+ 44.4%
Closed Sales	3	5	+ 66.7%	7	6	- 14.3%
Median Sales Price*	\$599,000	\$675,000	+ 12.7%	\$599,000	\$712,500	+ 18.9%
Inventory of Homes for Sale	12	7	- 41.7%	--	--	--
Months Supply of Inventory	2.7	1.2	- 55.6%	--	--	--
Cumulative Days on Market Until Sale	11	49	+ 345.5%	20	57	+ 185.0%
Percent of Original List Price Received*	100.0%	99.9%	- 0.1%	101.6%	96.4%	- 5.1%
New Listings	5	6	+ 20.0%	14	12	- 14.3%

* 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

