

# Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## West Roxbury

### Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	12	12	0.0%	22	24	+ 9.1%
Closed Sales	8	7	- 12.5%	24	18	- 25.0%
Median Sales Price*	\$1,065,000	\$1,087,500	+ 2.1%	\$912,500	\$1,021,250	+ 11.9%
Inventory of Homes for Sale	15	15	0.0%	--	--	--
Months Supply of Inventory	1.1	1.0	- 9.1%	--	--	--
Cumulative Days on Market Until Sale	36	35	- 2.8%	52	44	- 15.4%
Percent of Original List Price Received*	103.2%	104.7%	+ 1.5%	100.0%	101.3%	+ 1.3%
New Listings	17	20	+ 17.6%	34	37	+ 8.8%

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

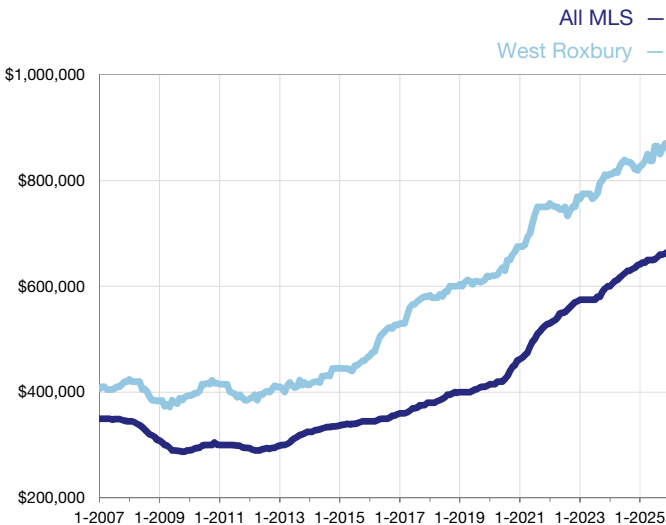
### Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	7	7	0.0%	16	19	+ 18.8%
Closed Sales	6	8	+ 33.3%	13	14	+ 7.7%
Median Sales Price*	\$642,500	\$487,500	- 24.1%	\$625,000	\$558,500	- 10.6%
Inventory of Homes for Sale	15	12	- 20.0%	--	--	--
Months Supply of Inventory	3.3	2.1	- 36.4%	--	--	--
Cumulative Days on Market Until Sale	45	44	- 2.2%	31	49	+ 58.1%
Percent of Original List Price Received*	100.4%	99.0%	- 1.4%	101.0%	97.9%	- 3.1%
New Listings	12	12	0.0%	26	23	- 11.5%

\* 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

