

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Roxbury

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	21	23	+ 9.5%	43	44	+ 2.3%
Closed Sales	12	7	- 41.7%	36	25	- 30.6%
Median Sales Price*	\$990,000	\$856,000	- 13.5%	\$979,500	\$915,000	- 6.6%
Inventory of Homes for Sale	32	24	- 25.0%	--	--	--
Months Supply of Inventory	2.4	1.6	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	26	12	- 53.8%	43	35	- 18.6%
Percent of Original List Price Received*	104.5%	108.2%	+ 3.5%	101.5%	103.2%	+ 1.7%
New Listings	41	29	- 29.3%	75	66	- 12.0%

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

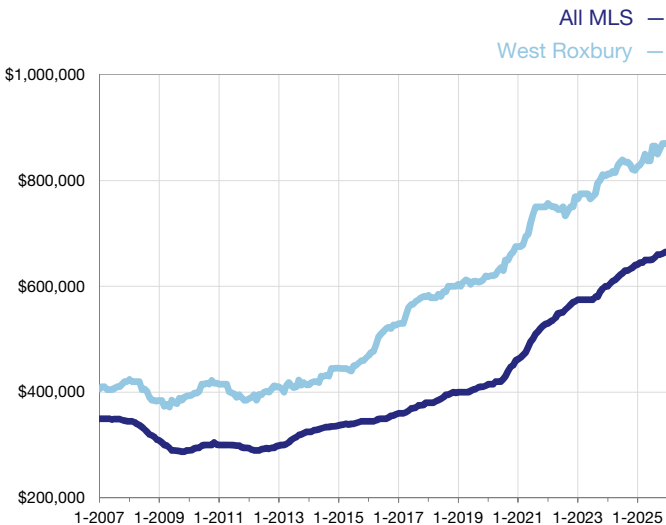
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	7	6	- 14.3%	23	24	+ 4.3%
Closed Sales	6	3	- 50.0%	19	17	- 10.5%
Median Sales Price*	\$724,500	\$469,900	- 35.1%	\$665,000	\$525,000	- 21.1%
Inventory of Homes for Sale	16	14	- 12.5%	--	--	--
Months Supply of Inventory	3.4	2.5	- 26.5%	--	--	--
Cumulative Days on Market Until Sale	52	15	- 71.2%	38	43	+ 13.2%
Percent of Original List Price Received*	102.7%	101.1%	- 1.6%	101.6%	98.5%	- 3.1%
New Listings	8	10	+ 25.0%	34	34	0.0%

* 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

