

West Roxbury

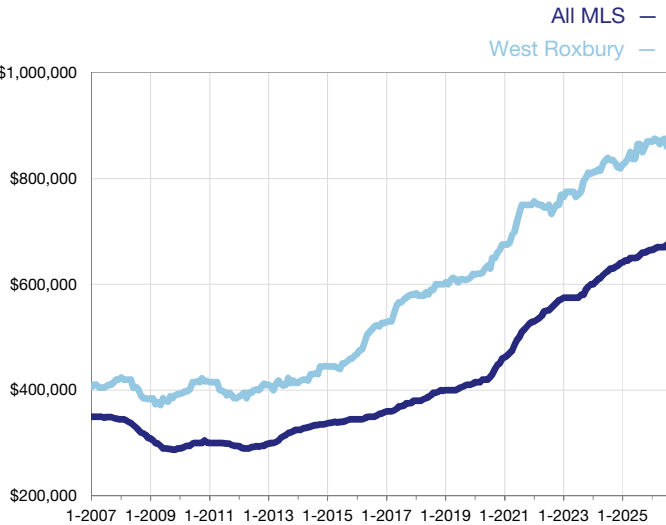
Single-Family Properties	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	14	13	- 7.1%	108	99	- 8.3%
Closed Sales	32	22	- 31.3%	110	89	- 19.1%
Median Sales Price*	\$942,500	\$812,500	- 13.8%	\$900,000	\$885,000	- 1.7%
Inventory of Homes for Sale	33	17	- 48.5%	--	--	--
Months Supply of Inventory	2.3	1.2	- 47.8%	--	--	--
Cumulative Days on Market Until Sale	29	27	- 6.9%	30	29	- 3.3%
Percent of Original List Price Received*	99.5%	99.2%	- 0.3%	102.4%	102.3%	- 0.1%
New Listings	17	12	- 29.4%	148	121	- 18.2%

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

Condominium Properties	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	5	8	+ 60.0%	40	39	- 2.5%
Closed Sales	7	6	- 14.3%	35	33	- 5.7%
Median Sales Price*	\$585,000	\$480,000	- 17.9%	\$660,000	\$525,000	- 20.5%
Inventory of Homes for Sale	17	14	- 17.6%	--	--	--
Months Supply of Inventory	3.2	2.6	- 18.8%	--	--	--
Cumulative Days on Market Until Sale	38	81	+ 113.2%	37	53	+ 43.2%
Percent of Original List Price Received*	99.8%	98.6%	- 1.2%	100.9%	98.5%	- 2.4%
New Listings	6	8	+ 33.3%	62	55	- 11.3%

* 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

