

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Roxbury

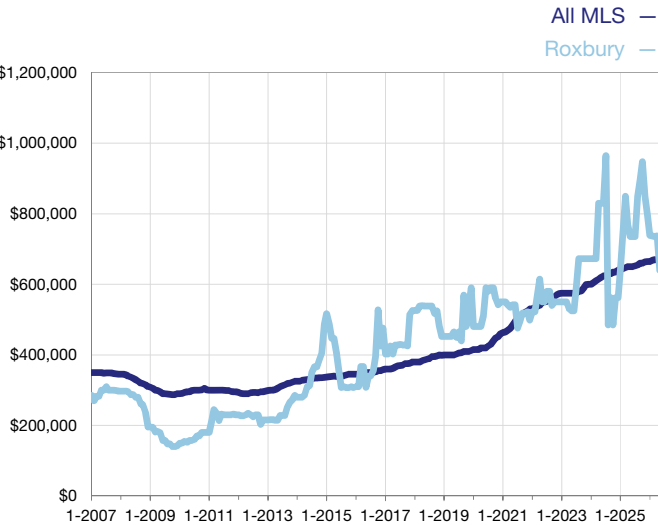
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	0	0	--	4	0	- 100.0%
Closed Sales	1	0	- 100.0%	6	1	- 83.3%
Median Sales Price*	\$1,150,000	\$0	- 100.0%	\$1,000,000	\$542,000	- 45.8%
Inventory of Homes for Sale	6	5	- 16.7%	--	--	--
Months Supply of Inventory	5.1	2.0	- 60.8%	--	--	--
Cumulative Days on Market Until Sale	23	0	- 100.0%	125	18	- 85.6%
Percent of Original List Price Received*	95.8%	0.0%	- 100.0%	95.6%	103.2%	+ 7.9%
New Listings	2	2	0.0%	11	9	- 18.2%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	4	1	- 75.0%	20	11	- 45.0%
Closed Sales	1	1	0.0%	19	17	- 10.5%
Median Sales Price*	\$560,000	\$655,000	+ 17.0%	\$590,000	\$605,000	+ 2.5%
Inventory of Homes for Sale	13	15	+ 15.4%	--	--	--
Months Supply of Inventory	5.2	6.8	+ 30.8%	--	--	--
Cumulative Days on Market Until Sale	721	8	- 98.9%	115	55	- 52.2%
Percent of Original List Price Received*	82.5%	104.1%	+ 26.2%	96.5%	98.0%	+ 1.6%
New Listings	3	7	+ 133.3%	40	32	- 20.0%

* 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

