

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Roxbury

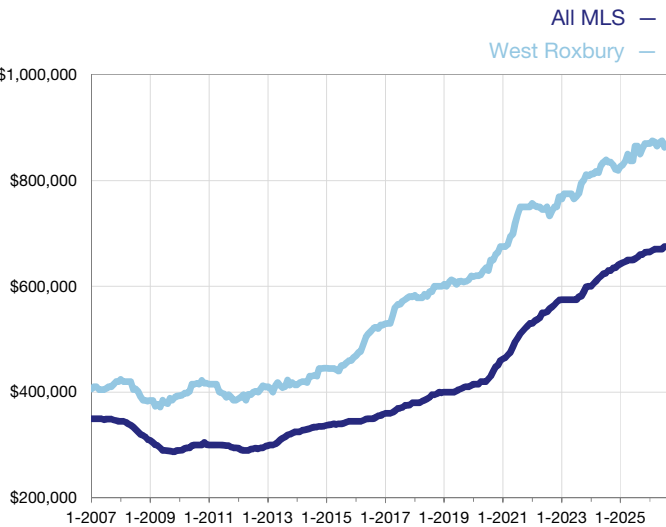
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	15	11	- 26.7%	123	109	- 11.4%
Closed Sales	9	10	+ 11.1%	119	100	- 16.0%
Median Sales Price*	\$775,000	\$935,000	+ 20.6%	\$900,000	\$895,493	- 0.5%
Inventory of Homes for Sale	20	17	- 15.0%	--	--	--
Months Supply of Inventory	1.3	1.2	- 7.7%	--	--	--
Cumulative Days on Market Until Sale	40	33	- 17.5%	31	29	- 6.5%
Percent of Original List Price Received*	97.5%	99.0%	+ 1.5%	102.1%	101.8%	- 0.3%
New Listings	5	13	+ 160.0%	153	133	- 13.1%

* 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	7	3	- 57.1%	47	41	- 12.8%
Closed Sales	6	5	- 16.7%	41	38	- 7.3%
Median Sales Price*	\$622,500	\$650,000	+ 4.4%	\$660,000	\$535,000	- 18.9%
Inventory of Homes for Sale	15	13	- 13.3%	--	--	--
Months Supply of Inventory	2.8	2.6	- 7.1%	--	--	--
Cumulative Days on Market Until Sale	38	47	+ 23.7%	37	52	+ 40.5%
Percent of Original List Price Received*	100.1%	98.2%	- 1.9%	100.8%	98.5%	- 2.3%
New Listings	6	2	- 66.7%	68	57	- 16.2%

* 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

