

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Roxbury

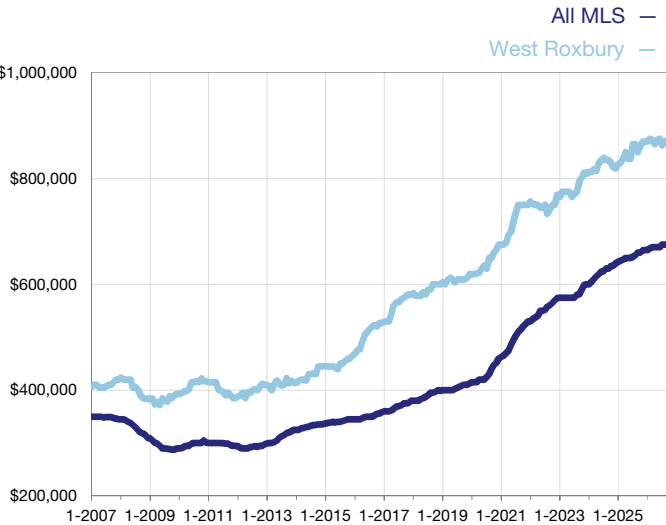
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	21	16	- 23.8%	144	125	- 13.2%
Closed Sales	15	12	- 20.0%	134	112	- 16.4%
Median Sales Price*	\$850,000	\$781,000	- 8.1%	\$890,000	\$888,500	- 0.2%
Inventory of Homes for Sale	26	34	+ 30.8%	--	--	--
Months Supply of Inventory	1.7	2.6	+ 52.9%	--	--	--
Cumulative Days on Market Until Sale	31	27	- 12.9%	31	29	- 6.5%
Percent of Original List Price Received*	99.7%	98.9%	- 0.8%	101.8%	101.5%	- 0.3%
New Listings	32	34	+ 6.3%	185	166	- 10.3%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	7	5	- 28.6%	54	46	- 14.8%
Closed Sales	7	4	- 42.9%	48	42	- 12.5%
Median Sales Price*	\$404,000	\$620,000	+ 53.5%	\$612,500	\$547,450	- 10.6%
Inventory of Homes for Sale	17	12	- 29.4%	--	--	--
Months Supply of Inventory	3.0	2.5	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	34	61	+ 79.4%	37	53	+ 43.2%
Percent of Original List Price Received*	97.5%	98.9%	+ 1.4%	100.3%	98.5%	- 1.8%
New Listings	11	8	- 27.3%	79	64	- 19.0%

* 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

