Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

West Roxbury

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	18	**15**	- 16.7%	162	**135**	- 16.7%
Closed Sales	25	**12**	- 52.0%	159	**126**	- 20.8%
Median Sales Price*	$850,000	**$844,950**	- 0.6%	$870,000	**$880,000**	+ 1.1%
Inventory of Homes for Sale	20	**38**	+ 90.0%	--	--	--
Months Supply of Inventory	1.3	**3.0**	+ 130.8%	--	--	--
Cumulative Days on Market Until Sale	35	**23**	- 34.3%	32	**29**	- 9.4%
Percent of Original List Price Received*	98.9%	**98.9%**	0.0%	101.3%	**100.9%**	- 0.4%
New Listings	14	**18**	+ 28.6%	199	**184**	- 7.5%

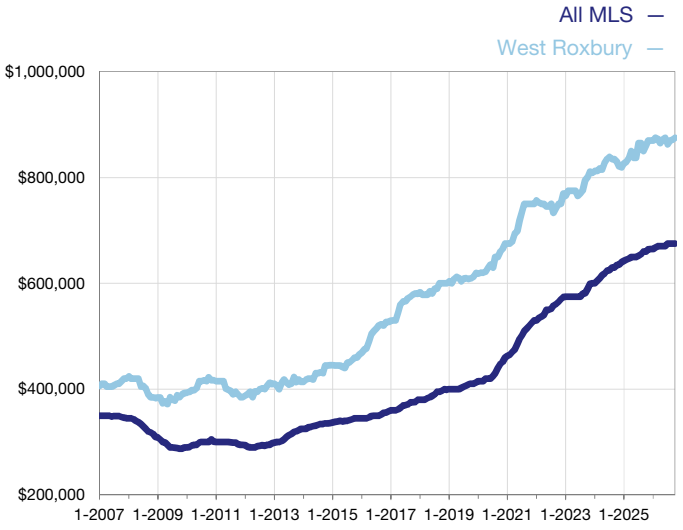
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

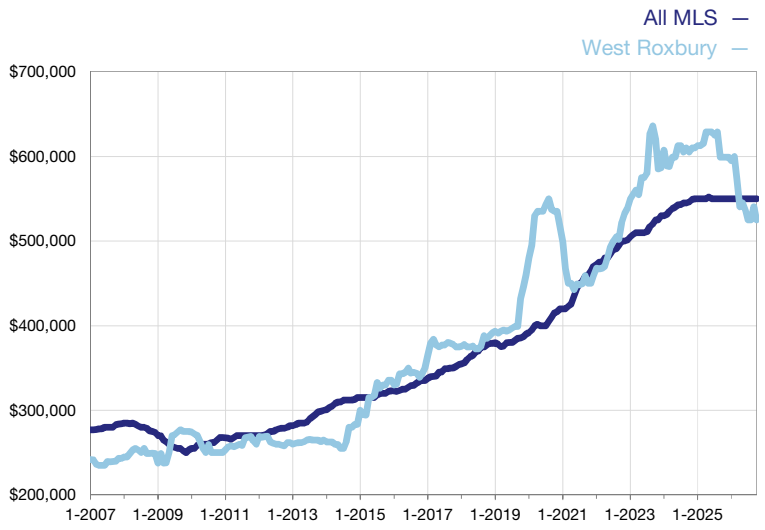
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	3	**5**	+ 66.7%	57	**49**	- 14.0%
Closed Sales	6	**2**	- 66.7%	54	**44**	- 18.5%
Median Sales Price*	$617,500	**$642,500**	+ 4.0%	$612,500	**$547,450**	- 10.6%
Inventory of Homes for Sale	16	**10**	- 37.5%	--	--	--
Months Supply of Inventory	2.9	**2.1**	- 27.6%	--	--	--
Cumulative Days on Market Until Sale	61	**136**	+ 123.0%	40	**57**	+ 42.5%
Percent of Original List Price Received*	94.9%	**98.2%**	+ 3.5%	99.7%	**98.5%**	- 1.2%
New Listings	4	**3**	- 25.0%	83	**68**	- 18.1%

* 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



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