

Roslindale, Boston — Market Data

A monthly market snapshot for agents to reference and share with clients & teams

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HEADLINE NUMBERS

\$739,879

Typical Home Value (ZHVI)

▼ 1.5% YoY

\$719,000

Median Sale Price

▼ 6.8% YoY

\$482/sqft

Median Price Per Sq Ft

▼ 2.0% YoY

64

Homes Currently For Sale
Active listings, all types

73

Homes Sold (May 2026)

▲ 22.1% YoY

10 days

Median Days to Pending

Among the fastest we track

MARKET DYNAMICS (REDFIN, TRAILING 3 MO.)

73

Sold May

\$482/sqft

Median \$/sqft (▼ 2.0% YoY)

20 days

Avg. DOM (vs. 17 last year)

79 / 100

Compete Score — Very Competitive

PRICE BY HOME SIZE (ESTIMATED)

UNIT TYPE	TYPICAL SIZE	EST. PRICE RANGE
Studio	~450–600 sq ft	\$200,000 – \$310,000
1 Bedroom	~650–850 sq ft	\$290,000 – \$440,000
2 Bedroom	~950–1,300 sq ft	\$425,000 – \$675,000
3+ Bed / Single-Family	~1,600–2,600 sq ft	\$710,000 – \$1,350,000

AGENT TAKEAWAY

June median sale price \$719K, down 6.8% YoY, with \$/sqft off 2.0%. Compete Score eased 89 to 79. Still 10 days to pending — sellers anchored to 2025 comps are the ones cutting price.

Sources: Zillow Home Value Index (ZHVI) for typical home value, inventory, list price and days to pending.

Redfin neighborhood data for median sale price, price/sqft, homes sold, days on market, Compete Score. MAR for Greater Boston medians.

Price-by-size figures are modeled estimates (typical sq ft × current \$/sqft range), not sold comps — confirm with active listings for a specific unit.