

Roxbury, Boston — Market Data

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

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HEADLINE NUMBERS

\$640,878

Typical Home Value (ZHVI)

▼ 1.6% YoY

\$674,773

Median Sale Price

Redfin, trailing 3 months

\$704,817

Median List Price

Active listings

64

Homes Currently For Sale

Active inventory

24

New Listings This Month

Fresh supply

29 days

Avg. Days on Market

Redfin trailing period

MARKET DYNAMICS (REDFIN, TRAILING 3 MO.)

35

Sold May (▼ 2.6% YoY)

\$491/sqft

Median \$/sqft (▼ 2.5% YoY)

29 days

Avg. DOM (vs. 24 last year)

72 / 100

Compete Score — Very Competitive

PRICE BY HOME SIZE (ESTIMATED)

UNIT TYPE	TYPICAL SIZE	EST. PRICE RANGE
Studio	~450–600 sq ft	\$190,000 – \$335,000
1 Bedroom	~650–850 sq ft	\$275,000 – \$475,000
2 Bedroom	~950–1,300 sq ft	\$400,000 – \$730,000
3+ Bed / Triple-Decker	~1,500–2,400 sq ft	\$630,000 – \$1,345,000

AGENT TAKEAWAY

Asking still runs ahead of closing: \$704,817 median list against a \$674,773 trailing sale price. ZHVI \$640,878 (▼ 1.6%), \$/sqft \$491 (▼ 2.5%). Just 64 active listings holds the Compete Score at 72 as on market drift to 29.

Sources: Zillow Home Value Index (ZHVI) for typical home value, median list price, inventory and new listings.

Redfin neighborhood data for median sale price, homes sold, \$/sqft, days on market and 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.