

West End, Boston — Market Data

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

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HEADLINE NUMBERS

\$551,800

Typical Home Value (ZHVI)

▼ 27.6% YoY

\$522,000

Median Sale Price

▲ 11.1% YoY

\$616/sqft

Median Price Per Sq Ft

▼ 0.6% YoY

25

Homes Currently For Sale

Active inventory

4

Homes Sold (Recent Period)

▼ 60.0% YoY

44 days

Avg. Days on Market

vs. 38 last year

MARKET DYNAMICS (REDFIN, TRAILING 3 MO.)

4

Sold recently (▼ 60.0% YoY)

\$616/sqft

Median \$/sqft (▼ 0.6% YoY)

44 days

Avg. DOM (vs. 38 last yr)

53/100

Compete Score — Somewhat Comp.

PRICE BY HOME SIZE (ESTIMATED)

UNIT TYPE	TYPICAL SIZE	EST. PRICE RANGE
Studio	~450–600 sq ft	\$250,000 – \$410,000
1 Bedroom	~650–850 sq ft	\$365,000 – \$580,000
2 Bedroom	~950–1,300 sq ft	\$530,000 – \$885,000
3+ Bedroom	~1,500–2,400 sq ft	\$840,000 – \$1,630,000

AGENT TAKEAWAY

Zillow marked the typical home value down 27.6% to \$552K, far steeper than closed sales: the median rose 11.1% to \$522K on just 4 sales and \$/sqft is flat at \$616. 44 days on market; 25 listings.

Sources: Zillow Home Value Index (ZHVI) for typical home value, active inventory, new listings and list/sale pricing where published. Redfin neighborhood data for homes sold, price/sqft, days on market, Compete Score. MAR for Greater Boston condo & single-family medians. Price-by-size figures are modeled estimates (typical sq ft x current \$/sqft range), not sold comps - confirm with active listings for a specific unit.