

West Roxbury, Boston — Market Data

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

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HEADLINE NUMBERS

\$811,716

Typical Home Value (ZHVI)

▲ 0.8% YoY

\$879,717

Median Sale Price

Zillow, trailing month

\$530/sqft

Median Price Per Sq Ft

▲ 2.0% YoY

100

Homes Currently For Sale

Active listings, all types

60

Homes Sold (May 2026)

▼ 18.0% YoY

10 days

Median Days to Pending

Fastest in coverage area

MARKET DYNAMICS (REDFIN, TRAILING 3 MO.)

60

Sold May

\$530/sqft

Median \$/sqft (▲ 2.0% YoY)

21 days

Avg. DOM (vs. 18 last year)

88 / 100

Compete Score — Very Competitive

PRICE BY HOME SIZE (ESTIMATED)

UNIT TYPE	TYPICAL SIZE	EST. PRICE RANGE
Studio	~450–600 sq ft	\$220,500 – \$342,000
1 Bedroom	~650–850 sq ft	\$318,500 – \$484,500
2 Bedroom	~950–1,300 sq ft	\$465,500 – \$741,000
3+ Bed / Single-Family Colonial	~1,600–2,600 sq ft	\$784,000 – \$1,482,000

AGENT TAKEAWAY

Still the fastest submarket we track — Compete Score 88, 10 days to pending. But inventory doubled to 100 listings, so a home that sits now reads as overpriced.

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

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 × current \$/sqft range), not sold comps — confirm with active listings for a specific unit.