

West Roxbury 02132

ZIP code · MA · Massachusetts > Suffolk County

BALANCED MARKET

\$802K

MEDIAN SALE PRICE

-6.4%

1-YR CHANGE

288

SALES (12 MO)

\$774K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 42 / 100



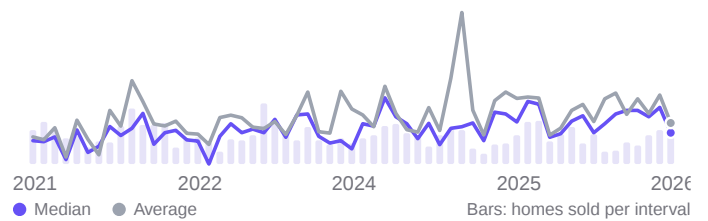
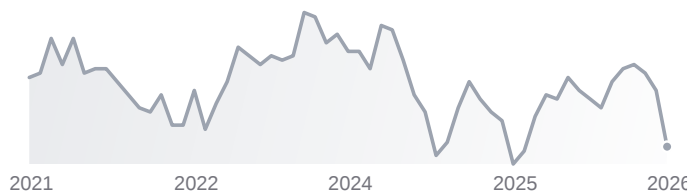
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

42 / 100

Sale prices

Median \$725K · Average \$780K

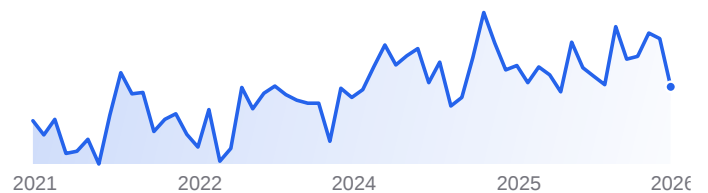
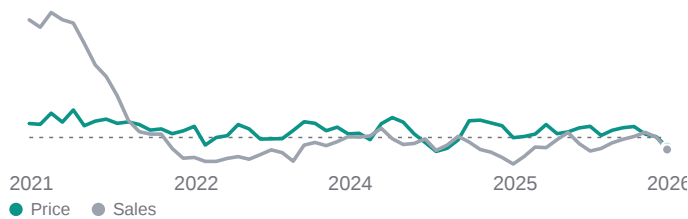


Growth (year over year)

Price -6.4% · Sales -8.3%

Price per square foot

\$507/ft²

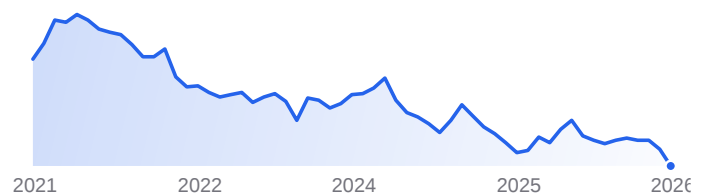
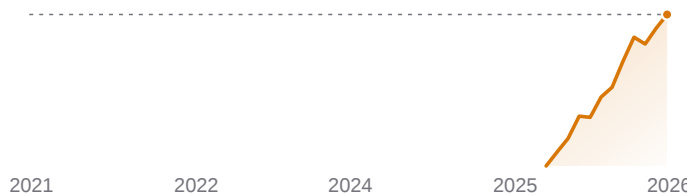


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

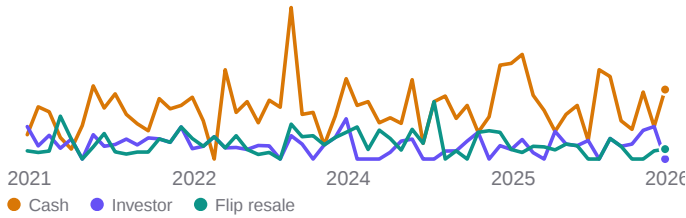
3.1%



BUYERS & OUTCOMES

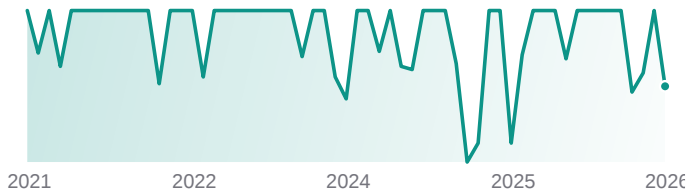
Buyer mix

Cash 26% · Investor 0% · Flip resale 3.7%



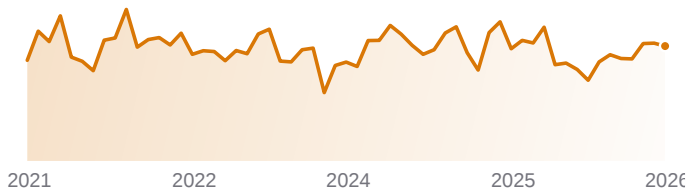
Sellers who sold at a gain

93%

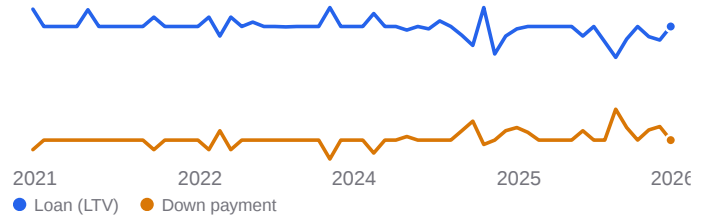


Median annualized return at resale

+5.0%

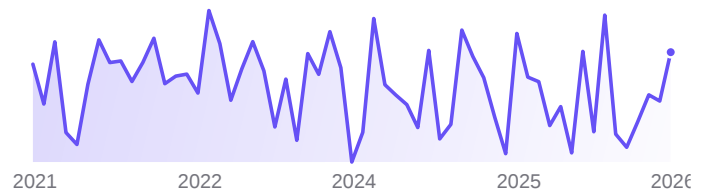


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



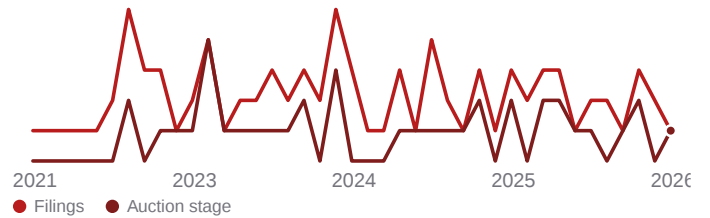
Typical hold before selling

15.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	9,168
Median value (AVM)	\$774K
Median size	1,578 ft²
Median bedrooms	3
Median year built	1936
Single family	72%
Condos	17%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	1.1%
Owner occupied	81%
Company owned	16%
Median loan-to-value	44%

Typical ownership tenure

15.7 yrs

COMMUNITY

Population	26,897
Density	5,198 / mi²
Median household income	\$126K
Average household income	\$158K
Crime index (US avg 100)	58
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	71
Homes occupied	95%
Bachelor's or higher	31%
Poverty rate	5.1%
Unemployment	1.3%
Average temp	50°F
Annual precip	48 in
Sunshine	58%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.