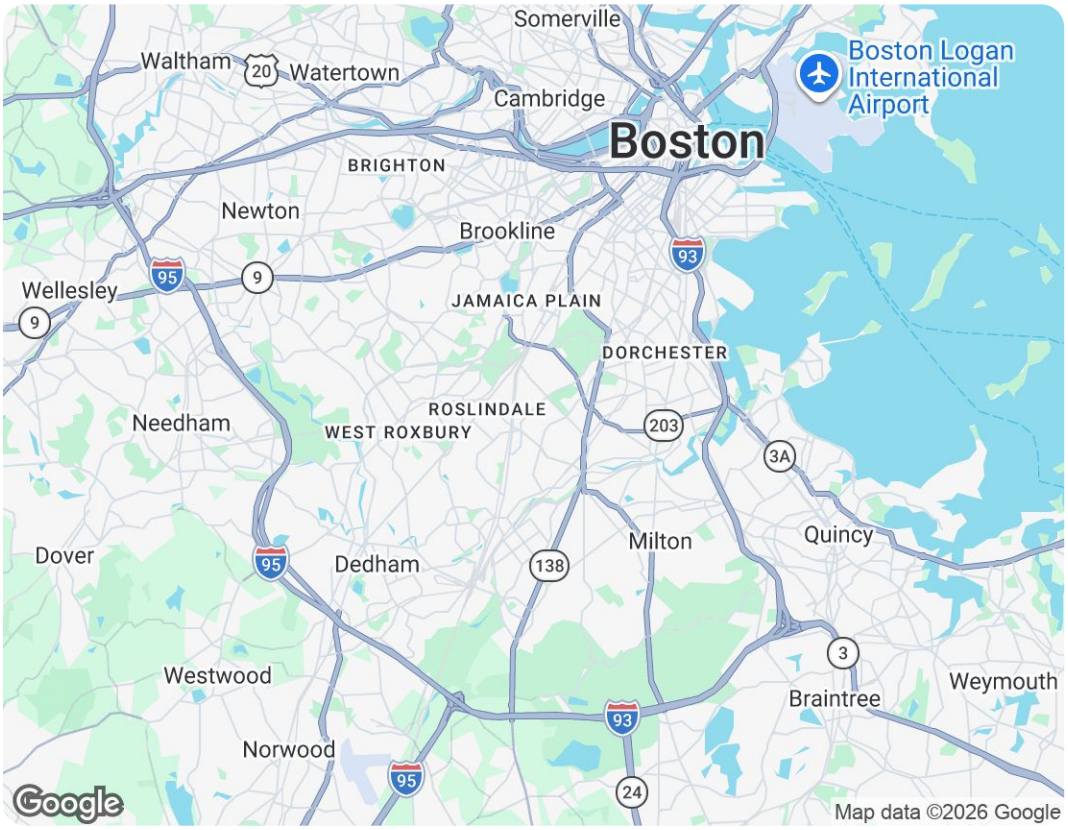
Roslindale, Massachusetts



Juan Murray

Broker Associate | ABR®

Massachusetts Real Estate License #9522081

juan@juanrealestate.com

www.juanrealestate.com

RE/MAX Real Estate Canter

769 Centre Street

Suite 209

Jamaica Plain, MA 02130

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Roslindale, Massachusetts

MLS PIN

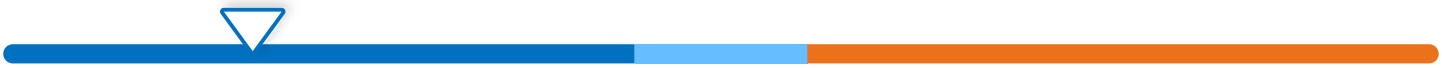
Market Trends

Market Trends for Roslindale, Massachusetts

Single Family + Condo/Townhouse/Apt.

October 2026

Market Type



Seller's Market | Balanced Market | Buyer's Market

Key Details

Months of Inventory	Sold to List Price %	Median Days in RPR	Median Sold Price
2.08	101.2%	10	$719,000
↑ 0.48% MoM	↑ 0.16% MoM	↓ 50% MoM	↑ 1.27% MoM

October 2026 Median Estimated Property Value

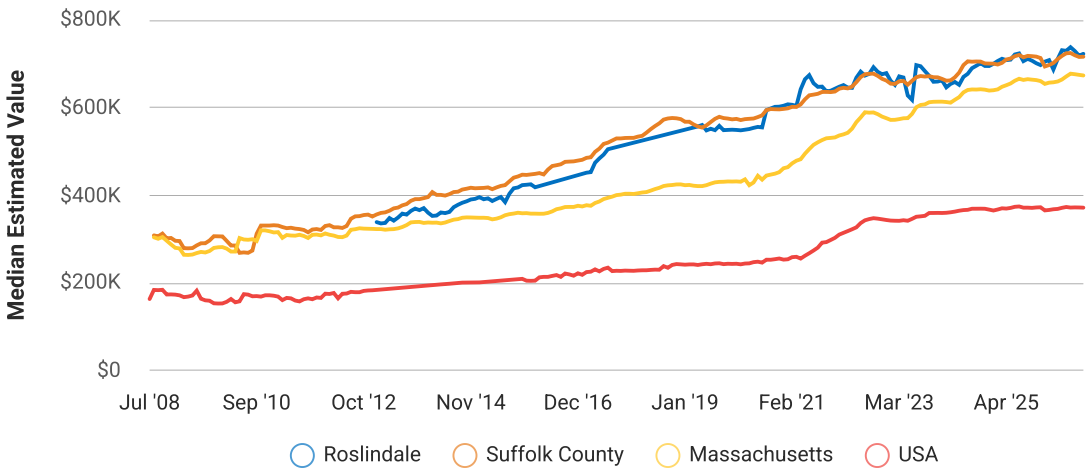
Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly

Median Estimated Value	Last Month Change	12 Month Change
$722,690	+0.6%	+2.2%



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Roslindale, Massachusetts

October 2026 New Listings

Roslindale, Massachusetts

Single Family + Condo/Townhouse/Apt.

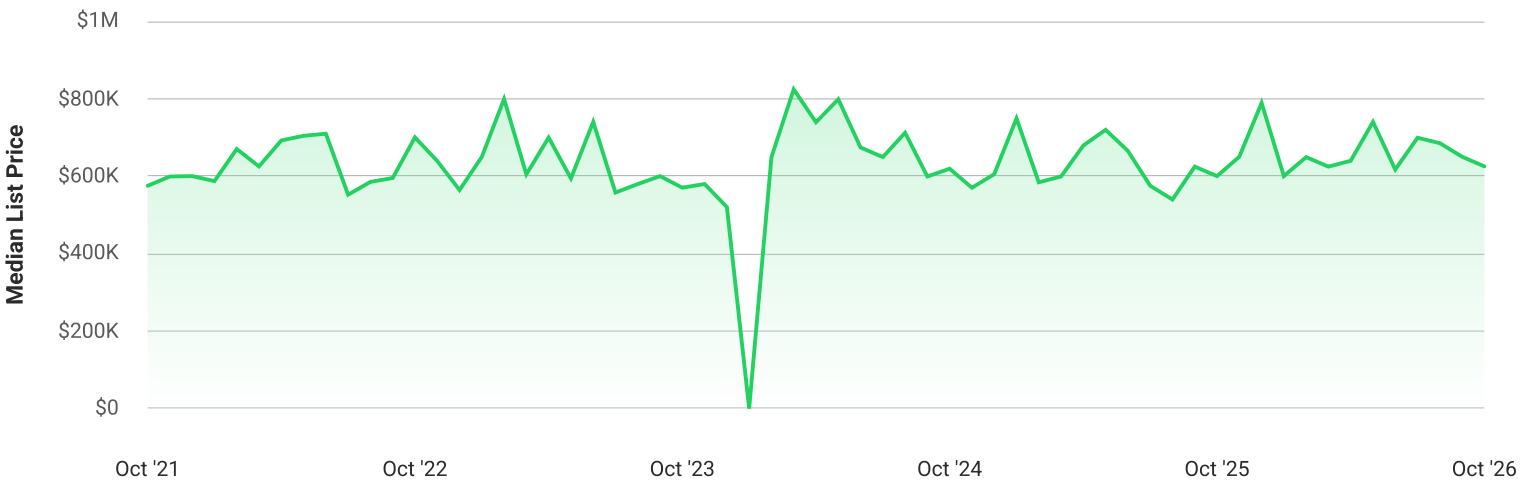
This graphic summarizes key statistics for properties that entered the market each month. RPR uses list date to determine when a listing entered the market. These statistics are important for understanding the rate at which listings are entering the market and their price points.

Source: Listing sources

Update Frequency: Monthly

Median List Price - $625,000

3.8% Month over Month



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Roslindale, Massachusetts

October 2026 Active Listings

Roslindale, Massachusetts

Single Family + Condo/Townhouse/Apt.

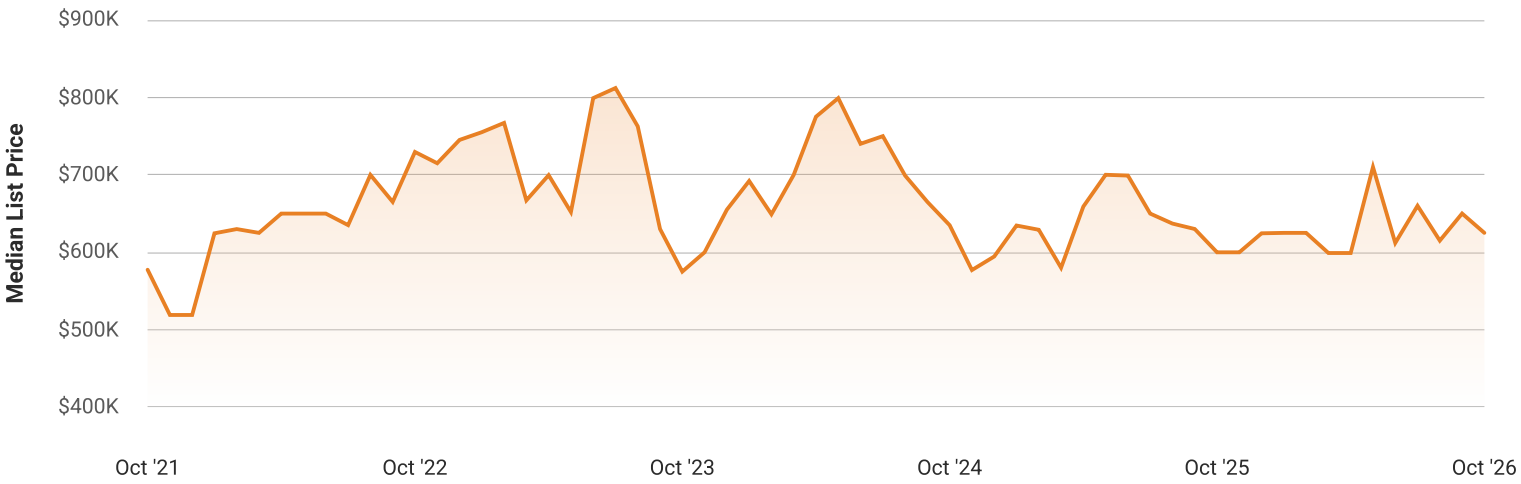
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

Median List Price - $625,000

3.8% Month over Month



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Roslindale, Massachusetts

October 2026 Months Supply of Inv.

Roslindale, Massachusetts

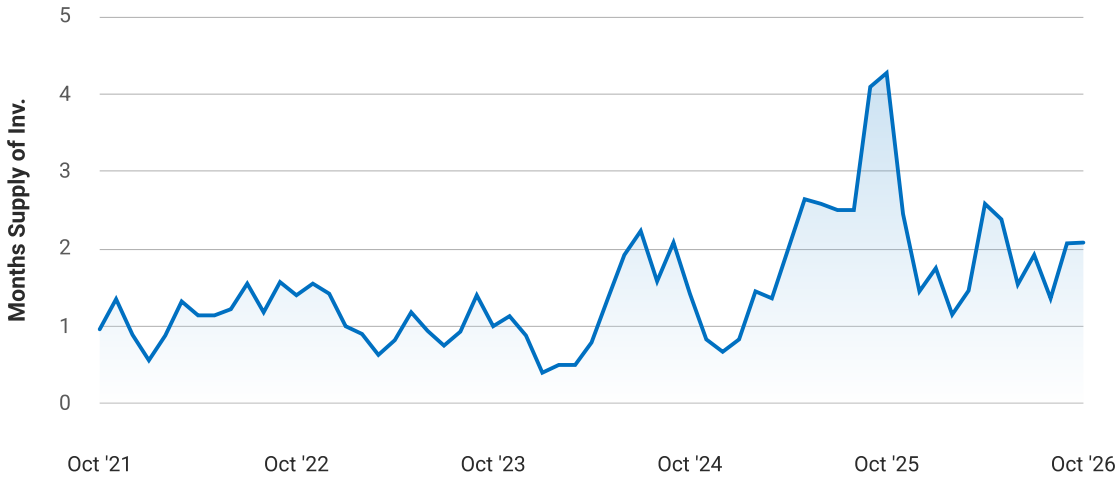
Single Family + Condo/Townhouse/Apt.

This graphic summarizes key statistics that describe the given month's inventory level and the percentage change in the last month and year. Months of inventory is the number of months it will take a market to absorb the inventory that's available at the end of the month, based on the number of properties that typically go into pending each month. RPR calculates months of inventory by dividing the count of listings that were active on the last day of the month by a rolling 12-month average of newly pending listings.

Source: Listing sources

Update Frequency: Monthly

Months Supply of Inv.	Last Month Change	12 Month Change
2.08	+0.5%	-51.3%



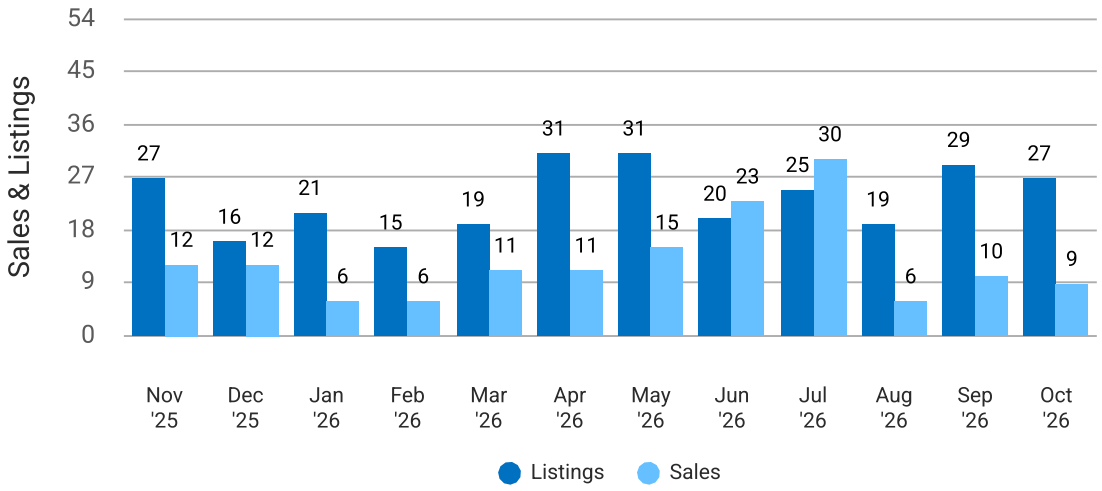
Total Sales and Active Listings in Roslindale, Massachusetts

Single Family + Condo/Townhouse/Apt.

This graph compares the number of sales with the number of active listings in the local market.

Source: MLS data where licensed

Update Frequency: Monthly



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Roslindale, Massachusetts

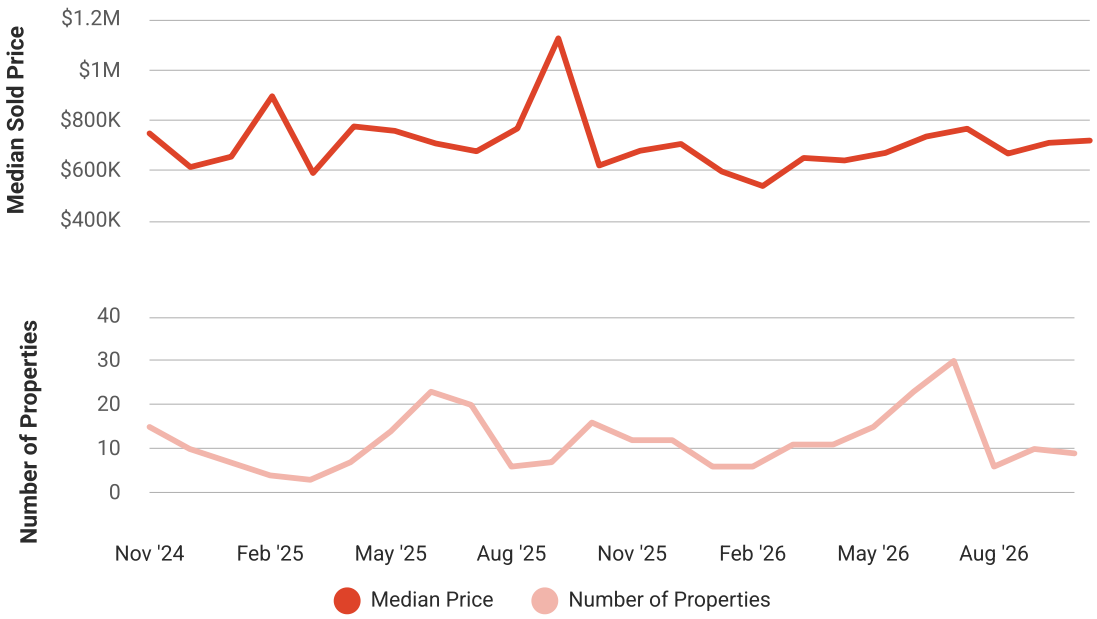
Median Sold Price vs Sold Listings in Roslindale, Massachusetts

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median sold price and number of sold listings for the given location.

Source: Listing Data

Update Frequency: Monthly



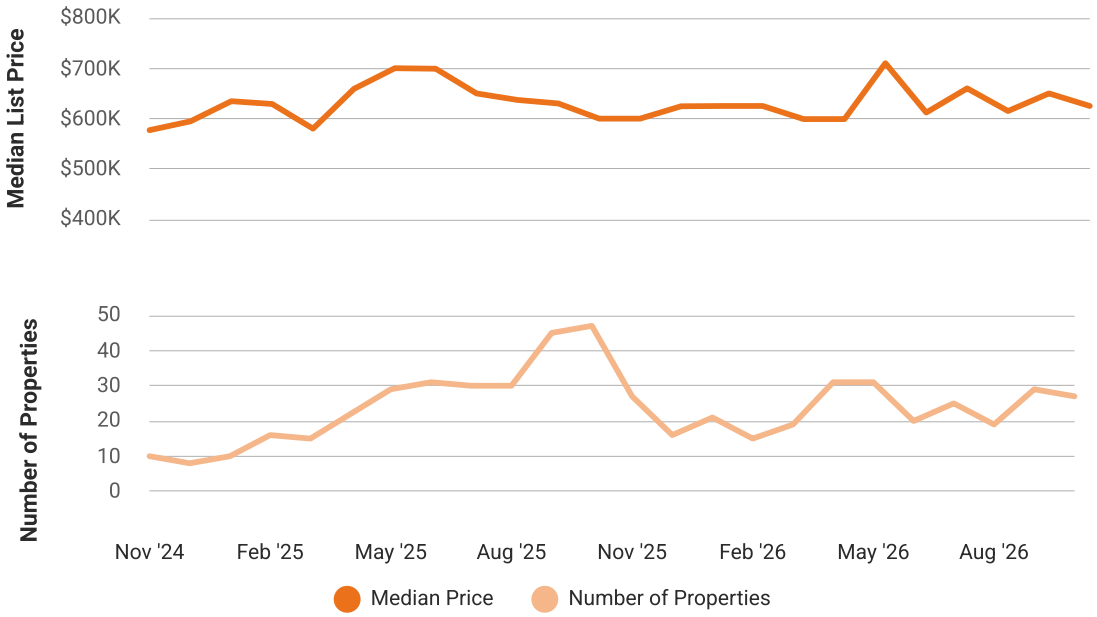
Median List Price vs Active Listings in Roslindale, Massachusetts

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median list price and number of active properties for the given location.

Source: Listing Data

Update Frequency: Monthly



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Roslindale, Massachusetts

Market Snapshot

Value and Price Changes

	Current	Last Month	Last 3 Months	Last 12 Months	Last 24 Months	Last 36 Months
Median Est. Property Value Last Updated: 10/31/2026	$722,690	$718,360 +0.6%	$737,780 -2.05%	$707,020 +2.22%	$701,260 +3.06%	$672,420 +7.48%
Median Sold Price Last Updated: 10/31/2026	$719,000	$710,000 +1.27%	$766,000 -6.14%	$620,000 +15.97%	$615,000 +16.91%	$587,500 +22.38%
Median List Price Last Updated: 10/31/2026	$625,000	$650,000 -3.85%	$660,000 -5.3%	$599,900 +4.18%	$634,900 -1.56%	$575,000 +8.7%

About this Data: Because some brokerages may choose not to include their MLS listing content within the RPR platform, the analysis contained in this report may not have been created using all the available listing data within this geographical market.
Median estimated property values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The Metrics displayed here reflect **All Residential Single Family, Condo, Townhouse and Apartment properties** data.

Market Activity

Market Activity Filters

Sort Order: Recently updated
Maximum Properties Per Change Type: 10
Change Types: New Listings, Price Change, Distressed, Open House
Property Types: Single Family, Condo/Townhouse/Apt
Property Features: Sale Price: Any, Lease Price: Any, Beds: Any, Baths: Any, Living Area: Any, Lot Size (acre): Any, Year Built: Any

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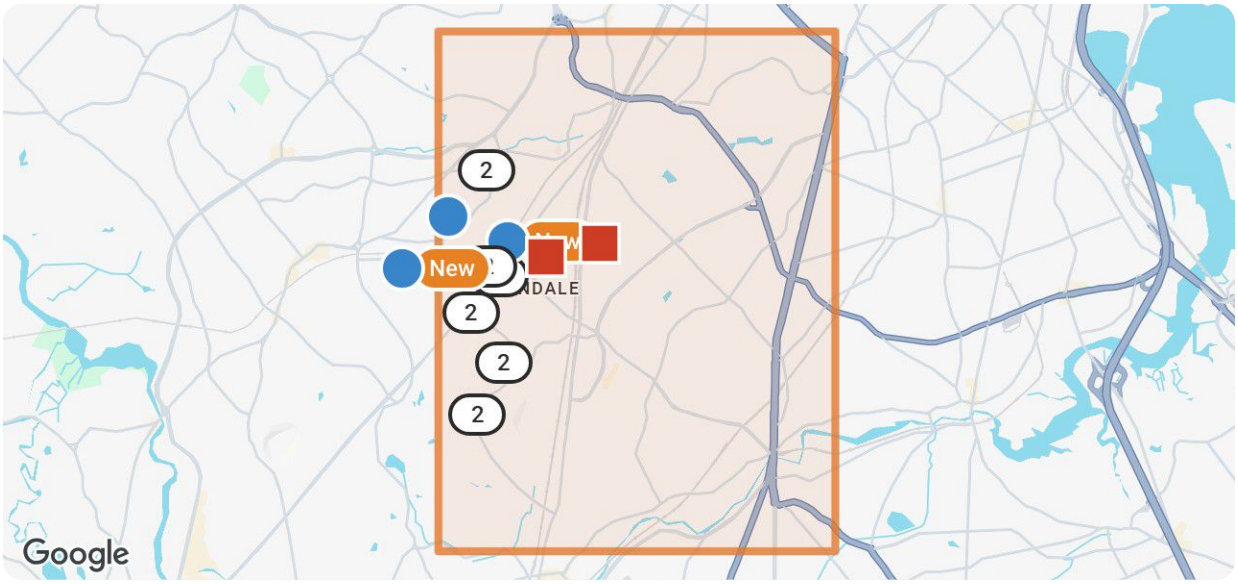
Roslindale, Massachusetts

Summary

For Sale Activity in the Last 3 Months



Legend

- For Sale
- Distressed

	New	Open Houses	Distressed
Number of Properties	10	1	3
Lowest Listing Price / Est.Value	$459,990	$800,000	$574,850
Median Listing Price / Est.Value	$619,500	$800,000	$724,830
Highest Listing Price / Est.Value	$849,000	$800,000	$1,203,220
Average Price / sqft	$578	$549	$510
Median Price / sqft	$578	$549	$407
Average Days in RPR	18	16	–
Median Days in RPR	12	16	–
Total Volume	$6,244,889	$800,000	$2,502,900
Source	Listings	Listings	Public Records & Listings

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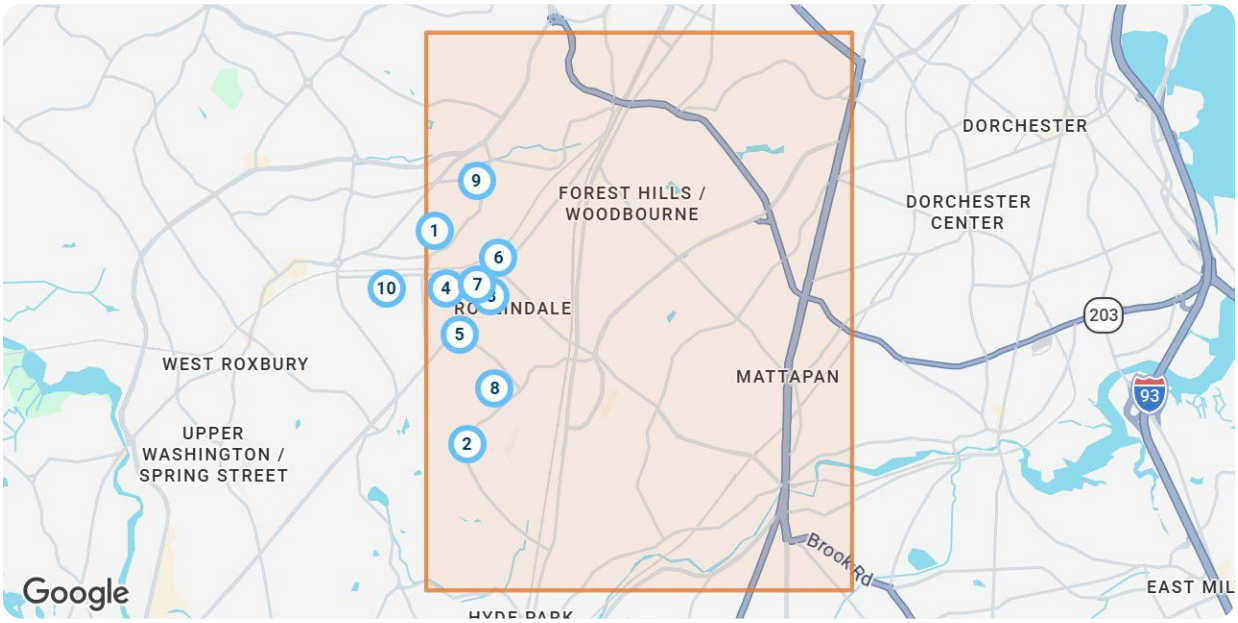
Roslindale, Massachusetts

Market Activity Breakdown

New

Source: Listings



Legend

- Active For Sale
- Active Under Contract

New: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
1 **21 Heathcote St** **Roslindale, MA 02131** MLS ID: 73599866 Active / For Sale *Listing Courtesy of Keller Williams Elite*	Single Family	3/1	1,200	3,723 sqft	1930	11/6/2026 4 days	$650,000 $542/sq ft
2 **120 Brown Ave** **Roslindale, MA 02131** MLS ID: 73599593 Active / For Sale *Listing Courtesy of Vogt Realty Group, LLC*	Single Family	3/2	1,602	6,100 sqft	1905	11/6/2026 4 days	$739,900 $462/sq ft
3 **14 Florian Way** **Roslindale, MA 02131** MLS ID: 73598017 Active / For Sale *Listing Courtesy of Century 21 Tassinari & Assoc.*	Single Family	2/1	913	6,941 sqft	1950	11/3/2026 7 days	$589,999 $646/sq ft
4 **40 Murray Hill Rd, #3** **Roslindale, MA 02131** MLS ID: 73585995 Active Under Contract / For Sale *Listing Courtesy of Coldwell Banker Realty - Boston*	Condo/Townhouse/Apt.	2/1	695	695 sqft	1928	10/2/2026 39 days	$479,000 $689/sq ft
5 **28 Heathcote St** **Roslindale, MA 02131** MLS ID: 73594843 Active / For Sale *Listing Courtesy of Keller Williams Realty Metropolitan*	Single Family	3/2	1,456	3,513 sqft	1935	10/25/2026 16 days	$800,000 $549/sq ft

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Roslindale, Massachusetts

New: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
6 **72 Sycamore St** **Roslindale, MA 02131** MLS ID: 73581751 Active / For Sale *Listing Courtesy of Jamaica Hill Realty, Inc.*	Single Family	3/3	1,870	6,756 sqft	1910	9/23/2026 48 days	$849,000 $454/sq ft
7 **43 Coniston Rd, #2** **Roslindale, MA 02131** MLS ID: 73599097 Active / For Sale *Listing Courtesy of Compass*	Condo/Townhouse/Apt.	2/1	942	942 sqft	1928	11/5/2026 5 days	$549,000 $583/sq ft
8 **43 Cliftondale St, #2** **Roslindale, MA 02131** MLS ID: 73590268 Active / For Sale *Listing Courtesy of Pena Realty Corporation*	Condo/Townhouse/Apt.	2/2	1,131	1,131 sqft	1920	10/13/2026 28 days	$649,000 $574/sq ft
9 **85 Albano St, Apt 3** **Roslindale, MA 02131** MLS ID: 73592583 Active Under Contract / For Sale *Listing Courtesy of Compass*	Condo/Townhouse/Apt.	2/1	718	718 sqft	1885	10/19/2026 22 days	$479,000 $667/sq ft
10 **699 Hyde Park Ave, Apt 6** **Roslindale, MA 02131** MLS ID: 73597962 Active / For Sale *Listing Courtesy of Common Wealth Realty Services*	Condo/Townhouse/Apt.	2/1	746	746 sqft	1920	11/2/2026 8 days	$459,990 $617/sq ft

Open Houses

Source: Listings

Legend

Active For Sale

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Roslindale, Massachusetts

Open Houses: 1 properties	Property Type	Beds / Baths	Living Area (sq ft)	List Date / Days in RPR	List Price / $ Per Sq Ft	Open House Date	Hours
1 **28 Heathcote St** **Roslindale, MA 02131** MLS ID: 73594843 Active / For Sale	Single Family	3/2	1,456	10/25/2026 16 days	$800,000 $549/sq ft	11/12/2026	4:30PM - 6:00PM

Listing Courtesy of Keller Williams Realty Metropolitan

Distressed

Source: Public Records and Listings

Legend

Off Market, Hold, Withdrawn, Expired, or Canceled

Distressed: 3 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft	Distressed Date / Type
1 **15 Elven Rd** **Roslindale, MA 02131** Off Market / Public Record	Single Family	3/3	1,668	3,872 sqft 2003	– – days	– $721/sq ft	10/14/2026 Notice of Foreclosure Sale
2 **38 Sammett Ave** **Roslindale, MA 02131** Off Market / Public Record	Single Family	4/3	1,782	5,000 sqft 1955	– – days	– $407/sq ft	8/28/2026 Newly Filed Complaint
3 **34 Charme Ave** **Roslindale, MA 02131** Off Market / Public Record	Condo/Townhouse/Apt.	3/1	1,431	1,431 sqft 1905	– – days	– $402/sq ft	9/7/2026 Notice of Foreclosure Sale

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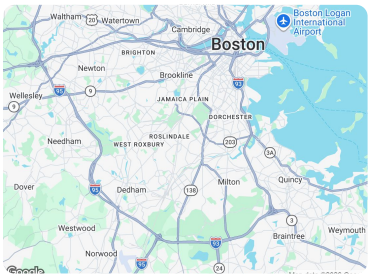
Roslindale, Massachusetts

Photos

Maps



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- RPR's data sources range from MLSs and county-level tax and assessment offices, to the U.S. Census and FEMA, to specialty data set providers such as Esri (consumer data), Niche (school information) and Precisely (geographic boundaries).

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