

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Jamaica Plain

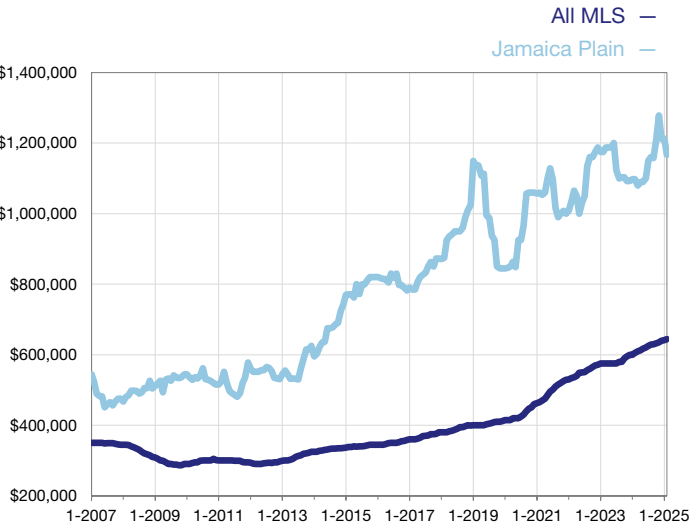
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	4	0	- 100.0%	4	1	- 75.0%
Closed Sales	1	1	0.0%	3	5	+ 66.7%
Median Sales Price*	\$1,705,000	\$730,000	- 57.2%	\$1,705,000	\$1,525,000	- 10.6%
Inventory of Homes for Sale	1	9	+ 800.0%	--	--	--
Months Supply of Inventory	0.2	1.9	+ 850.0%	--	--	--
Cumulative Days on Market Until Sale	76	121	+ 59.2%	41	48	+ 17.1%
Percent of Original List Price Received*	95.3%	91.3%	- 4.2%	97.8%	96.3%	- 1.5%
New Listings	1	4	+ 300.0%	4	7	+ 75.0%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	16	20	+ 25.0%	29	29	0.0%
Closed Sales	13	14	+ 7.7%	23	30	+ 30.4%
Median Sales Price*	\$849,000	\$657,500	- 22.6%	\$735,000	\$697,000	- 5.2%
Inventory of Homes for Sale	30	28	- 6.7%	--	--	--
Months Supply of Inventory	1.3	1.3	0.0%	--	--	--
Cumulative Days on Market Until Sale	28	79	+ 182.1%	40	65	+ 62.5%
Percent of Original List Price Received*	101.3%	96.2%	- 5.0%	99.6%	96.4%	- 3.2%
New Listings	20	16	- 20.0%	36	42	+ 16.7%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties
Rolling 12-Month Calculation



Median Sales Price – Condominium Properties
Rolling 12-Month Calculation

