

Jamaica Plain

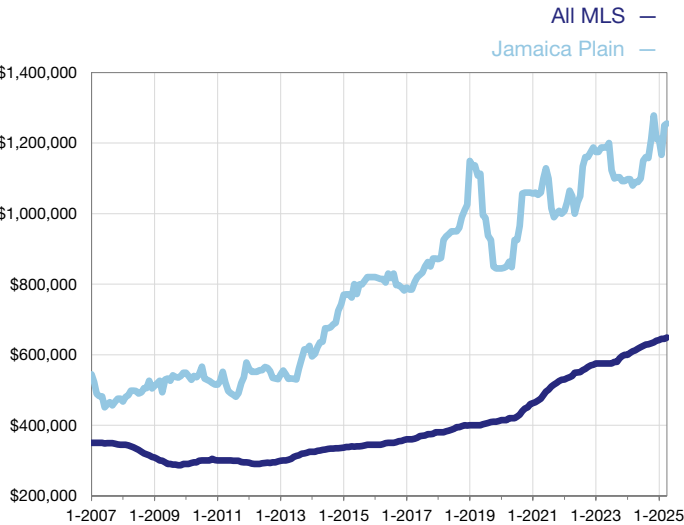
Single-Family Properties	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	5	9	+ 80.0%	13	15	+ 15.4%
Closed Sales	3	5	+ 66.7%	8	11	+ 37.5%
Median Sales Price*	\$1,460,000	\$1,525,000	+ 4.5%	\$1,437,450	\$1,525,000	+ 6.1%
Inventory of Homes for Sale	7	12	+ 71.4%	--	--	--
Months Supply of Inventory	1.6	2.3	+ 43.8%	--	--	--
Cumulative Days on Market Until Sale	9	81	+ 800.0%	30	61	+ 103.3%
Percent of Original List Price Received*	101.2%	95.7%	- 5.4%	99.6%	95.5%	- 4.1%
New Listings	8	12	+ 50.0%	19	27	+ 42.1%

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

Condominium Properties	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	36	43	+ 19.4%	80	89	+ 11.3%
Closed Sales	15	21	+ 40.0%	50	67	+ 34.0%
Median Sales Price*	\$801,000	\$800,000	- 0.1%	\$747,500	\$750,000	+ 0.3%
Inventory of Homes for Sale	43	59	+ 37.2%	--	--	--
Months Supply of Inventory	1.9	2.6	+ 36.8%	--	--	--
Cumulative Days on Market Until Sale	24	37	+ 54.2%	32	48	+ 50.0%
Percent of Original List Price Received*	102.4%	102.5%	+ 0.1%	101.2%	99.2%	- 2.0%
New Listings	50	61	+ 22.0%	108	138	+ 27.8%

* 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

