

Jamaica Plain

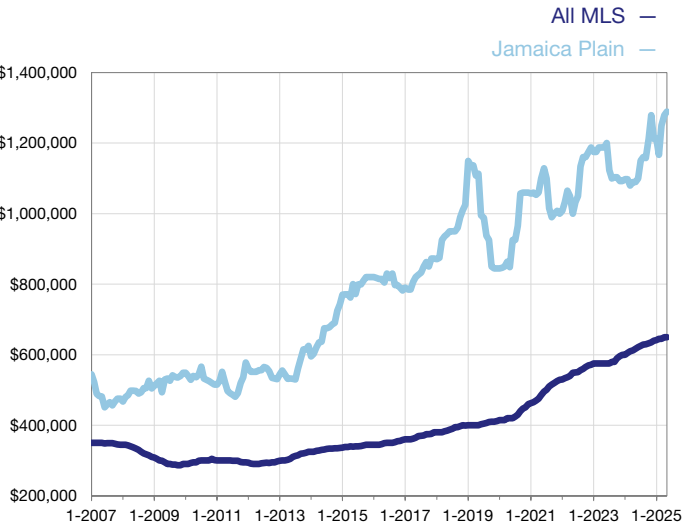
Single-Family Properties	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	8	9	+ 12.5%	21	24	+ 14.3%
Closed Sales	6	7	+ 16.7%	14	18	+ 28.6%
Median Sales Price*	\$1,147,500	\$1,425,000	+ 24.2%	\$1,322,500	\$1,460,000	+ 10.4%
Inventory of Homes for Sale	9	12	+ 33.3%	--	--	--
Months Supply of Inventory	2.0	2.2	+ 10.0%	--	--	--
Cumulative Days on Market Until Sale	23	17	- 26.1%	27	44	+ 63.0%
Percent of Original List Price Received*	105.9%	109.6%	+ 3.5%	102.3%	101.0%	- 1.3%
New Listings	12	11	- 8.3%	31	38	+ 22.6%

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

Condominium Properties	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	35	49	+ 40.0%	115	133	+ 15.7%
Closed Sales	28	35	+ 25.0%	78	102	+ 30.8%
Median Sales Price*	\$747,500	\$670,000	- 10.4%	\$747,500	\$709,250	- 5.1%
Inventory of Homes for Sale	57	56	- 1.8%	--	--	--
Months Supply of Inventory	2.5	2.4	- 4.0%	--	--	--
Cumulative Days on Market Until Sale	55	29	- 47.3%	40	41	+ 2.5%
Percent of Original List Price Received*	102.2%	102.0%	- 0.2%	101.6%	100.2%	- 1.4%
New Listings	51	49	- 3.9%	159	184	+ 15.7%

* 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

