

# Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Jamaica Plain

### Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	2	3	+ 50.0%	56	62	+ 10.7%
Closed Sales	8	4	- 50.0%	54	61	+ 13.0%
Median Sales Price*	\$1,037,500	<b>\$1,481,500</b>	+ 42.8%	\$1,211,938	<b>\$1,495,000</b>	+ 23.4%
Inventory of Homes for Sale	5	5	0.0%	--	--	--
Months Supply of Inventory	1.0	<b>0.9</b>	- 10.0%	--	--	--
Cumulative Days on Market Until Sale	30	<b>49</b>	+ 63.3%	26	<b>33</b>	+ 26.9%
Percent of Original List Price Received*	100.9%	<b>96.2%</b>	- 4.7%	102.2%	<b>100.9%</b>	- 1.3%
New Listings	1	0	- 100.0%	70	<b>78</b>	+ 11.4%

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

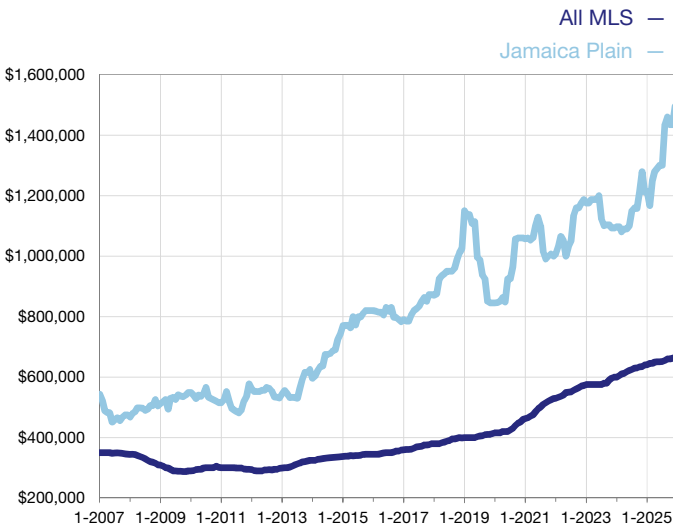
### Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	16	13	- 18.8%	259	266	+ 2.7%
Closed Sales	21	13	- 38.1%	245	269	+ 9.8%
Median Sales Price*	\$755,000	<b>\$639,000</b>	- 15.4%	\$720,000	<b>\$730,000</b>	+ 1.4%
Inventory of Homes for Sale	35	14	- 60.0%	--	--	--
Months Supply of Inventory	1.6	<b>0.6</b>	- 62.5%	--	--	--
Cumulative Days on Market Until Sale	46	<b>65</b>	+ 41.3%	38	<b>43</b>	+ 13.2%
Percent of Original List Price Received*	98.3%	<b>94.8%</b>	- 3.6%	100.7%	<b>98.8%</b>	- 1.9%
New Listings	9	4	- 55.6%	327	<b>354</b>	+ 8.3%

\* 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

