

# Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Jamaica Plain

### Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	2	--	1	5	+ 400.0%
Closed Sales	1	1	0.0%	5	4	- 20.0%
Median Sales Price*	\$730,000	<b>\$1,435,000</b>	+ 96.6%	\$1,525,000	<b>\$1,542,500</b>	+ 1.1%
Inventory of Homes for Sale	9	4	- 55.6%	--	--	--
Months Supply of Inventory	1.9	<b>0.8</b>	- 57.9%	--	--	--
Cumulative Days on Market Until Sale	121	<b>29</b>	- 76.0%	48	<b>54</b>	+ 12.5%
Percent of Original List Price Received*	91.3%	<b>97.3%</b>	+ 6.6%	96.3%	<b>98.1%</b>	+ 1.9%
New Listings	4	1	- 75.0%	7	3	- 57.1%

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

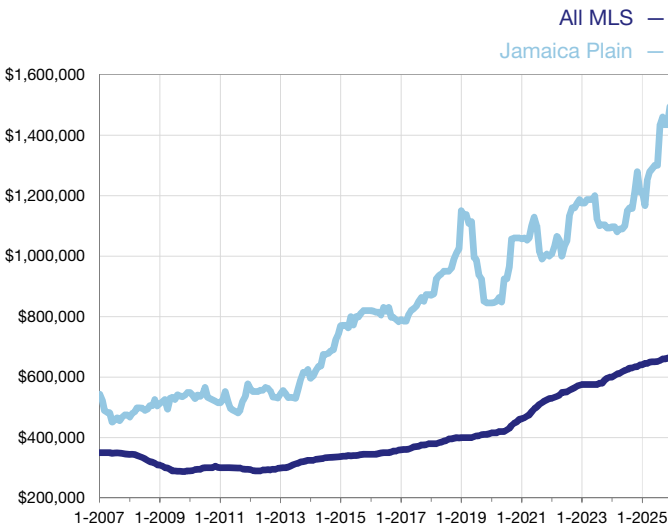
### Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	19	17	- 10.5%	28	25	- 10.7%
Closed Sales	15	10	- 33.3%	31	21	- 32.3%
Median Sales Price*	\$680,000	<b>\$615,000</b>	- 9.6%	\$695,000	<b>\$600,000</b>	- 13.7%
Inventory of Homes for Sale	36	29	- 19.4%	--	--	--
Months Supply of Inventory	1.7	<b>1.3</b>	- 23.5%	--	--	--
Cumulative Days on Market Until Sale	80	<b>45</b>	- 43.8%	66	<b>59</b>	- 10.6%
Percent of Original List Price Received*	96.3%	<b>99.0%</b>	+ 2.8%	96.4%	<b>96.3%</b>	- 0.1%
New Listings	16	24	+ 50.0%	41	40	- 2.4%

\* 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

