

# Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Jamaica Plain

### Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	5	2	- 60.0%	6	7	+ 16.7%
Closed Sales	1	3	+ 200.0%	6	7	+ 16.7%
Median Sales Price*	\$1,261,000	<b>\$910,000</b>	- 27.8%	\$1,393,000	<b>\$1,060,000</b>	- 23.9%
Inventory of Homes for Sale	10	7	- 30.0%	--	--	--
Months Supply of Inventory	2.0	1.4	- 30.0%	--	--	--
Cumulative Days on Market Until Sale	22	87	+ 295.5%	44	68	+ 54.5%
Percent of Original List Price Received*	90.1%	85.2%	- 5.4%	95.3%	92.6%	- 2.8%
New Listings	8	6	- 25.0%	15	8	- 46.7%

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

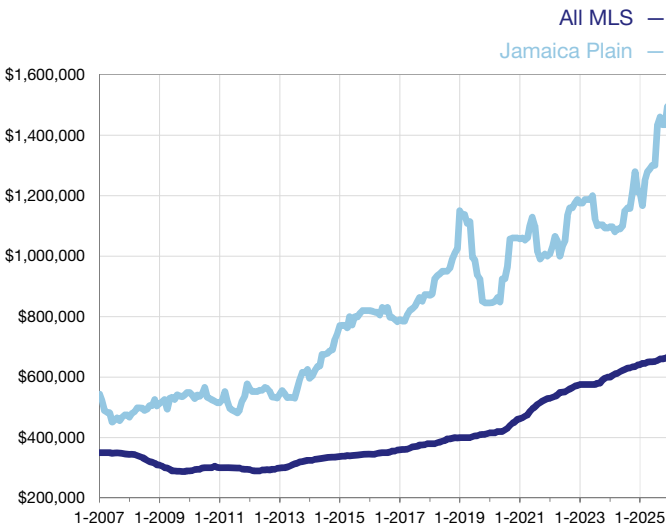
### Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	18	31	+ 72.2%	46	54	+ 17.4%
Closed Sales	15	16	+ 6.7%	46	38	- 17.4%
Median Sales Price*	\$795,500	<b>\$805,000</b>	+ 1.2%	\$722,500	<b>\$678,750</b>	- 6.1%
Inventory of Homes for Sale	51	52	+ 2.0%	--	--	--
Months Supply of Inventory	2.3	2.3	0.0%	--	--	--
Cumulative Days on Market Until Sale	25	30	+ 20.0%	52	48	- 7.7%
Percent of Original List Price Received*	100.4%	102.4%	+ 2.0%	97.7%	98.6%	+ 0.9%
New Listings	36	55	+ 52.8%	77	95	+ 23.4%

\* 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

