

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Jamaica Plain

Single-Family Properties

| Key Metrics | April | | | Year to Date | | |
|--|-------------|------------------|---------|--------------|------------------|---------|
| | 2025 | 2026 | + / - | 2025 | 2026 | + / - |
| Pending Sales | 9 | 10 | + 11.1% | 15 | 17 | + 13.3% |
| Closed Sales | 5 | 1 | - 80.0% | 11 | 8 | - 27.3% |
| Median Sales Price* | \$1,525,000 | \$730,000 | - 52.1% | \$1,525,000 | \$985,000 | - 35.4% |
| Inventory of Homes for Sale | 11 | 4 | - 63.6% | -- | -- | -- |
| Months Supply of Inventory | 2.1 | 0.8 | - 61.9% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 81 | 33 | - 59.3% | 61 | 64 | + 4.9% |
| Percent of Original List Price Received* | 95.7% | 113.2% | + 18.3% | 95.5% | 95.1% | - 0.4% |
| New Listings | 11 | 10 | - 9.1% | 26 | 18 | - 30.8% |

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

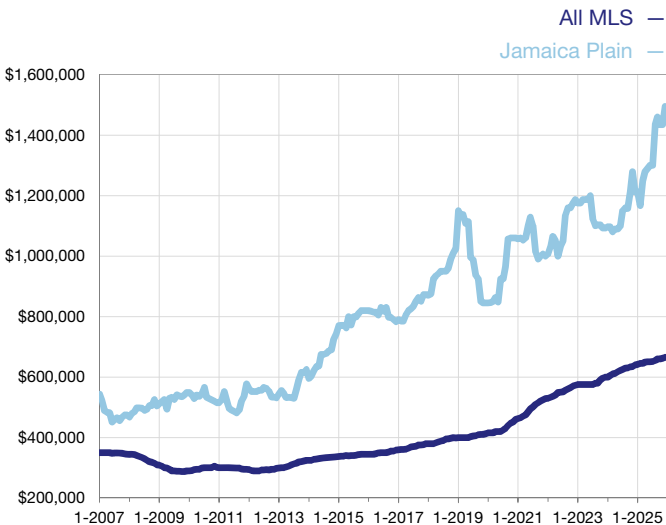
Condominium Properties

| Key Metrics | April | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2025 | 2026 | + / - | 2025 | 2026 | + / - |
| Pending Sales | 37 | 43 | + 16.2% | 83 | 95 | + 14.5% |
| Closed Sales | 21 | 23 | + 9.5% | 67 | 61 | - 9.0% |
| Median Sales Price* | \$800,000 | \$775,000 | - 3.1% | \$750,000 | \$749,000 | - 0.1% |
| Inventory of Homes for Sale | 67 | 69 | + 3.0% | -- | -- | -- |
| Months Supply of Inventory | 3.1 | 3.0 | - 3.2% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 37 | 40 | + 8.1% | 48 | 45 | - 6.3% |
| Percent of Original List Price Received* | 102.5% | 99.4% | - 3.0% | 99.2% | 98.9% | - 0.3% |
| New Listings | 60 | 62 | + 3.3% | 137 | 157 | + 14.6% |

* 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

