

Jamaica Plain

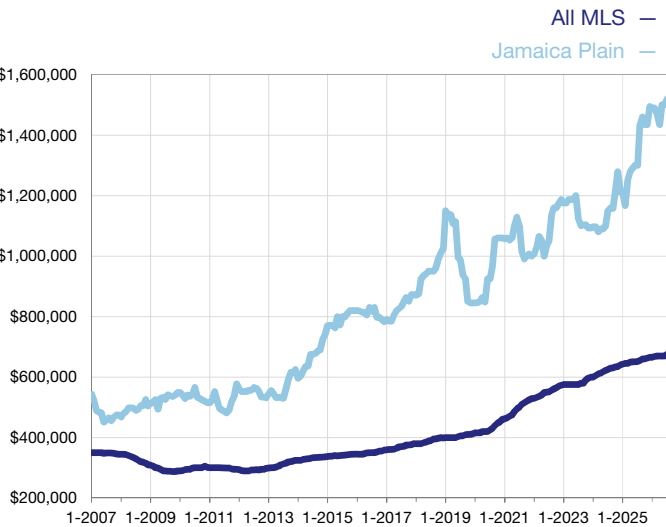
Single-Family Properties	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	6	13	+ 116.7%	40	45	+ 12.5%
Closed Sales	10	10	0.0%	34	34	0.0%
Median Sales Price*	\$1,388,125	\$1,805,000	+ 30.0%	\$1,470,000	\$1,477,500	+ 0.5%
Inventory of Homes for Sale	8	11	+ 37.5%	--	--	--
Months Supply of Inventory	1.3	2.0	+ 53.8%	--	--	--
Cumulative Days on Market Until Sale	26	8	- 69.2%	34	26	- 23.5%
Percent of Original List Price Received*	100.0%	104.4%	+ 4.4%	102.3%	100.9%	- 1.4%
New Listings	3	8	+ 166.7%	54	57	+ 5.6%

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

Condominium Properties	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	25	19	- 24.0%	183	185	+ 1.1%
Closed Sales	43	40	- 7.0%	175	166	- 5.1%
Median Sales Price*	\$805,000	\$697,500	- 13.4%	\$730,000	\$766,000	+ 4.9%
Inventory of Homes for Sale	50	51	+ 2.0%	--	--	--
Months Supply of Inventory	2.2	2.3	+ 4.5%	--	--	--
Cumulative Days on Market Until Sale	38	36	- 5.3%	39	37	- 5.1%
Percent of Original List Price Received*	97.6%	100.6%	+ 3.1%	99.7%	100.2%	+ 0.5%
New Listings	23	32	+ 39.1%	247	268	+ 8.5%

* 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

