

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Jamaica Plain

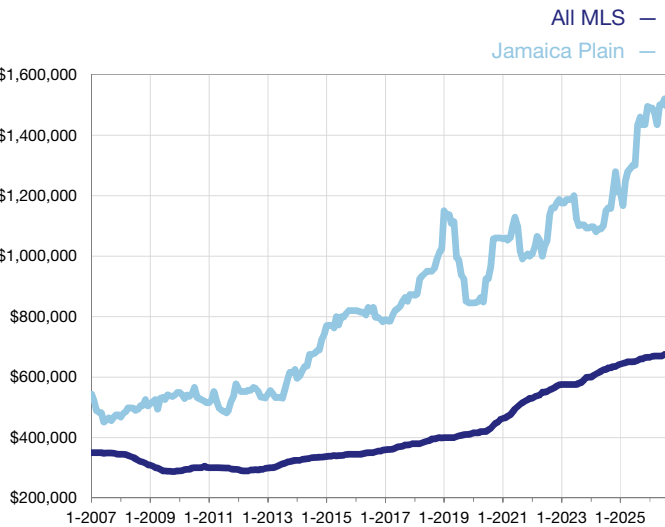
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	3	3	0.0%	43	48	+ 11.6%
Closed Sales	9	13	+ 44.4%	43	47	+ 9.3%
Median Sales Price*	\$1,600,000	\$1,459,450	- 8.8%	\$1,485,000	\$1,459,450	- 1.7%
Inventory of Homes for Sale	6	9	+ 50.0%	--	--	--
Months Supply of Inventory	1.0	1.7	+ 70.0%	--	--	--
Cumulative Days on Market Until Sale	20	32	+ 60.0%	31	27	- 12.9%
Percent of Original List Price Received*	105.2%	100.9%	- 4.1%	102.9%	100.9%	- 1.9%
New Listings	2	5	+ 150.0%	56	62	+ 10.7%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	12	14	+ 16.7%	195	198	+ 1.5%
Closed Sales	26	19	- 26.9%	201	187	- 7.0%
Median Sales Price*	\$738,750	\$775,000	+ 4.9%	\$732,500	\$770,000	+ 5.1%
Inventory of Homes for Sale	46	40	- 13.0%	--	--	--
Months Supply of Inventory	2.1	1.8	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	44	54	+ 22.7%	40	39	- 2.5%
Percent of Original List Price Received*	97.7%	96.0%	- 1.7%	99.4%	99.8%	+ 0.4%
New Listings	15	14	- 6.7%	262	282	+ 7.6%

* 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

