Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Jamaica Plain

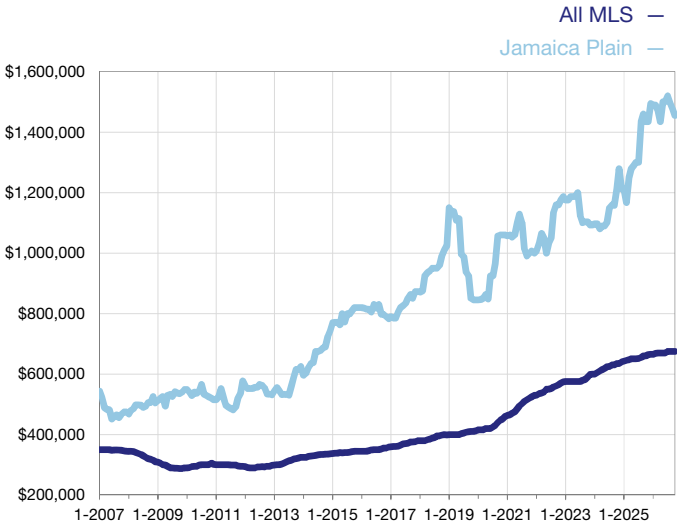
Single-Family Properties	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	5	**9**	+ 80.0%	53	**63**	+ 18.9%
Closed Sales	3	**5**	+ 66.7%	48	**55**	+ 14.6%
Median Sales Price*	$1,090,000	**$1,200,000**	+ 10.1%	$1,490,000	**$1,450,000**	- 2.7%
Inventory of Homes for Sale	13	**15**	+ 15.4%	--	--	--
Months Supply of Inventory	2.2	**2.6**	+ 18.2%	--	--	--
Cumulative Days on Market Until Sale	40	**27**	- 32.5%	33	**33**	0.0%
Percent of Original List Price Received*	98.8%	**107.4%**	+ 8.7%	102.3%	**101.1%**	- 1.2%
New Listings	8	**5**	- 37.5%	74	**84**	+ 13.5%

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

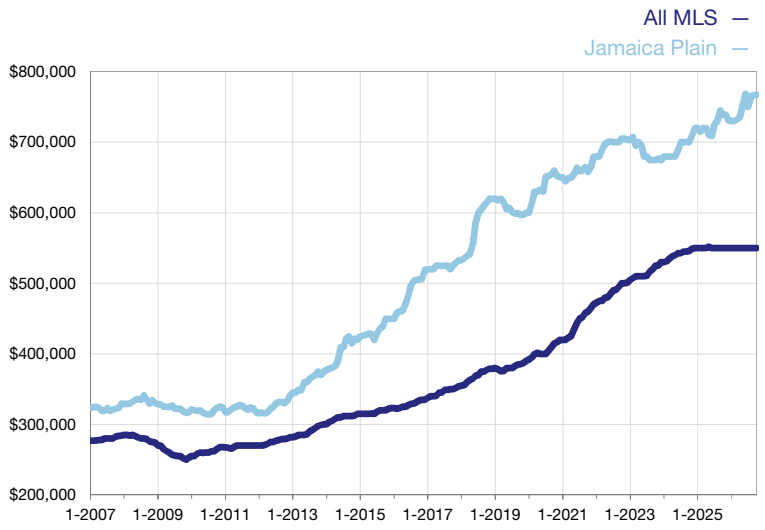
Condominium Properties	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	24	**26**	+ 8.3%	236	**240**	+ 1.7%
Closed Sales	23	**21**	- 8.7%	236	**227**	- 3.8%
Median Sales Price*	$772,500	**$810,000**	+ 4.9%	$735,750	**$770,000**	+ 4.7%
Inventory of Homes for Sale	68	**74**	+ 8.8%	--	--	--
Months Supply of Inventory	3.0	**3.3**	+ 10.0%	--	--	--
Cumulative Days on Market Until Sale	49	**36**	- 26.5%	42	**40**	- 4.8%
Percent of Original List Price Received*	97.3%	**101.2%**	+ 4.0%	99.0%	**99.6%**	+ 0.6%
New Listings	24	**33**	+ 37.5%	344	**373**	+ 8.4%

* 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



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