

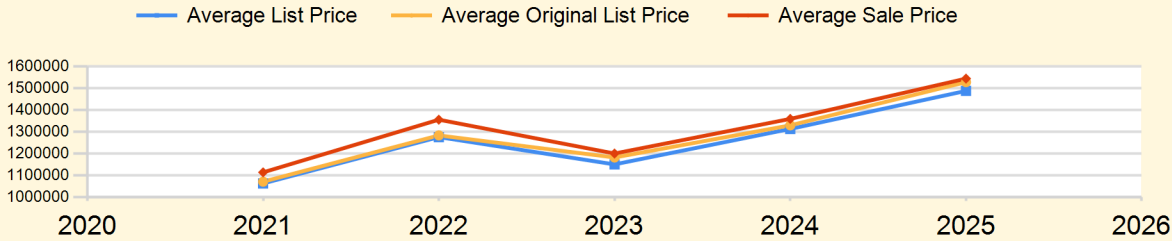
Jamaica Plain, MA Area Market Review

2021 - 2025 As of November 10, 2025

Prepared by Joe Wolvek on Monday, November 10, 2025

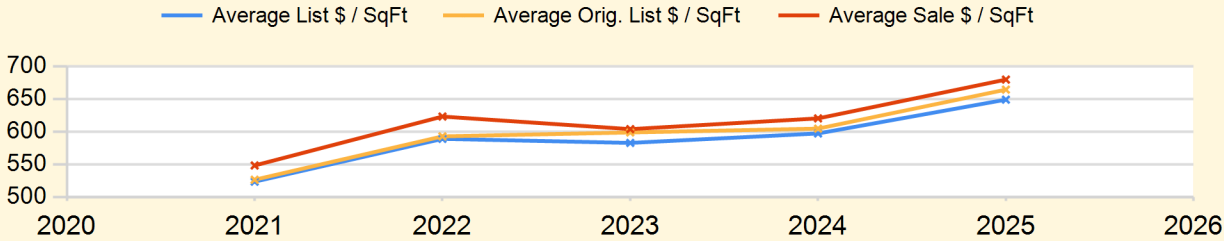
Single Family

Average Price (Sold Inventory - Year to Date)



Solds / Year	2021	2022	2023	2024	2025
List Price	\$1,064,202.75	\$1,276,527.59	\$1,151,488.61	\$1,313,974.37	\$1,488,170.59
Original List Price	\$1,072,327.75	\$1,284,339.66	\$1,183,168.16	\$1,330,299.93	\$1,528,270.59
Sale Price	\$1,115,008.93	\$1,356,348.28	\$1,201,250.45	\$1,359,948.26	\$1,544,481.37

Average Price / SqFt (Sold Inventory - Year to Date)



Solds / Year	2021	2022	2023	2024	2025
List \$ / SqFt	\$524.13	\$589.48	\$583.30	\$597.74	\$649.36
Orig. List \$ / SqFt	\$527.05	\$593.26	\$599.24	\$605.13	\$664.61
Sale \$ / SqFt	\$548.85	\$623.56	\$604.34	\$620.71	\$680.00

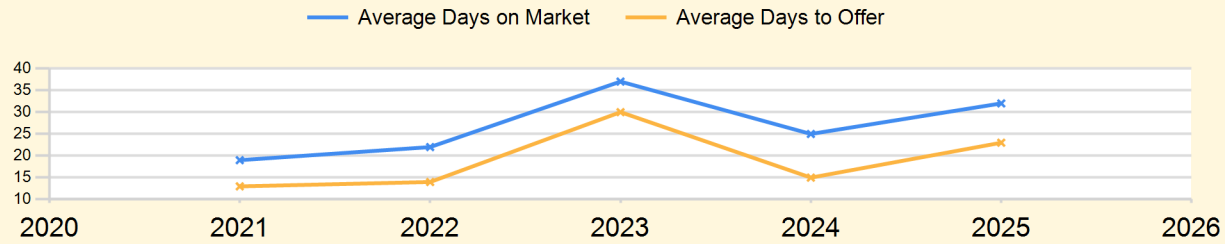
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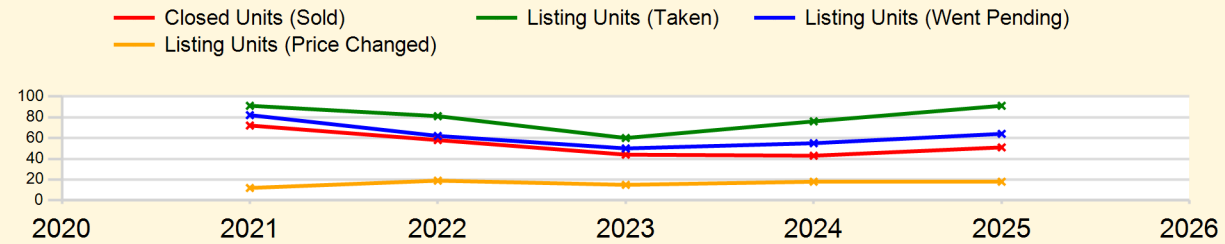
Single Family

Average Days to Offer (Sold Inventory - Year to Date)



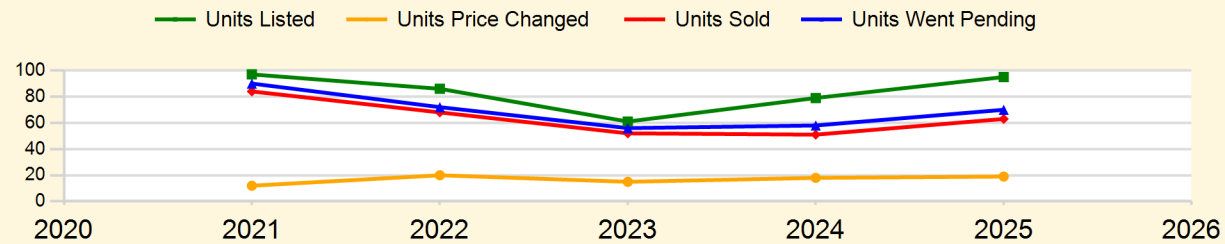
Solds / Year	2021	2022	2023	2024	2025
Days on Market	19	22	37	25	32
Days to Offer	13	14	30	15	23

Listing Units (Year to Date)



Category / Year	2021	2022	2023	2024	2025
Units Sold	72	58	44	43	51
Units Price Changed	12	19	15	18	18
Units Taken	91	81	60	76	91
Units Went Pending	82	62	50	55	64

12 Months Activity



Category / Year	2021	2022	2023	2024	2025
Units Listed	97	86	61	79	95
Units Price Changed	12	20	15	18	19
Units Sold	84	68	52	51	63
Units Went Pending	90	72	56	58	70

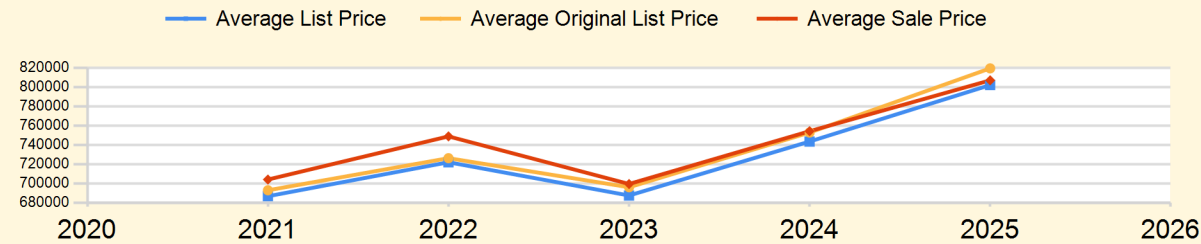
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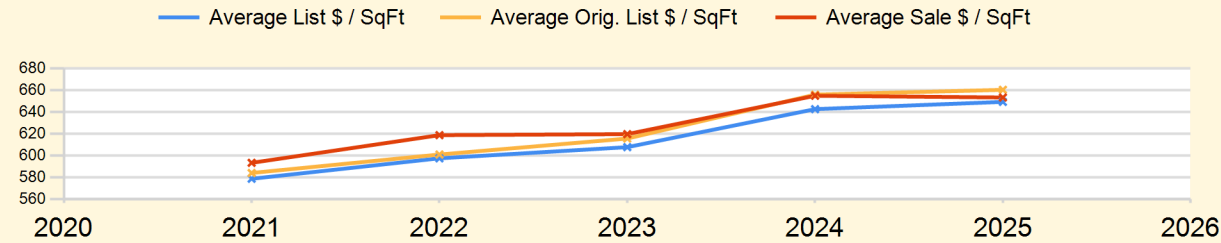
Condominium

Average Price (Sold Inventory - Year to Date)



Solds / Year	2021	2022	2023	2024	2025
List Price	\$686,739.70	\$722,034.68	\$687,491.98	\$743,545.49	\$802,226.78
Original List Price	\$692,886.39	\$726,257.55	\$696,054.00	\$752,912.46	\$819,559.99
Sale Price	\$704,056.13	\$748,900.77	\$699,436.58	\$754,280.72	\$807,151.18

Average Price / SqFt (Sold Inventory - Year to Date)



Solds / Year	2021	2022	2023	2024	2025
List \$ / SqFt	\$578.95	\$597.69	\$607.92	\$642.73	\$649.39
Orig. List \$ / SqFt	\$584.24	\$601.18	\$615.81	\$656.03	\$660.45
Sale \$ / SqFt	\$593.56	\$618.91	\$619.86	\$654.99	\$653.41

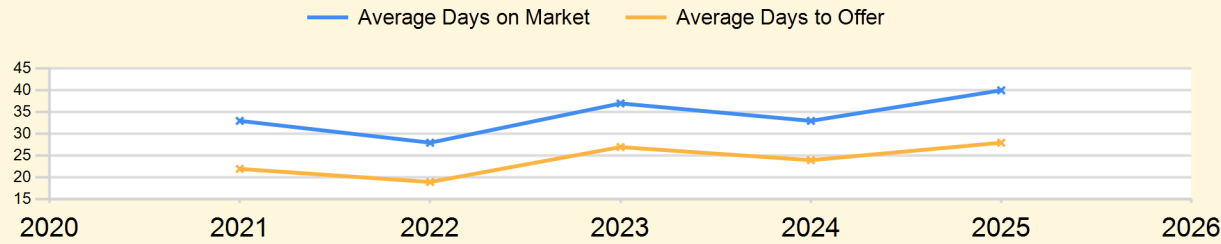
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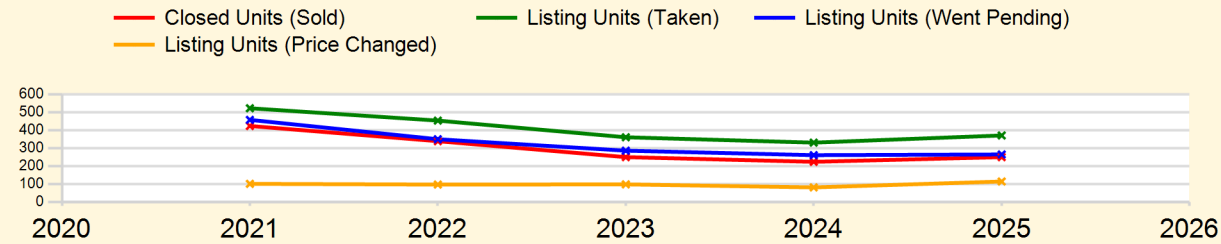
Condominium

Average Days to Offer (Sold Inventory - Year to Date)



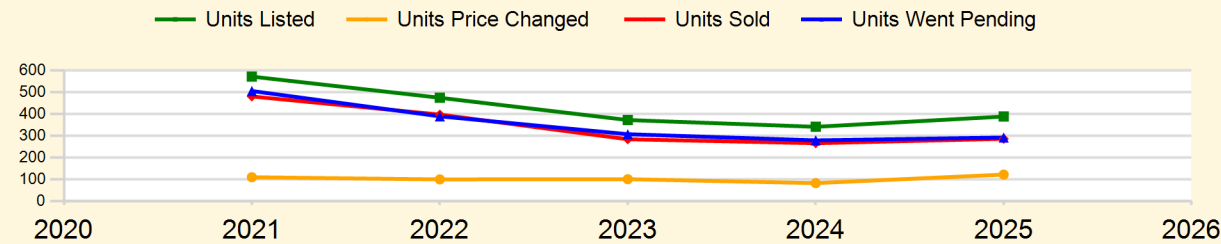
Solds / Year	2021	2022	2023	2024	2025
Days on Market	33	28	37	33	40
Days to Offer	22	19	27	24	28

Listing Units (Year to Date)



Category / Year	2021	2022	2023	2024	2025
Units Sold	424	339	250	224	250
Units Price Changed	101	97	98	81	114
Units Taken	523	454	361	331	371
Units Went Pending	458	350	286	261	265

12 Months Activity



Category / Year	2021	2022	2023	2024	2025
Units Listed	572	475	373	342	389
Units Price Changed	111	101	102	84	123
Units Sold	481	398	285	267	287
Units Went Pending	506	390	308	280	293