

Jamaica Plain, Boston — Market Data

A monthly market snapshot for agents to reference and share with clients & teams

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HEADLINE NUMBERS

\$815,028

Typical Home Value (ZHVI)

▲ 0.7% YoY

\$763,750

Median Sale Price

Closed sales, trailing month

\$808,667

Median List Price

Active listings

131

Homes Currently For Sale

Active inventory

63

New Listings This Month

Fresh supply

9 days

Median Days to Pending

One of the fastest in our coverage

MARKET DYNAMICS (REDFIN, TRAILING 3 MO.)

47

Homes sold last month

\$622/sqft

Median \$/sqft (▲ 7.8% YoY)

26 days

Avg. DOM (vs. 20 last month)

72/100

Compete Score — Very Competitive

PRICE BY HOME SIZE (ESTIMATED)

UNIT TYPE	TYPICAL SIZE	EST. PRICE RANGE
Studio	~450–600 sq ft	\$255,000 – \$455,000
1 Bedroom	~650–850 sq ft	\$365,000 – \$645,000
2 Bedroom	~950–1,300 sq ft	\$535,000 – \$990,000
3+ Bedroom / Single-Family	~1,500–2,400 sq ft	\$850,000 – \$1,825,000

AGENT TAKEAWAY

Still a seller's market — a 9-day median to pending and 49.3% of sales over asking — but the Compete Score fell to 72, days on market widened to 26, and 47 homes closed. \$/sqft up 7.8% to \$622.

Sources: Zillow Home Value Index (ZHVI) for typical home value, median sale/list price, inventory, new listings, days to pending. Redfin neighborhood data for homes sold, price/sqft, days on market, Compete Score. MAR for Greater Boston condo & single-family medians. Price-by-size figures are modeled estimates (typical sq ft x current \$/sqft range), not sold comps - confirm with active listings for a specific unit.