



PEOPLE

POPULATION

- In 2025, Jamaica Plain had **42,949** residents, representing **6.0%** of Boston's population.

AGE

- In 2025, nearly **3 in 10** Jamaica Plain residents were aged 35-59, compared to less than 27% of Boston residents citywide.

AGE GROUP DISTRIBUTION

Boston and Jamaica Plain Population by Age Group, 2025

	0 - 17	18 - 34	35 - 59	60+
Boston	13.2%	42.2%	26.5%	18.1%
Jamaica Plain	13.1%	36.7%	29.5%	20.7%

DIVERSITY



21.7% of Jamaica Plain residents were foreign born in 2025, compared to 27.3% citywide.



32.4% spoke a language other than English at home and Spanish and Chinese were the languages most commonly spoken.

RACE/ETHNICITY DISTRIBUTION

Boston and Jamaica Plain Population by Race/Ethnicity, 2025

	Asian/PI	Black/AA	Hispanic/Latino	White	Others
Boston	11.8%	18.4%	18.3%	45.2%	6.3%
Jamaica Plain	7.7%	11.3%	21.6%	53.6%	5.7%

Asian/PI: Asian or Pacific Islander, Black/AA: Black or African American.

- In 2025, Jamaica Plain had a larger Hispanic or Latino and White population relative to Boston citywide.

EDUCATION

- 69.6%** of Jamaica Plain residents aged 25+ had a bachelor's degree or higher, compared to 55.7% citywide.
- 9.2%** of Jamaica Plain residents were enrolled in college or university.

HOUSEHOLDS

- Of Jamaica Plain's **18,421** households:
 - 47.6%** family households
 - 32.5%** one-person households
 - 19.9%** non-family households with 2+ people
- 21.1%** of households include children under 18.
- 29.0%** of households include older adults aged 60+.



ECONOMY

JOBS

- In 2023, Jamaica Plain had **17,388** payroll jobs, making up 2.4% of Boston's payroll jobs.
 - 54.5%** of payroll jobs were in the Health Care and Social Assistance industry.
 - 13.3%** were in the Educational Services industry.

LABOR FORCE

- 6.9%** of Jamaica Plain payroll workers live and work in Jamaica Plain.
- 23.8%** of Jamaica Plain resident workers report working primarily from home.

INCOME

- In 2025, Jamaica Plain's median household income was **\$123,690**, higher than Boston's of \$94,438.

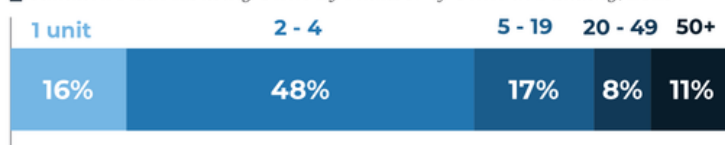
SPENDING

- Jamaica Plain's 2025 total in-person consumer spending was **42.5%** above 2019 levels but **1.1%** below 2024 levels.
- Jamaica Plain's restaurant spending was down **2.3%** from 2019.

PLACE

HOUSING UNITS BY STRUCTURE TYPE

Jamaica Plain Housing Units By Number of Units in Building, 2025



HOUSING

- Of the **19,555** housing units in Jamaica Plain:



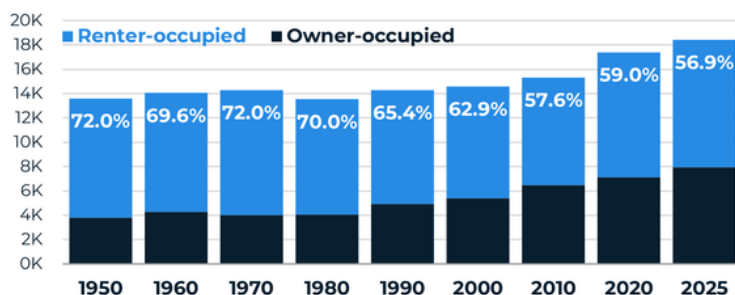
- 24.7%** 0-1 bedrooms
- 37.7%** 2 bedrooms
- 37.6%** 3+ bedrooms

RENTERS AND OWNERS

- 56.9%** of housing units were renter-occupied, compared to 64.4% of units citywide.
- In 2024, median asking rent for market-rate 2-bed apartments was **\$3,000** in Jamaica Plain and \$3,200 citywide.

JAMAICA PLAIN OCCUPIED HOUSING UNITS BY TENURE

1950 - 2025





MOBILITY

VEHICLES



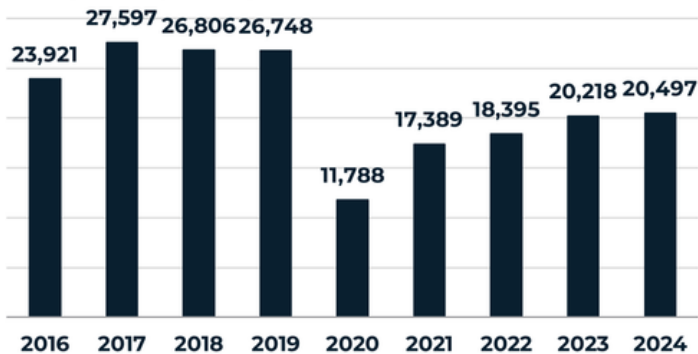
24.5% of Jamaica Plain households had 0 vehicles.

TRANSPORTATION

- In 2025, to get to work:
 - **33.9%** of Jamaica Plain resident workers drove or carpoled, **28.7%** took public transit, **7.2%** walked, and **6.5%** took a bike, taxicab, motorcycle, or other means.
- In 2024, Fall bus ridership for an average weekday in Jamaica Plain was **76.6%** of its level in Fall 2019.

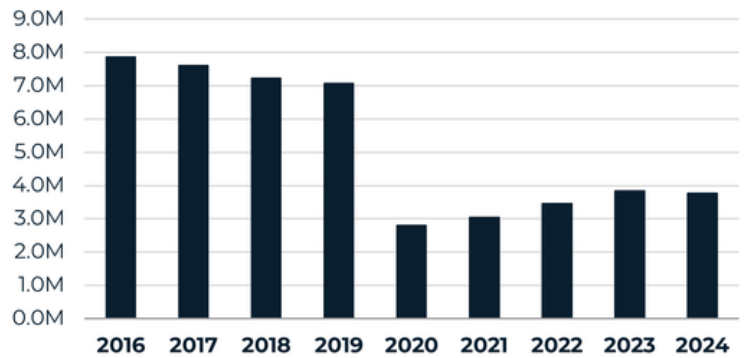
DAILY BUS BOARDINGS IN JAMAICA PLAIN ON WEEKDAYS

Average Weekday Boardings at Jamaica Plain Bus Stops, Fall 2016 - Fall 2024



RAPID TRANSIT* RIDERSHIP IN JAMAICA PLAIN

Total Gated Station Validations, Jamaica Plain 2016 - 2024



*Includes only light rail, commuter rail stations excluded due to data limitations.

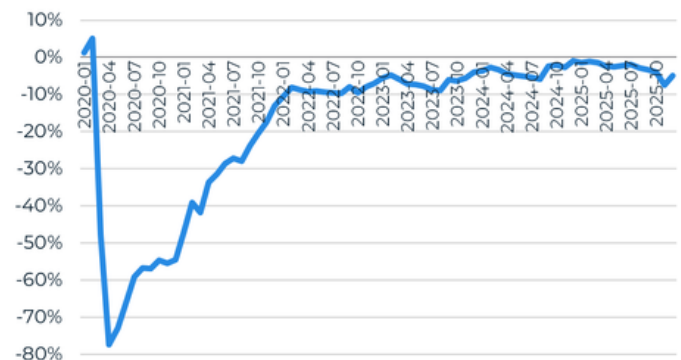
- In 2024, gated MBTA light rail validations were **53.3%** of their level in 2019.

VISITS

- In 2024, visits to Jamaica Plain were down 3.8% from their level in 2019.
- Visits in 2025 were 3.0% lower than in 2019.

MONTHLY VISITS* TO JAMAICA PLAIN COMPARED TO 2019

Visits* Relative to the Same Month in 2019, Jan 2020 - Dec 2025



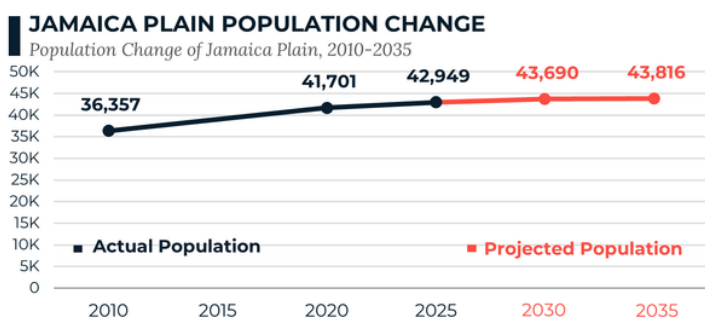
*Visits are defined as crossings from outside to inside Jamaica Plain boundaries. Event-related visitation peaks are not included.



TRENDS

POPULATION GROWTH

- Between 2010 and 2025, Jamaica Plain's population grew by **1.1%** per year.
- Growth is projected to slow to **~0.2%** per year through 2035.

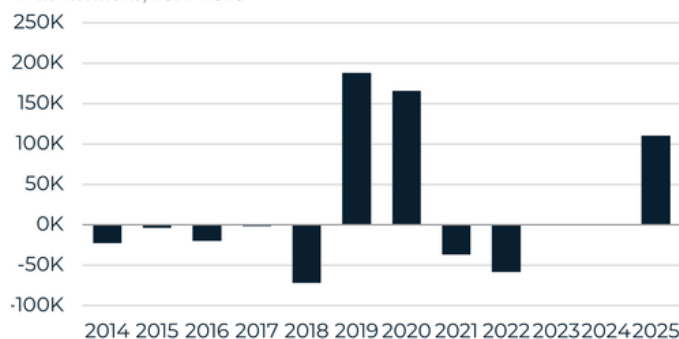


REAL ESTATE DEVELOPMENT

- From 2020 to 2025:
 - **180,480** net new square feet of non-residential was completed.
 - **1,452** net new units of housing were completed.

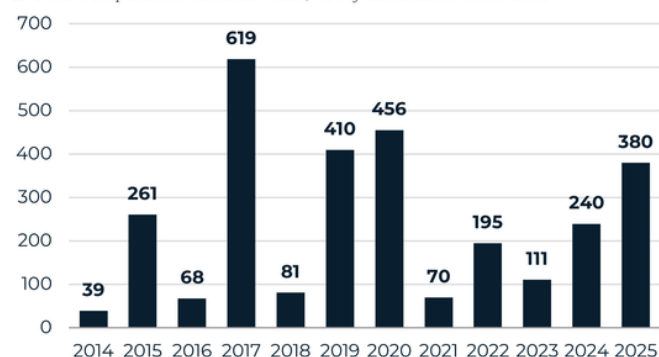
NON-RESIDENTIAL COMPLETION PERMITS

Non-residential square footage completed in Jamaica Plain, net of demolitions, 2014-2025



TOTAL HOUSING UNITS COMPLETED

Units completed in Jamaica Plain, net of demolitions 2014-2025



LEARN MORE

Learn more about Boston's neighborhoods with the Research Division's interactive tools:

- www.bostonplans.org/research/mydemographic-viewer
- www.bostonplans.org/research/exploring-neighborhood-change

For more resources, including reports, interactive tools, and more, scan the QR Code!

