

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Jamaica Plain

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	2	- 71.4%	50	37	- 26.0%
Closed Sales	7	2	- 71.4%	49	41	- 16.3%
Median Sales Price*	\$1,070,000	\$1,080,500	+ 1.0%	\$1,250,000	\$1,100,000	- 12.0%
Inventory of Homes for Sale	12	6	- 50.0%	--	--	--
Months Supply of Inventory	2.0	1.4	- 30.0%	--	--	--
Cumulative Days on Market Until Sale	31	18	- 41.9%	22	37	+ 68.2%
Percent of Original List Price Received*	100.7%	100.9%	+ 0.2%	106.5%	102.0%	- 4.2%
New Listings	13	2	- 84.6%	65	44	- 32.3%

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

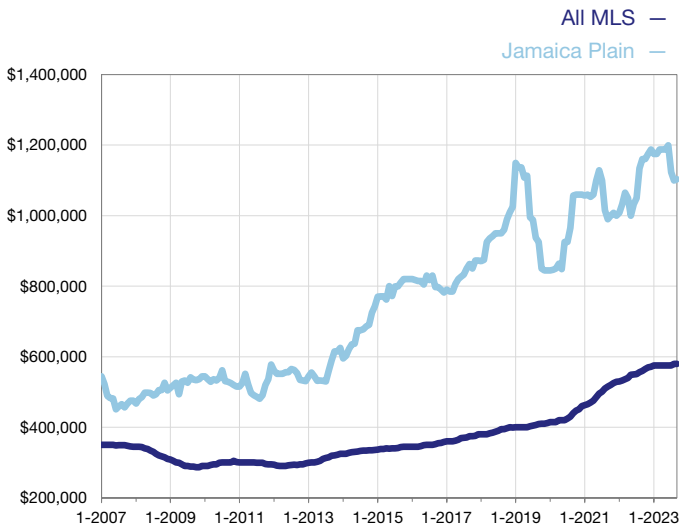
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	22	22	0.0%	298	225	- 24.5%
Closed Sales	17	23	+ 35.3%	303	218	- 28.1%
Median Sales Price*	\$850,000	\$700,000	- 17.6%	\$711,000	\$677,500	- 4.7%
Inventory of Homes for Sale	67	50	- 25.4%	--	--	--
Months Supply of Inventory	2.1	2.2	+ 4.8%	--	--	--
Cumulative Days on Market Until Sale	28	48	+ 71.4%	28	38	+ 35.7%
Percent of Original List Price Received*	100.4%	99.5%	- 0.9%	103.5%	100.7%	- 2.7%
New Listings	53	47	- 11.3%	388	301	- 22.4%

* 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

