

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Jamaica Plain

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	5	0.0%	55	42	- 23.6%
Closed Sales	8	2	- 75.0%	57	43	- 24.6%
Median Sales Price*	\$1,150,000	\$1,086,500	- 5.5%	\$1,200,000	\$1,100,000	- 8.3%
Inventory of Homes for Sale	14	4	- 71.4%	--	--	--
Months Supply of Inventory	2.5	0.9	- 64.0%	--	--	--
Cumulative Days on Market Until Sale	16	27	+ 68.8%	21	36	+ 71.4%
Percent of Original List Price Received*	99.7%	97.4%	- 2.3%	105.5%	101.8%	- 3.5%
New Listings	8	4	- 50.0%	73	48	- 34.2%

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

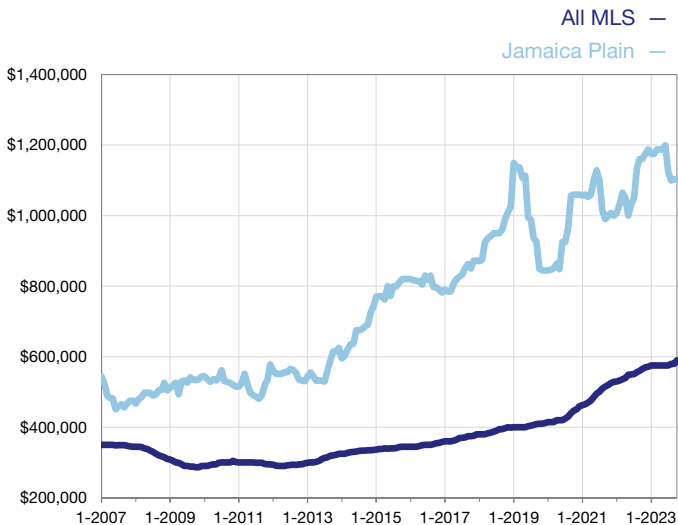
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	21	32	+ 52.4%	319	254	- 20.4%
Closed Sales	19	18	- 5.3%	322	237	- 26.4%
Median Sales Price*	\$700,000	\$720,000	+ 2.9%	\$710,500	\$680,000	- 4.3%
Inventory of Homes for Sale	70	47	- 32.9%	--	--	--
Months Supply of Inventory	2.3	2.0	- 13.0%	--	--	--
Cumulative Days on Market Until Sale	40	28	- 30.0%	29	37	+ 27.6%
Percent of Original List Price Received*	97.3%	101.2%	+ 4.0%	103.2%	100.7%	- 2.4%
New Listings	32	34	+ 6.3%	420	335	- 20.2%

* 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

