

# Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Jamaica Plain

### Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	6	- 14.3%	62	47	- 24.2%
Closed Sales	4	4	0.0%	61	47	- 23.0%
Median Sales Price*	\$1,345,000	<b>\$1,000,000</b>	- 25.7%	\$1,200,000	<b>\$1,095,000</b>	- 8.8%
Inventory of Homes for Sale	8	4	- 50.0%	--	--	--
Months Supply of Inventory	1.4	1.0	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	31	38	+ 22.6%	22	36	+ 63.6%
Percent of Original List Price Received*	96.3%	<b>111.2%</b>	+ 15.5%	104.9%	<b>102.6%</b>	- 2.2%
New Listings	2	5	+ 150.0%	75	53	- 29.3%

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

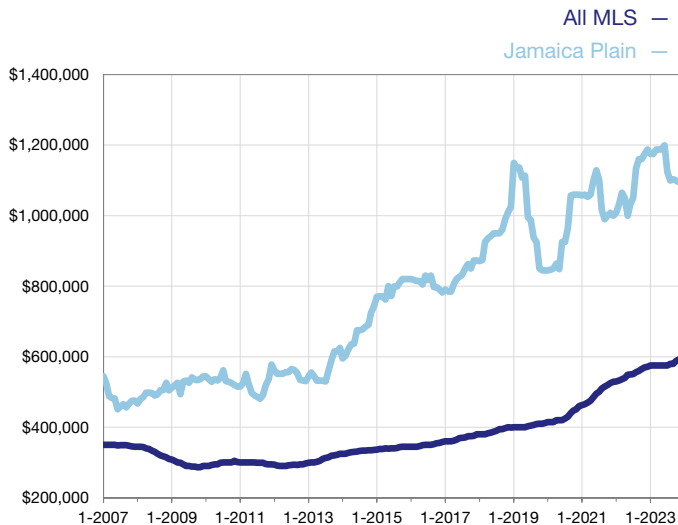
### Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	18	19	+ 5.6%	337	271	- 19.6%
Closed Sales	23	23	0.0%	345	261	- 24.3%
Median Sales Price*	\$610,000	<b>\$630,000</b>	+ 3.3%	\$710,000	<b>\$680,000</b>	- 4.2%
Inventory of Homes for Sale	57	35	- 38.6%	--	--	--
Months Supply of Inventory	1.9	1.5	- 21.1%	--	--	--
Cumulative Days on Market Until Sale	32	46	+ 43.8%	29	38	+ 31.0%
Percent of Original List Price Received*	99.0%	<b>99.8%</b>	+ 0.8%	102.9%	<b>100.7%</b>	- 2.1%
New Listings	19	11	- 42.1%	439	346	- 21.2%

\* 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

