

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Jamaica Plain

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	1	- 50.0%	64	47	- 26.6%
Closed Sales	5	5	0.0%	66	52	- 21.2%
Median Sales Price*	\$1,000,000	\$860,000	- 14.0%	\$1,187,500	\$1,092,500	- 8.0%
Inventory of Homes for Sale	7	1	- 85.7%	--	--	--
Months Supply of Inventory	1.3	0.3	- 76.9%	--	--	--
Cumulative Days on Market Until Sale	25	25	0.0%	22	35	+ 59.1%
Percent of Original List Price Received*	98.2%	101.6%	+ 3.5%	104.4%	102.5%	- 1.8%
New Listings	1	0	- 100.0%	76	52	- 31.6%

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

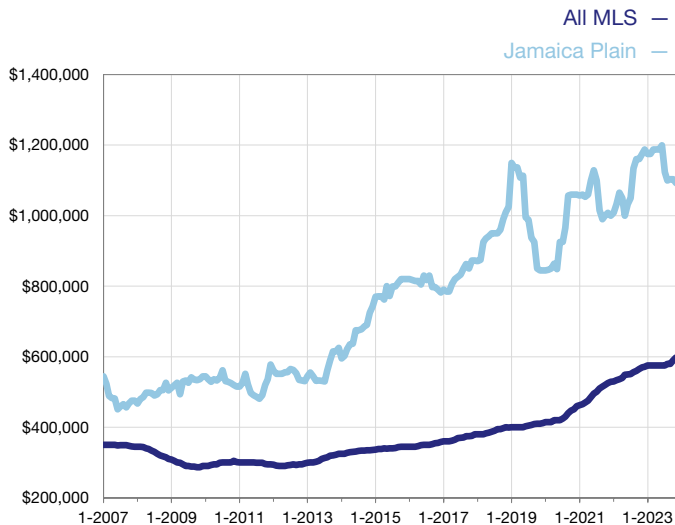
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	13	+ 8.3%	349	281	- 19.5%
Closed Sales	19	24	+ 26.3%	364	285	- 21.7%
Median Sales Price*	\$615,000	\$599,500	- 2.5%	\$703,500	\$675,000	- 4.1%
Inventory of Homes for Sale	37	16	- 56.8%	--	--	--
Months Supply of Inventory	1.3	0.7	- 46.2%	--	--	--
Cumulative Days on Market Until Sale	38	58	+ 52.6%	29	40	+ 37.9%
Percent of Original List Price Received*	96.0%	96.4%	+ 0.4%	102.5%	100.3%	- 2.1%
New Listings	4	4	0.0%	443	351	- 20.8%

* 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

