

Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Jamaica Plain

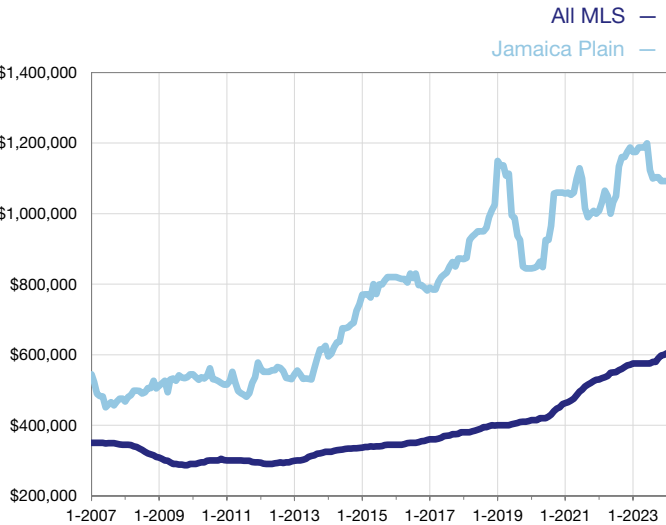
Single-Family Properties				January			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				3	0	- 100.0%	3	0	- 100.0%
Closed Sales				8	2	- 75.0%	8	2	- 75.0%
Median Sales Price*				\$1,100,000	\$1,587,450	+ 44.3%	\$1,100,000	\$1,587,450	+ 44.3%
Inventory of Homes for Sale				5	2	- 60.0%	--	--	--
Months Supply of Inventory				0.9	0.5	- 44.4%	--	--	--
Cumulative Days on Market Until Sale				43	24	- 44.2%	43	24	- 44.2%
Percent of Original List Price Received*				92.6%	99.1%	+ 7.0%	92.6%	99.1%	+ 7.0%
New Listings				3	2	- 33.3%	3	2	- 33.3%

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

Condominium Properties				January			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				10	14	+ 40.0%	10	14	+ 40.0%
Closed Sales				14	10	- 28.6%	14	10	- 28.6%
Median Sales Price*				\$526,500	\$735,000	+ 39.6%	\$526,500	\$735,000	+ 39.6%
Inventory of Homes for Sale				38	18	- 52.6%	--	--	--
Months Supply of Inventory				1.4	0.8	- 42.9%	--	--	--
Cumulative Days on Market Until Sale				49	55	+ 12.2%	49	55	+ 12.2%
Percent of Original List Price Received*				95.4%	97.2%	+ 1.9%	95.4%	97.2%	+ 1.9%
New Listings				14	16	+ 14.3%	14	16	+ 14.3%

* 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

