

# Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Jamaica Plain

### Single-Family Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	6	3	- 50.0%	9	3	- 66.7%
Closed Sales	1	0	- 100.0%	9	2	- 77.8%
Median Sales Price*	\$1,263,000	\$0	- 100.0%	\$1,175,000	\$1,587,450	+ 35.1%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	0.5	0.3	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	42	0	- 100.0%	43	24	- 44.2%
Percent of Original List Price Received*	93.6%	0.0%	- 100.0%	92.7%	99.1%	+ 6.9%
New Listings	4	1	- 75.0%	7	4	- 42.9%

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

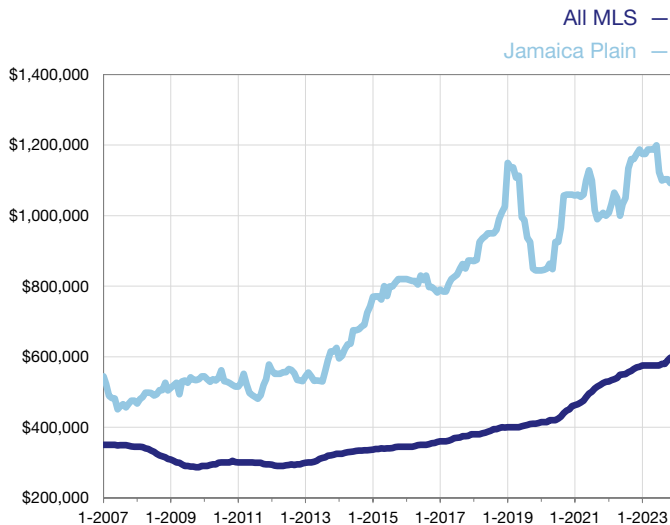
### Condominium Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	16	16	0.0%	26	29	+ 11.5%
Closed Sales	6	13	+ 116.7%	20	23	+ 15.0%
Median Sales Price*	\$727,500	\$849,000	+ 16.7%	\$587,500	\$735,000	+ 25.1%
Inventory of Homes for Sale	35	23	- 34.3%	--	--	--
Months Supply of Inventory	1.3	1.0	- 23.1%	--	--	--
Cumulative Days on Market Until Sale	87	28	- 67.8%	60	40	- 33.3%
Percent of Original List Price Received*	86.1%	101.3%	+ 17.7%	92.6%	99.6%	+ 7.6%
New Listings	20	20	0.0%	34	36	+ 5.9%

\* 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

