

Local Market Update – March 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Jamaica Plain

Single-Family Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	4	6	+ 50.0%	13	10	- 23.1%
Closed Sales	6	2	- 66.7%	15	5	- 66.7%
Median Sales Price*	\$1,337,500	\$960,000	- 28.2%	\$1,263,000	\$1,414,900	+ 12.0%
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	38	45	+ 18.4%	41	43	+ 4.9%
Percent of Original List Price Received*	102.4%	100.0%	- 2.3%	96.6%	98.7%	+ 2.2%
New Listings	6	7	+ 16.7%	13	11	- 15.4%

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

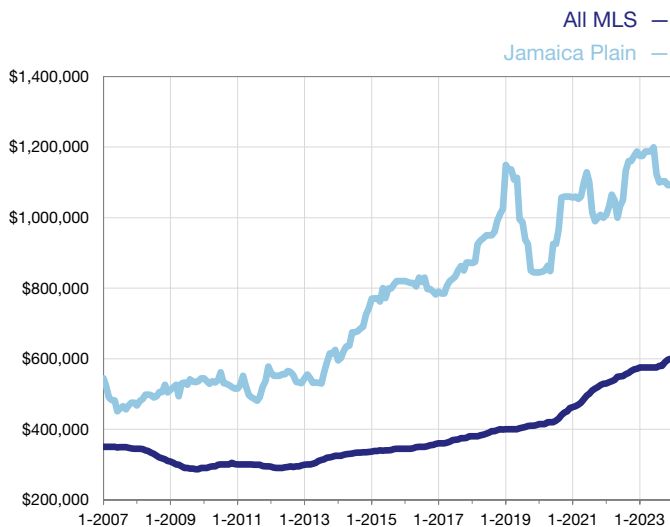
Condominium Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	24	16	- 33.3%	50	45	- 10.0%
Closed Sales	23	12	- 47.8%	43	35	- 18.6%
Median Sales Price*	\$655,000	\$650,500	- 0.7%	\$640,000	\$735,000	+ 14.8%
Inventory of Homes for Sale	54	29	- 46.3%	--	--	--
Months Supply of Inventory	2.1	1.3	- 38.1%	--	--	--
Cumulative Days on Market Until Sale	46	26	- 43.5%	53	35	- 34.0%
Percent of Original List Price Received*	99.0%	102.8%	+ 3.8%	96.1%	100.7%	+ 4.8%
New Listings	49	22	- 55.1%	83	58	- 30.1%

* 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

