

Jamaica Plain

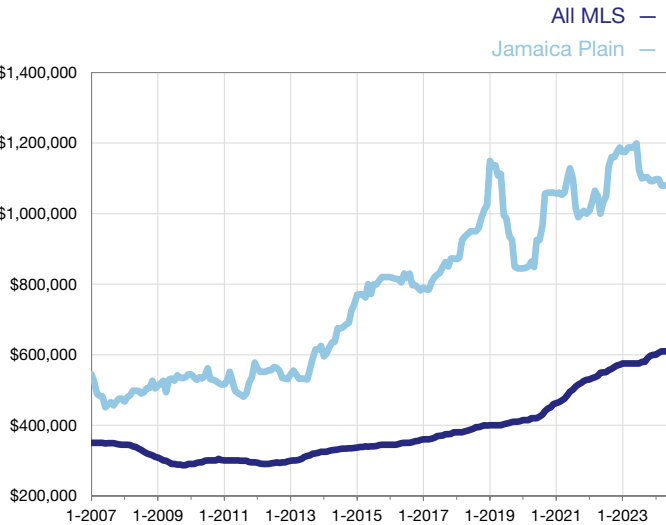
Single-Family Properties	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	9	8	- 11.1%	23	21	- 8.7%
Closed Sales	4	6	+ 50.0%	21	14	- 33.3%
Median Sales Price*	\$1,022,500	\$1,147,500	+ 12.2%	\$1,175,000	\$1,322,500	+ 12.6%
Inventory of Homes for Sale	14	10	- 28.6%	--	--	--
Months Supply of Inventory	2.7	2.3	- 14.8%	--	--	--
Cumulative Days on Market Until Sale	73	23	- 68.5%	44	27	- 38.6%
Percent of Original List Price Received*	111.4%	105.9%	- 4.9%	100.3%	102.3%	+ 2.0%
New Listings	14	13	- 7.1%	34	32	- 5.9%

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

Condominium Properties	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	33	43	+ 30.3%	119	123	+ 3.4%
Closed Sales	31	28	- 9.7%	96	78	- 18.8%
Median Sales Price*	\$715,000	\$747,500	+ 4.5%	\$693,500	\$747,500	+ 7.8%
Inventory of Homes for Sale	78	45	- 42.3%	--	--	--
Months Supply of Inventory	3.4	1.9	- 44.1%	--	--	--
Cumulative Days on Market Until Sale	32	55	+ 71.9%	43	40	- 7.0%
Percent of Original List Price Received*	103.6%	102.2%	- 1.4%	99.9%	101.6%	+ 1.7%
New Listings	55	48	- 12.7%	181	158	- 12.7%

* 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

