

Jamaica Plain

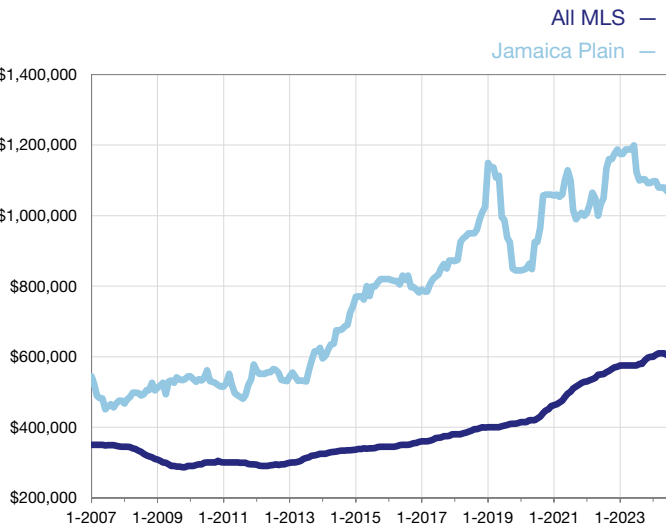
Single-Family Properties	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	5	- 28.6%	30	26	- 13.3%
Closed Sales	7	7	0.0%	28	21	- 25.0%
Median Sales Price*	\$1,475,000	\$1,450,000	- 1.7%	\$1,225,500	\$1,335,000	+ 8.9%
Inventory of Homes for Sale	8	10	+ 25.0%	--	--	--
Months Supply of Inventory	1.6	2.4	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	11	10	- 9.1%	36	22	- 38.9%
Percent of Original List Price Received*	108.9%	108.1%	- 0.7%	102.4%	104.2%	+ 1.8%
New Listings	2	9	+ 350.0%	36	40	+ 11.1%

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

Condominium Properties	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	37	38	+ 2.7%	156	153	- 1.9%
Closed Sales	36	39	+ 8.3%	132	117	- 11.4%
Median Sales Price*	\$700,000	\$740,000	+ 5.7%	\$700,000	\$740,000	+ 5.7%
Inventory of Homes for Sale	60	47	- 21.7%	--	--	--
Months Supply of Inventory	2.6	2.1	- 19.2%	--	--	--
Cumulative Days on Market Until Sale	17	25	+ 47.1%	36	35	- 2.8%
Percent of Original List Price Received*	104.2%	101.4%	- 2.7%	101.1%	101.5%	+ 0.4%
New Listings	33	36	+ 9.1%	214	195	- 8.9%

* 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

