

Jamaica Plain

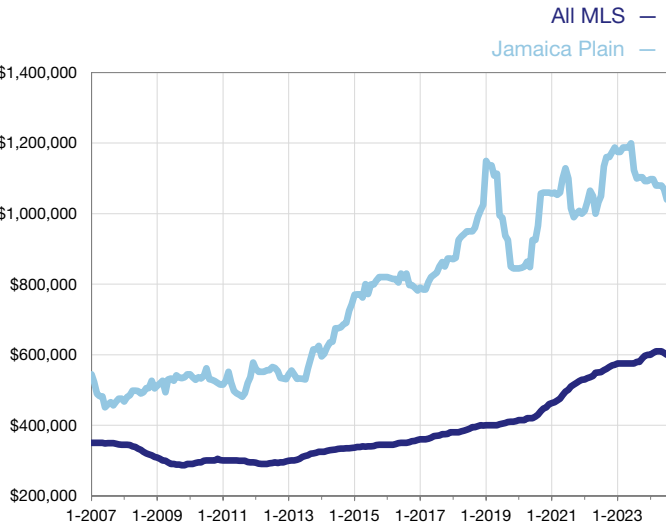
Single-Family Properties	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	6	+ 100.0%	33	32	- 3.0%
Closed Sales	7	7	0.0%	35	28	- 20.0%
Median Sales Price*	\$1,100,000	\$1,155,000	+ 5.0%	\$1,175,000	\$1,275,000	+ 8.5%
Inventory of Homes for Sale	5	5	0.0%	--	--	--
Months Supply of Inventory	1.0	1.1	+ 10.0%	--	--	--
Cumulative Days on Market Until Sale	21	17	- 19.0%	33	20	- 39.4%
Percent of Original List Price Received*	103.6%	102.5%	- 1.1%	102.7%	103.8%	+ 1.1%
New Listings	2	5	+ 150.0%	38	43	+ 13.2%

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

Condominium Properties	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	22	26	+ 18.2%	178	177	- 0.6%
Closed Sales	36	32	- 11.1%	168	150	- 10.7%
Median Sales Price*	\$677,500	\$697,500	+ 3.0%	\$686,500	\$737,500	+ 7.4%
Inventory of Homes for Sale	59	39	- 33.9%	--	--	--
Months Supply of Inventory	2.6	1.7	- 34.6%	--	--	--
Cumulative Days on Market Until Sale	34	27	- 20.6%	35	33	- 5.7%
Percent of Original List Price Received*	100.8%	100.8%	0.0%	101.0%	101.4%	+ 0.4%
New Listings	22	22	0.0%	236	218	- 7.6%

* 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

