

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Jamaica Plain

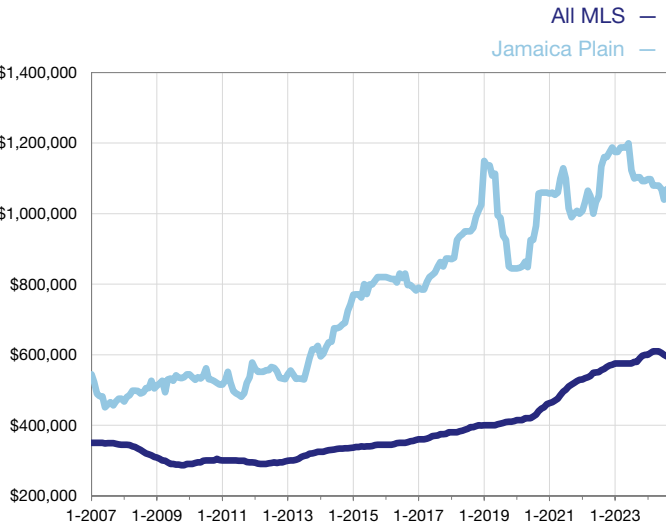
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	3	+ 200.0%	34	34	0.0%
Closed Sales	4	4	0.0%	39	32	- 17.9%
Median Sales Price*	\$946,500	\$1,130,000	+ 19.4%	\$1,100,000	\$1,211,938	+ 10.2%
Inventory of Homes for Sale	7	3	- 57.1%	--	--	--
Months Supply of Inventory	1.5	0.7	- 53.3%	--	--	--
Cumulative Days on Market Until Sale	79	12	- 84.8%	38	19	- 50.0%
Percent of Original List Price Received*	96.5%	106.3%	+ 10.2%	102.0%	104.1%	+ 2.1%
New Listings	4	2	- 50.0%	42	45	+ 7.1%

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

Condominium Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	24	15	- 37.5%	202	188	- 6.9%
Closed Sales	27	26	- 3.7%	195	175	- 10.3%
Median Sales Price*	\$545,000	\$690,500	+ 26.7%	\$675,000	\$720,000	+ 6.7%
Inventory of Homes for Sale	43	31	- 27.9%	--	--	--
Months Supply of Inventory	1.9	1.4	- 26.3%	--	--	--
Cumulative Days on Market Until Sale	45	24	- 46.7%	37	32	- 13.5%
Percent of Original List Price Received*	99.6%	102.7%	+ 3.1%	100.8%	101.6%	+ 0.8%
New Listings	18	8	- 55.6%	254	230	- 9.4%

* 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

