

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Jamaica Plain

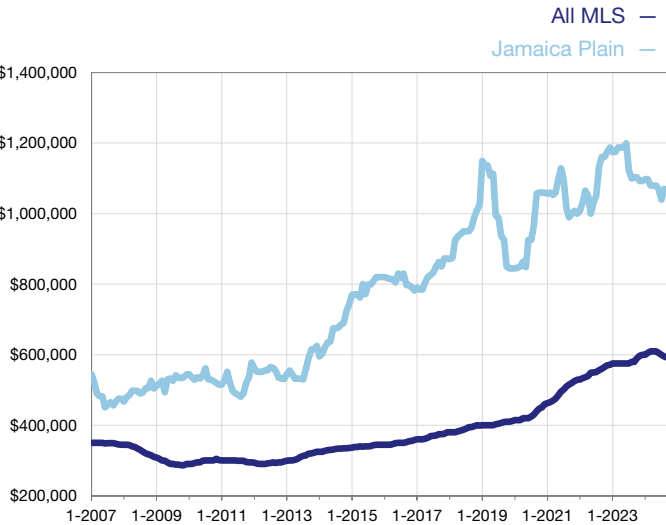
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	5	+ 150.0%	36	38	+ 5.6%
Closed Sales	2	3	+ 50.0%	41	35	- 14.6%
Median Sales Price*	\$1,080,500	\$981,000	- 9.2%	\$1,100,000	\$1,173,875	+ 6.7%
Inventory of Homes for Sale	6	14	+ 133.3%	--	--	--
Months Supply of Inventory	1.4	2.9	+ 107.1%	--	--	--
Cumulative Days on Market Until Sale	18	46	+ 155.6%	37	22	- 40.5%
Percent of Original List Price Received*	100.9%	91.3%	- 9.5%	102.0%	103.0%	+ 1.0%
New Listings	2	15	+ 650.0%	44	60	+ 36.4%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	19	16	- 15.8%	221	203	- 8.1%
Closed Sales	24	13	- 45.8%	219	188	- 14.2%
Median Sales Price*	\$687,500	\$580,000	- 15.6%	\$675,000	\$716,400	+ 6.1%
Inventory of Homes for Sale	60	51	- 15.0%	--	--	--
Months Supply of Inventory	2.6	2.4	- 7.7%	--	--	--
Cumulative Days on Market Until Sale	46	44	- 4.3%	38	33	- 13.2%
Percent of Original List Price Received*	99.9%	97.9%	- 2.0%	100.7%	101.3%	+ 0.6%
New Listings	46	42	- 8.7%	300	272	- 9.3%

* 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

