

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Jamaica Plain

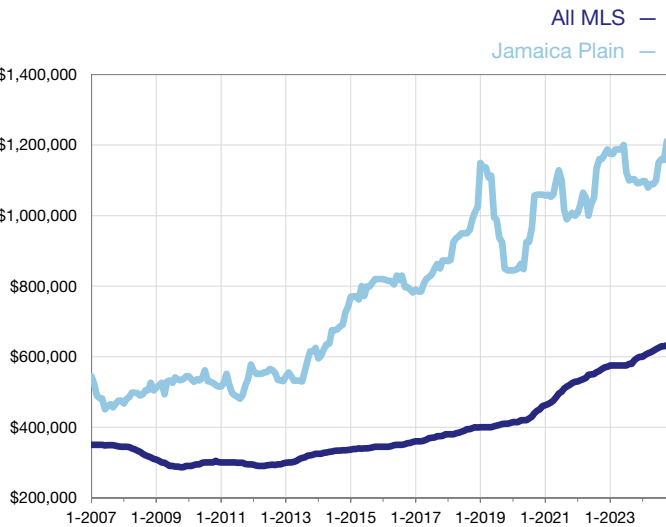
| Single-Family Properties | October | | | Year to Date | | |
|--|-------------|-------------|----------|--------------|-------------|---------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Key Metrics | | | | | | |
| Pending Sales | 4 | 9 | + 125.0% | 40 | 47 | + 17.5% |
| Closed Sales | 2 | 4 | + 100.0% | 43 | 39 | - 9.3% |
| Median Sales Price* | \$1,086,500 | \$1,812,500 | + 66.8% | \$1,100,000 | \$1,279,000 | + 16.3% |
| Inventory of Homes for Sale | 5 | 10 | + 100.0% | -- | -- | -- |
| Months Supply of Inventory | 1.2 | 1.9 | + 58.3% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 27 | 31 | + 14.8% | 36 | 23 | - 36.1% |
| Percent of Original List Price Received* | 97.4% | 99.7% | + 2.4% | 101.8% | 102.7% | + 0.9% |
| New Listings | 4 | 6 | + 50.0% | 48 | 65 | + 35.4% |

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

| Condominium Properties | October | | | Year to Date | | |
|--|-----------|-----------|---------|--------------|-----------|---------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Key Metrics | | | | | | |
| Pending Sales | 29 | 25 | - 13.8% | 250 | 225 | - 10.0% |
| Closed Sales | 19 | 17 | - 10.5% | 238 | 205 | - 13.9% |
| Median Sales Price* | \$720,000 | \$770,000 | + 6.9% | \$683,000 | \$720,000 | + 5.4% |
| Inventory of Homes for Sale | 58 | 52 | - 10.3% | -- | -- | -- |
| Months Supply of Inventory | 2.5 | 2.5 | 0.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 28 | 45 | + 60.7% | 37 | 34 | - 8.1% |
| Percent of Original List Price Received* | 101.4% | 98.7% | - 2.7% | 100.7% | 101.1% | + 0.4% |
| New Listings | 34 | 30 | - 11.8% | 334 | 301 | - 9.9% |

* 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

