

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Jamaica Plain

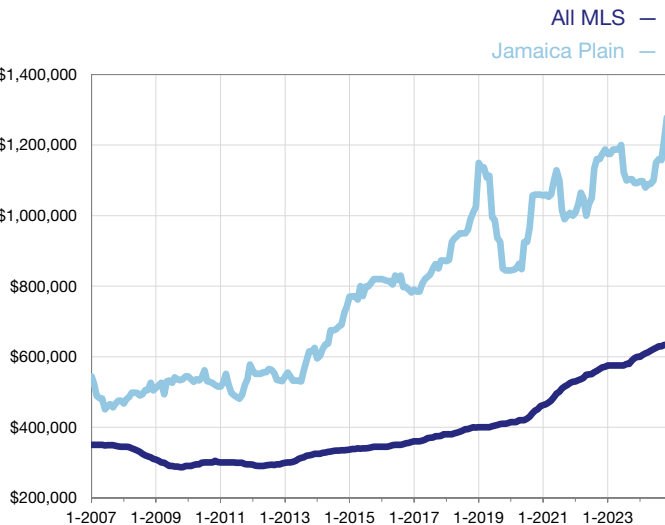
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	6	10	+ 66.7%	46	54	+ 17.4%
Closed Sales	4	7	+ 75.0%	47	46	- 2.1%
Median Sales Price*	\$1,000,000	\$1,465,000	+ 46.5%	\$1,095,000	\$1,289,500	+ 17.8%
Inventory of Homes for Sale	3	6	+ 100.0%	--	--	--
Months Supply of Inventory	0.8	1.1	+ 37.5%	--	--	--
Cumulative Days on Market Until Sale	38	42	+ 10.5%	36	26	- 27.8%
Percent of Original List Price Received*	111.2%	101.1%	- 9.1%	102.6%	102.4%	- 0.2%
New Listings	4	6	+ 50.0%	52	70	+ 34.6%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	17	21	+ 23.5%	267	244	- 8.6%
Closed Sales	23	19	- 17.4%	261	223	- 14.6%
Median Sales Price*	\$580,000	\$707,000	+ 21.9%	\$680,000	\$719,000	+ 5.7%
Inventory of Homes for Sale	46	41	- 10.9%	--	--	--
Months Supply of Inventory	2.0	1.9	- 5.0%	--	--	--
Cumulative Days on Market Until Sale	51	49	- 3.9%	38	35	- 7.9%
Percent of Original List Price Received*	99.3%	99.3%	0.0%	100.6%	101.0%	+ 0.4%
New Listings	12	13	+ 8.3%	346	315	- 9.0%

* 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

