

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Jamaica Plain

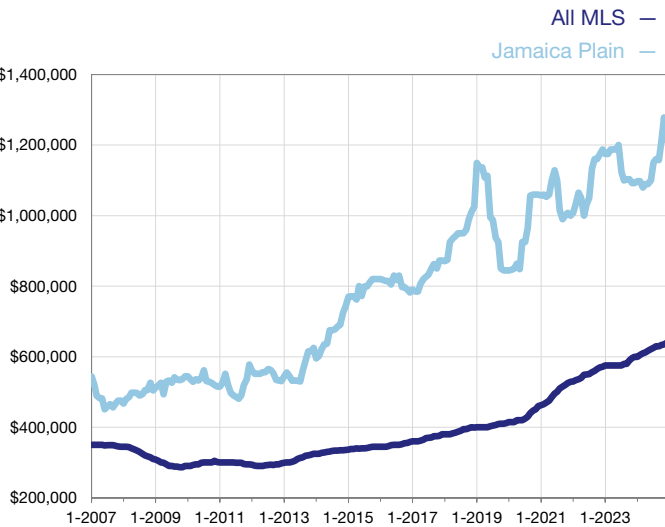
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	2	--	46	56	+ 21.7%
Closed Sales	5	8	+ 60.0%	52	54	+ 3.8%
Median Sales Price*	\$860,000	\$1,037,500	+ 20.6%	\$1,092,500	\$1,211,938	+ 10.9%
Inventory of Homes for Sale	2	5	+ 150.0%	--	--	--
Months Supply of Inventory	0.5	1.0	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	25	30	+ 20.0%	35	26	- 25.7%
Percent of Original List Price Received*	101.6%	100.9%	- 0.7%	102.5%	102.2%	- 0.3%
New Listings	0	1	--	52	71	+ 36.5%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	11	17	+ 54.5%	278	260	- 6.5%
Closed Sales	24	21	- 12.5%	285	245	- 14.0%
Median Sales Price*	\$599,500	\$755,000	+ 25.9%	\$675,000	\$720,000	+ 6.7%
Inventory of Homes for Sale	25	21	- 16.0%	--	--	--
Months Supply of Inventory	1.1	1.0	- 9.1%	--	--	--
Cumulative Days on Market Until Sale	58	46	- 20.7%	40	38	- 5.0%
Percent of Original List Price Received*	96.4%	98.3%	+ 2.0%	100.3%	100.7%	+ 0.4%
New Listings	4	9	+ 125.0%	350	323	- 7.7%

* 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

