

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Jamaica Plain

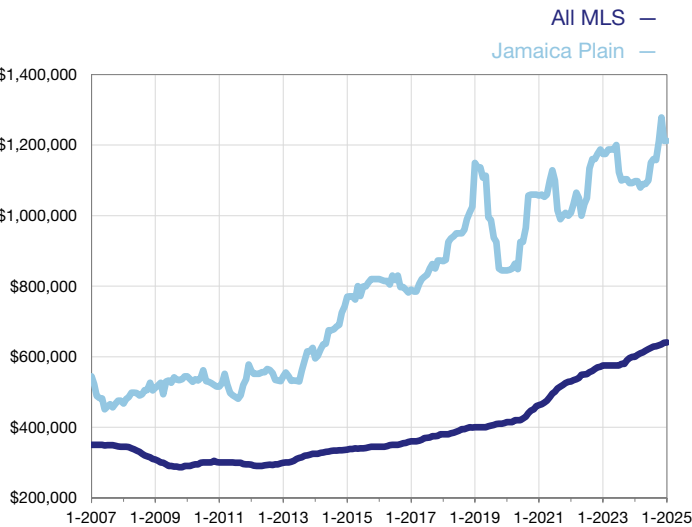
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	0	1	--	0	1	--
Closed Sales	2	4	+ 100.0%	2	4	+ 100.0%
Median Sales Price*	\$1,587,450	\$1,575,750	- 0.7%	\$1,587,450	\$1,575,750	- 0.7%
Inventory of Homes for Sale	4	6	+ 50.0%	--	--	--
Months Supply of Inventory	0.9	1.3	+ 44.4%	--	--	--
Cumulative Days on Market Until Sale	24	30	+ 25.0%	24	30	+ 25.0%
Percent of Original List Price Received*	99.1%	97.6%	- 1.5%	99.1%	97.6%	- 1.5%
New Listings	3	4	+ 33.3%	3	4	+ 33.3%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	13	12	- 7.7%	13	12	- 7.7%
Closed Sales	10	16	+ 60.0%	10	16	+ 60.0%
Median Sales Price*	\$722,500	\$712,000	- 1.5%	\$722,500	\$712,000	- 1.5%
Inventory of Homes for Sale	28	33	+ 17.9%	--	--	--
Months Supply of Inventory	1.2	1.5	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	55	52	- 5.5%	55	52	- 5.5%
Percent of Original List Price Received*	97.4%	96.6%	- 0.8%	97.4%	96.6%	- 0.8%
New Listings	16	25	+ 56.3%	16	25	+ 56.3%

* 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

