

# Local Market Update – January 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Jamaica Plain

### Single-Family Properties

Key Metrics	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	2	2	0.0%	2	2	0.0%
Closed Sales	5	6	+ 20.0%	5	6	+ 20.0%
Median Sales Price*	\$1,100,000	<b>\$1,192,500</b>	+ 8.4%	\$1,100,000	<b>\$1,192,500</b>	+ 8.4%
Inventory of Homes for Sale	5	1	- 80.0%	--	--	--
Months Supply of Inventory	0.9	0.2	- 77.8%	--	--	--
Cumulative Days on Market Until Sale	93	23	- 75.3%	93	23	- 75.3%
Percent of Original List Price Received*	87.4%	100.0%	+ 14.4%	87.4%	100.0%	+ 14.4%
New Listings	1	1	0.0%	1	1	0.0%

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

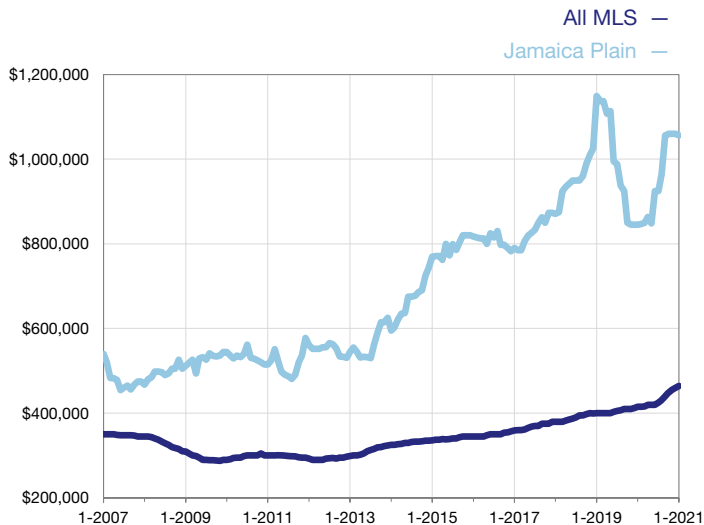
### Condominium Properties

Key Metrics	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	20	39	+ 95.0%	20	39	+ 95.0%
Closed Sales	39	23	- 41.0%	39	23	- 41.0%
Median Sales Price*	\$585,000	<b>\$535,000</b>	- 8.5%	\$585,000	<b>\$535,000</b>	- 8.5%
Inventory of Homes for Sale	36	47	+ 30.6%	--	--	--
Months Supply of Inventory	1.2	1.4	+ 16.7%	--	--	--
Cumulative Days on Market Until Sale	52	49	- 5.8%	52	49	- 5.8%
Percent of Original List Price Received*	99.1%	97.8%	- 1.3%	99.1%	97.8%	- 1.3%
New Listings	25	43	+ 72.0%	25	43	+ 72.0%

\* 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

