

Local Market Update – April 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Jamaica Plain

Single-Family Properties

| Key Metrics | April | | | Year to Date | | |
|--|-------------|--------------------|---------|--------------|--------------------|---------|
| | 2021 | 2022 | + / - | 2021 | 2022 | + / - |
| Pending Sales | 7 | 8 | + 14.3% | 17 | 15 | - 11.8% |
| Closed Sales | 3 | 4 | + 33.3% | 13 | 15 | + 15.4% |
| Median Sales Price* | \$1,400,000 | \$1,060,000 | - 24.3% | \$1,100,000 | \$1,160,000 | + 5.5% |
| Inventory of Homes for Sale | 4 | 5 | + 25.0% | -- | -- | -- |
| Months Supply of Inventory | 0.6 | 0.7 | + 16.7% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 18 | 21 | + 16.7% | 19 | 21 | + 10.5% |
| Percent of Original List Price Received* | 100.4% | 101.8% | + 1.4% | 101.4% | 105.8% | + 4.3% |
| New Listings | 8 | 8 | 0.0% | 20 | 19 | - 5.0% |

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

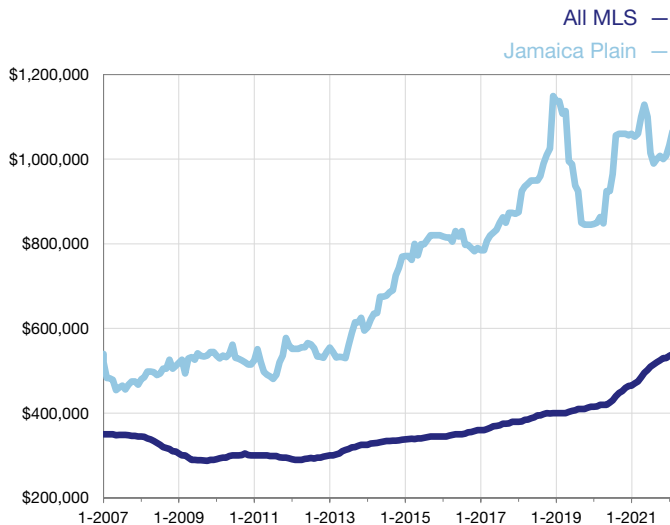
Condominium Properties

| Key Metrics | April | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2021 | 2022 | + / - | 2021 | 2022 | + / - |
| Pending Sales | 68 | 52 | - 23.5% | 193 | 161 | - 16.6% |
| Closed Sales | 45 | 36 | - 20.0% | 124 | 110 | - 11.3% |
| Median Sales Price* | \$689,900 | \$787,000 | + 14.1% | \$662,500 | \$707,500 | + 6.8% |
| Inventory of Homes for Sale | 53 | 30 | - 43.4% | -- | -- | -- |
| Months Supply of Inventory | 1.3 | 0.8 | - 38.5% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 46 | 19 | - 58.7% | 50 | 37 | - 26.0% |
| Percent of Original List Price Received* | 102.2% | 104.1% | + 1.9% | 100.0% | 101.7% | + 1.7% |
| New Listings | 86 | 61 | - 29.1% | 223 | 180 | - 19.3% |

* 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

