

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Jamaica Plain

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	5	2	- 60.0%	82	64	- 22.0%
Closed Sales	6	5	- 16.7%	79	66	- 16.5%
Median Sales Price*	\$937,000	\$1,000,000	+ 6.7%	\$1,000,000	\$1,187,500	+ 18.8%
Inventory of Homes for Sale	4	5	+ 25.0%	--	--	--
Months Supply of Inventory	0.6	0.9	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	26	25	- 3.8%	19	22	+ 15.8%
Percent of Original List Price Received*	97.5%	98.2%	+ 0.7%	103.8%	104.4%	+ 0.6%
New Listings	3	1	- 66.7%	96	80	- 16.7%

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

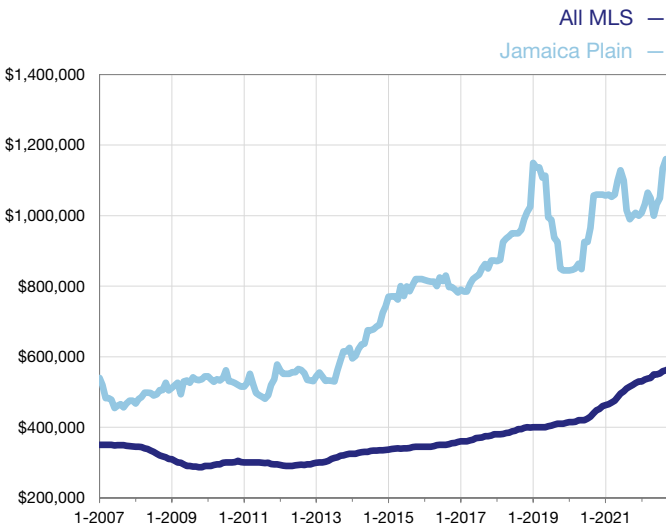
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	22	14	- 36.4%	464	352	- 24.1%
Closed Sales	39	19	- 51.3%	470	364	- 22.6%
Median Sales Price*	\$699,000	\$615,000	- 12.0%	\$679,475	\$703,500	+ 3.5%
Inventory of Homes for Sale	29	30	+ 3.4%	--	--	--
Months Supply of Inventory	0.8	1.0	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	40	38	- 5.0%	34	29	- 14.7%
Percent of Original List Price Received*	98.3%	96.0%	- 2.3%	101.3%	102.5%	+ 1.2%
New Listings	10	5	- 50.0%	525	459	- 12.6%

* 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

