

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Jamaica Plain

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	4	+ 100.0%	2	4	+ 100.0%
Closed Sales	7	7	0.0%	7	7	0.0%
Median Sales Price*	\$1,250,000	\$1,175,000	- 6.0%	\$1,250,000	\$1,175,000	- 6.0%
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	0.6	0.7	+ 16.7%	--	--	--
Cumulative Days on Market Until Sale	24	35	+ 45.8%	24	35	+ 45.8%
Percent of Original List Price Received*	106.5%	92.9%	- 12.8%	106.5%	92.9%	- 12.8%
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.

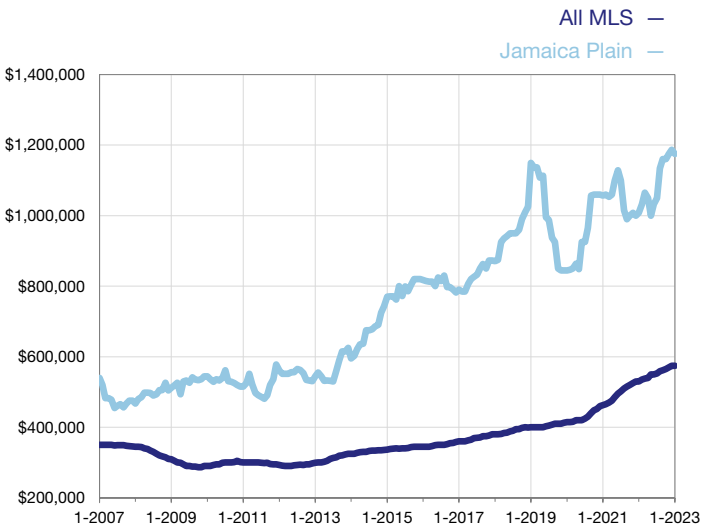
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	22	16	- 27.3%	22	16	- 27.3%
Closed Sales	30	14	- 53.3%	30	14	- 53.3%
Median Sales Price*	\$574,500	\$526,500	- 8.4%	\$574,500	\$526,500	- 8.4%
Inventory of Homes for Sale	32	23	- 28.1%	--	--	--
Months Supply of Inventory	0.8	0.8	0.0%	--	--	--
Cumulative Days on Market Until Sale	60	49	- 18.3%	60	49	- 18.3%
Percent of Original List Price Received*	96.9%	95.4%	- 1.5%	96.9%	95.4%	- 1.5%
New Listings	29	13	- 55.2%	29	13	- 55.2%

* 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

