

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Jamaica Plain

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	3	4	+ 33.3%	45	38	- 15.6%
Closed Sales	11	6	- 45.5%	37	34	- 8.1%
Median Sales Price*	\$980,000	\$822,500	- 16.1%	\$980,000	\$860,000	- 12.2%
Inventory of Homes for Sale	10	9	- 10.0%	--	--	--
Months Supply of Inventory	1.7	1.8	+ 5.9%	--	--	--
Cumulative Days on Market Until Sale	20	25	+ 25.0%	25	31	+ 24.0%
Percent of Original List Price Received*	104.8%	99.3%	- 5.2%	104.4%	101.8%	- 2.5%
New Listings	3	3	0.0%	53	49	- 7.5%

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

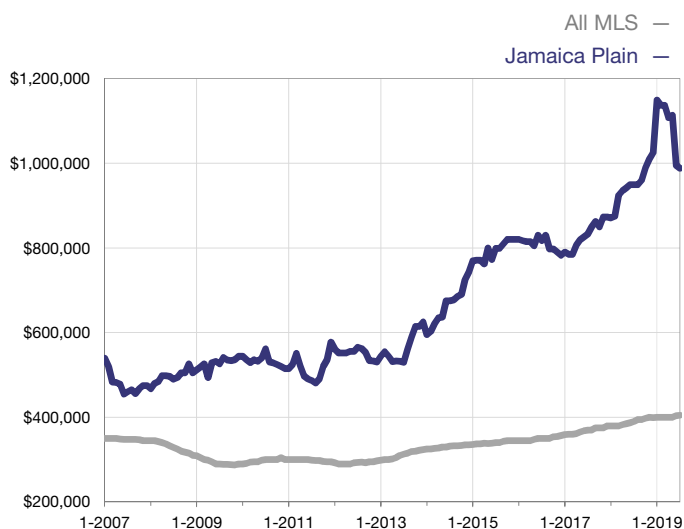
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	20	26	+ 30.0%	254	236	- 7.1%
Closed Sales	47	50	+ 6.4%	240	198	- 17.5%
Median Sales Price*	\$620,000	\$586,625	- 5.4%	\$625,000	\$599,500	- 4.1%
Inventory of Homes for Sale	45	46	+ 2.2%	--	--	--
Months Supply of Inventory	1.4	1.6	+ 14.3%	--	--	--
Cumulative Days on Market Until Sale	23	31	+ 34.8%	25	33	+ 32.0%
Percent of Original List Price Received*	104.1%	100.1%	- 3.8%	103.6%	100.8%	- 2.7%
New Listings	28	24	- 14.3%	296	289	- 2.4%

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

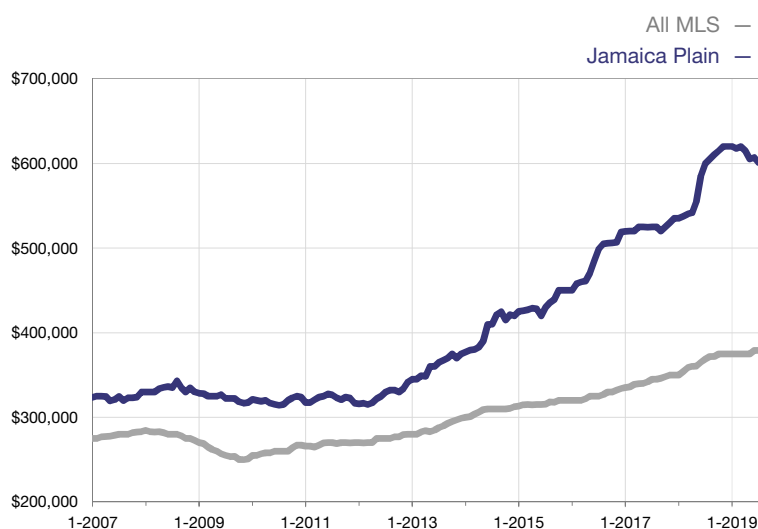
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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