

# Local Market Update – August 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Jamaica Plain

### Single-Family Properties

Key Metrics	August			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	2	3	+ 50.0%	47	41	- 12.8%
Closed Sales	9	9	0.0%	46	43	- 6.5%
Median Sales Price*	\$1,162,500	<b>\$925,000</b>	- 20.4%	\$1,017,500	<b>\$875,000</b>	- 14.0%
Inventory of Homes for Sale	7	8	+ 14.3%	--	--	--
Months Supply of Inventory	1.2	1.6	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	33	39	+ 18.2%	27	33	+ 22.2%
Percent of Original List Price Received*	97.5%	<b>98.7%</b>	+ 1.2%	103.0%	<b>101.1%</b>	- 1.8%
New Listings	1	3	+ 200.0%	53	51	- 3.8%

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

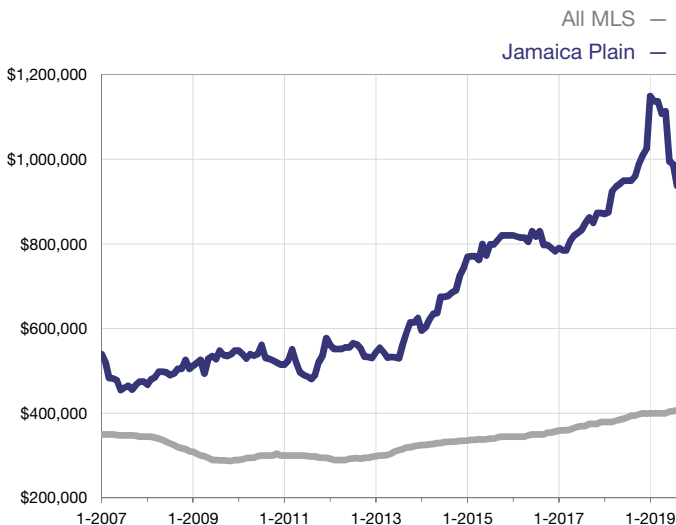
### Condominium Properties

Key Metrics	August			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	26	27	+ 3.8%	280	261	- 6.8%
Closed Sales	36	32	- 11.1%	276	230	- 16.7%
Median Sales Price*	\$616,000	<b>\$560,000</b>	- 9.1%	\$625,000	<b>\$595,000</b>	- 4.8%
Inventory of Homes for Sale	37	37	0.0%	--	--	--
Months Supply of Inventory	1.2	1.3	+ 8.3%	--	--	--
Cumulative Days on Market Until Sale	30	29	- 3.3%	26	33	+ 26.9%
Percent of Original List Price Received*	102.5%	<b>100.3%</b>	- 2.1%	103.5%	<b>100.7%</b>	- 2.7%
New Listings	30	20	- 33.3%	326	310	- 4.9%

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

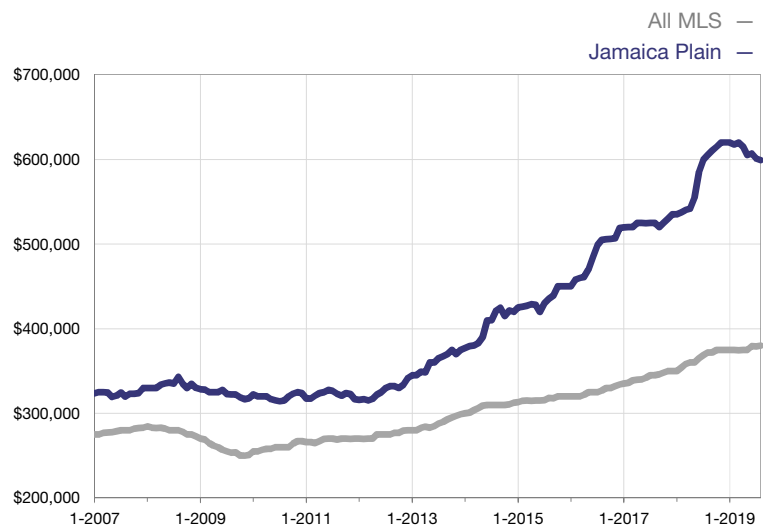
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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