

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Jamaica Plain

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	5	8	+ 60.0%	13	19	+ 46.2%
Closed Sales	3	3	0.0%	13	13	0.0%
Median Sales Price*	\$1,380,000	\$1,400,000	+ 1.4%	\$1,075,000	\$1,100,000	+ 2.3%
Inventory of Homes for Sale	10	4	- 60.0%	--	--	--
Months Supply of Inventory	1.7	0.7	- 58.8%	--	--	--
Cumulative Days on Market Until Sale	65	18	- 72.3%	66	19	- 71.2%
Percent of Original List Price Received*	84.7%	100.4%	+ 18.5%	91.7%	101.4%	+ 10.6%
New Listings	6	9	+ 50.0%	22	22	0.0%

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

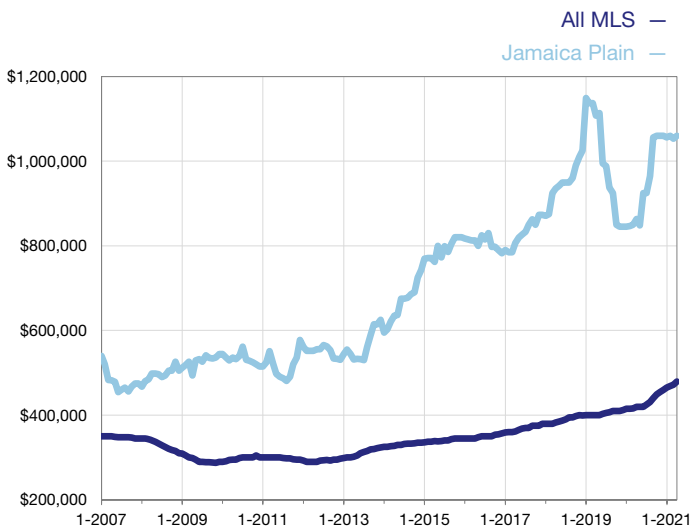
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	25	73	+ 192.0%	108	199	+ 84.3%
Closed Sales	30	45	+ 50.0%	136	124	- 8.8%
Median Sales Price*	\$600,000	\$689,900	+ 15.0%	\$667,000	\$662,500	- 0.7%
Inventory of Homes for Sale	45	45	0.0%	--	--	--
Months Supply of Inventory	1.3	1.3	0.0%	--	--	--
Cumulative Days on Market Until Sale	30	46	+ 53.3%	56	50	- 10.7%
Percent of Original List Price Received*	101.9%	102.2%	+ 0.3%	99.3%	100.0%	+ 0.7%
New Listings	44	85	+ 93.2%	135	222	+ 64.4%

* 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

