

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Jamaica Plain

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	10	13	+ 30.0%	23	31	+ 34.8%
Closed Sales	6	5	- 16.7%	19	18	- 5.3%
Median Sales Price*	\$980,000	\$1,385,000	+ 41.3%	\$1,075,000	\$1,258,500	+ 17.1%
Inventory of Homes for Sale	6	5	- 16.7%	--	--	--
Months Supply of Inventory	1.0	0.9	- 10.0%	--	--	--
Cumulative Days on Market Until Sale	13	39	+ 200.0%	50	24	- 52.0%
Percent of Original List Price Received*	100.6%	104.2%	+ 3.6%	94.5%	102.2%	+ 8.1%
New Listings	6	16	+ 166.7%	28	36	+ 28.6%

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

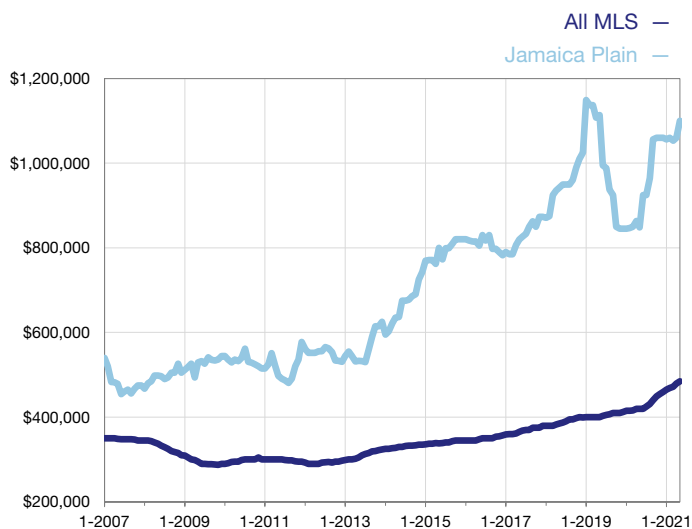
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	38	64	+ 68.4%	146	259	+ 77.4%
Closed Sales	30	52	+ 73.3%	166	176	+ 6.0%
Median Sales Price*	\$630,000	\$700,000	+ 11.1%	\$661,000	\$672,500	+ 1.7%
Inventory of Homes for Sale	43	36	- 16.3%	--	--	--
Months Supply of Inventory	1.3	1.0	- 23.1%	--	--	--
Cumulative Days on Market Until Sale	28	26	- 7.1%	51	43	- 15.7%
Percent of Original List Price Received*	102.1%	104.1%	+ 2.0%	99.8%	101.2%	+ 1.4%
New Listings	40	54	+ 35.0%	175	278	+ 58.9%

* 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

