

# Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Jamaica Plain

### Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	8	7	- 12.5%	77	62	- 19.5%
Closed Sales	6	4	- 33.3%	73	61	- 16.4%
Median Sales Price*	\$953,000	<b>\$1,345,000</b>	+ 41.1%	\$1,015,000	<b>\$1,200,000</b>	+ 18.2%
Inventory of Homes for Sale	6	6	0.0%	--	--	--
Months Supply of Inventory	0.9	1.1	+ 22.2%	--	--	--
Cumulative Days on Market Until Sale	17	31	+ 82.4%	18	22	+ 22.2%
Percent of Original List Price Received*	102.3%	<b>96.3%</b>	- 5.9%	104.4%	<b>104.9%</b>	+ 0.5%
New Listings	5	2	- 60.0%	93	79	- 15.1%

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

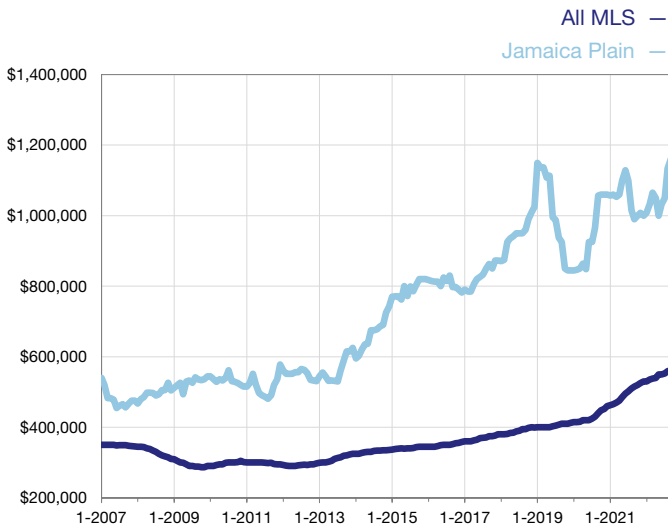
### Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	31	18	- 41.9%	442	338	- 23.5%
Closed Sales	25	22	- 12.0%	431	343	- 20.4%
Median Sales Price*	\$625,000	<b>\$592,500</b>	- 5.2%	\$675,000	<b>\$710,000</b>	+ 5.2%
Inventory of Homes for Sale	50	45	- 10.0%	--	--	--
Months Supply of Inventory	1.3	1.5	+ 15.4%	--	--	--
Cumulative Days on Market Until Sale	29	29	0.0%	34	29	- 14.7%
Percent of Original List Price Received*	99.8%	<b>99.0%</b>	- 0.8%	101.6%	<b>102.9%</b>	+ 1.3%
New Listings	16	21	+ 31.3%	515	454	- 11.8%

\* 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

