

Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Jamaica Plain

Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	6	+ 500.0%	3	9	+ 200.0%
Closed Sales	1	1	0.0%	8	8	0.0%
Median Sales Price*	\$1,675,000	\$1,263,000	- 24.6%	\$1,306,000	\$1,219,000	- 6.7%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	0.4	0.5	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	21	42	+ 100.0%	24	36	+ 50.0%
Percent of Original List Price Received*	105.0%	93.6%	- 10.9%	106.3%	92.9%	- 12.6%
New Listings	1	4	+ 300.0%	4	8	+ 100.0%

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

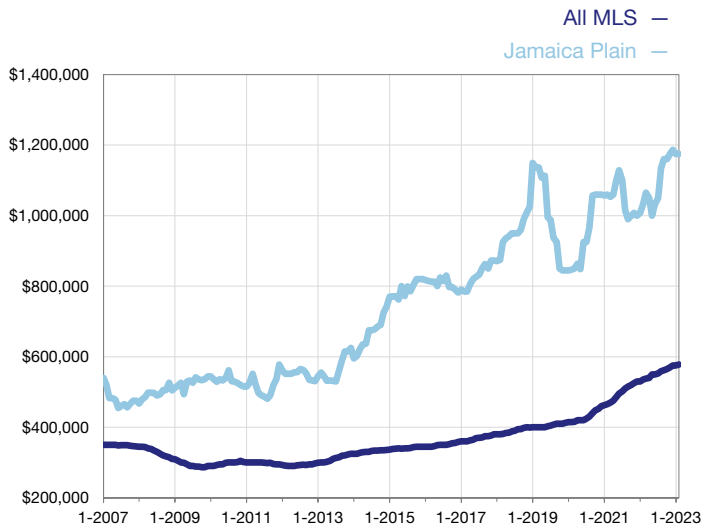
Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	24	21	- 12.5%	46	31	- 32.6%
Closed Sales	16	6	- 62.5%	46	20	- 56.5%
Median Sales Price*	\$650,000	\$727,500	+ 11.9%	\$605,000	\$587,500	- 2.9%
Inventory of Homes for Sale	30	23	- 23.3%	--	--	--
Months Supply of Inventory	0.8	0.8	0.0%	--	--	--
Cumulative Days on Market Until Sale	47	87	+ 85.1%	55	60	+ 9.1%
Percent of Original List Price Received*	100.8%	86.1%	- 14.6%	98.3%	92.6%	- 5.8%
New Listings	25	20	- 20.0%	54	34	- 37.0%

* 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

