

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Jamaica Plain

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	4	- 20.0%	8	13	+ 62.5%
Closed Sales	3	6	+ 100.0%	11	15	+ 36.4%
Median Sales Price*	\$1,140,000	\$1,337,500	+ 17.3%	\$1,250,000	\$1,263,000	+ 1.0%
Inventory of Homes for Sale	5	3	- 40.0%	--	--	--
Months Supply of Inventory	0.7	0.5	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	16	38	+ 137.5%	22	41	+ 86.4%
Percent of Original List Price Received*	109.7%	102.4%	- 6.7%	107.2%	96.6%	- 9.9%
New Listings	7	7	0.0%	11	15	+ 36.4%

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

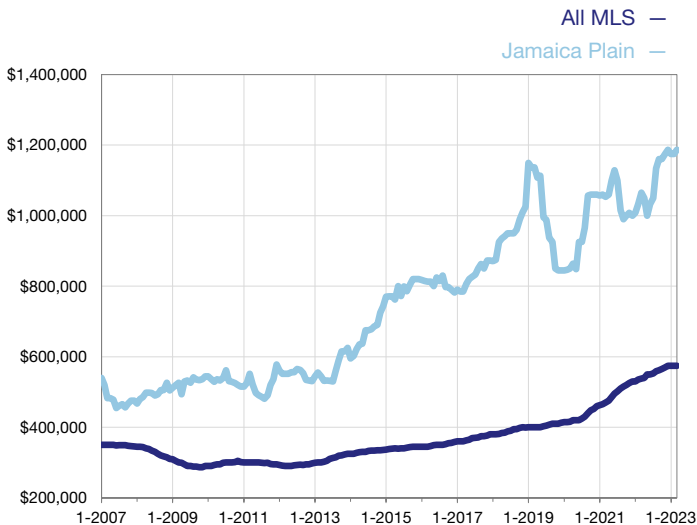
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	49	29	- 40.8%	95	56	- 41.1%
Closed Sales	28	21	- 25.0%	74	41	- 44.6%
Median Sales Price*	\$834,000	\$655,000	- 21.5%	\$703,500	\$640,000	- 9.0%
Inventory of Homes for Sale	40	46	+ 15.0%	--	--	--
Months Supply of Inventory	1.1	1.8	+ 63.6%	--	--	--
Cumulative Days on Market Until Sale	29	45	+ 55.2%	45	52	+ 15.6%
Percent of Original List Price Received*	104.3%	99.4%	- 4.7%	100.6%	96.1%	- 4.5%
New Listings	66	52	- 21.2%	120	86	- 28.3%

* 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

