

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Jamaica Plain

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	1	- 85.7%	15	14	- 6.7%
Closed Sales	4	2	- 50.0%	15	17	+ 13.3%
Median Sales Price*	\$1,060,000	\$1,055,000	- 0.5%	\$1,160,000	\$1,175,000	+ 1.3%
Inventory of Homes for Sale	6	12	+ 100.0%	--	--	--
Months Supply of Inventory	0.9	2.3	+ 155.6%	--	--	--
Cumulative Days on Market Until Sale	21	14	- 33.3%	21	38	+ 81.0%
Percent of Original List Price Received*	101.8%	105.8%	+ 3.9%	105.8%	97.7%	- 7.7%
New Listings	8	11	+ 37.5%	19	26	+ 36.8%

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

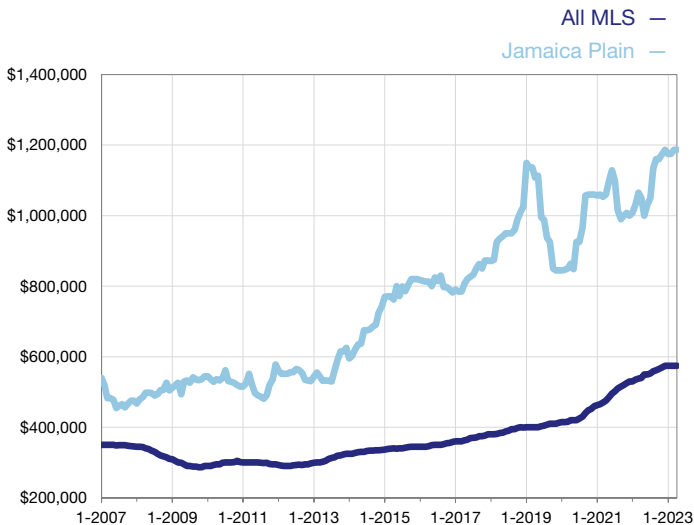
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	54	42	- 22.2%	149	92	- 38.3%
Closed Sales	36	22	- 38.9%	110	65	- 40.9%
Median Sales Price*	\$787,000	\$722,500	- 8.2%	\$707,500	\$660,000	- 6.7%
Inventory of Homes for Sale	45	50	+ 11.1%	--	--	--
Months Supply of Inventory	1.3	2.1	+ 61.5%	--	--	--
Cumulative Days on Market Until Sale	19	39	+ 105.3%	37	48	+ 29.7%
Percent of Original List Price Received*	104.1%	102.0%	- 2.0%	101.7%	98.1%	- 3.5%
New Listings	61	45	- 26.2%	181	129	- 28.7%

* 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

