

# Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Jamaica Plain

### Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	11	+ 10.0%	25	25	0.0%
Closed Sales	4	4	0.0%	19	21	+ 10.5%
Median Sales Price*	\$1,162,500	\$1,022,500	- 12.0%	\$1,160,000	\$1,175,000	+ 1.3%
Inventory of Homes for Sale	7	11	+ 57.1%	--	--	--
Months Supply of Inventory	1.0	2.1	+ 110.0%	--	--	--
Cumulative Days on Market Until Sale	28	73	+ 160.7%	23	44	+ 91.3%
Percent of Original List Price Received*	105.9%	111.4%	+ 5.2%	105.8%	100.3%	- 5.2%
New Listings	11	14	+ 27.3%	30	35	+ 16.7%

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

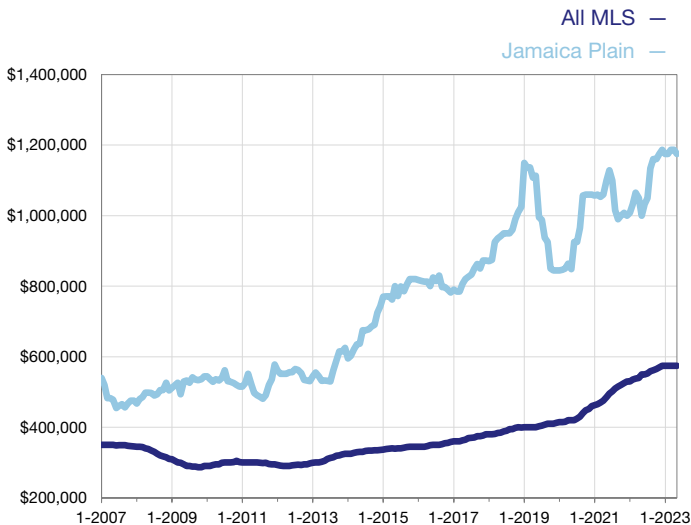
### Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	47	37	- 21.3%	196	125	- 36.2%
Closed Sales	55	31	- 43.6%	165	96	- 41.8%
Median Sales Price*	\$749,000	\$715,000	- 4.5%	\$719,000	\$693,500	- 3.5%
Inventory of Homes for Sale	45	67	+ 48.9%	--	--	--
Months Supply of Inventory	1.3	2.9	+ 123.1%	--	--	--
Cumulative Days on Market Until Sale	22	32	+ 45.5%	32	43	+ 34.4%
Percent of Original List Price Received*	106.3%	103.6%	- 2.5%	103.3%	99.9%	- 3.3%
New Listings	53	56	+ 5.7%	230	181	- 21.3%

\* 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

