

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Jamaica Plain

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	9	0.0%	34	33	- 2.9%
Closed Sales	14	7	- 50.0%	33	28	- 15.2%
Median Sales Price*	\$1,450,000	\$1,475,000	+ 1.7%	\$1,250,000	\$1,225,500	- 2.0%
Inventory of Homes for Sale	8	3	- 62.5%	--	--	--
Months Supply of Inventory	1.3	0.6	- 53.8%	--	--	--
Cumulative Days on Market Until Sale	19	11	- 42.1%	21	36	+ 71.4%
Percent of Original List Price Received*	110.2%	108.9%	- 1.2%	107.7%	102.4%	- 4.9%
New Listings	10	1	- 90.0%	40	35	- 12.5%

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

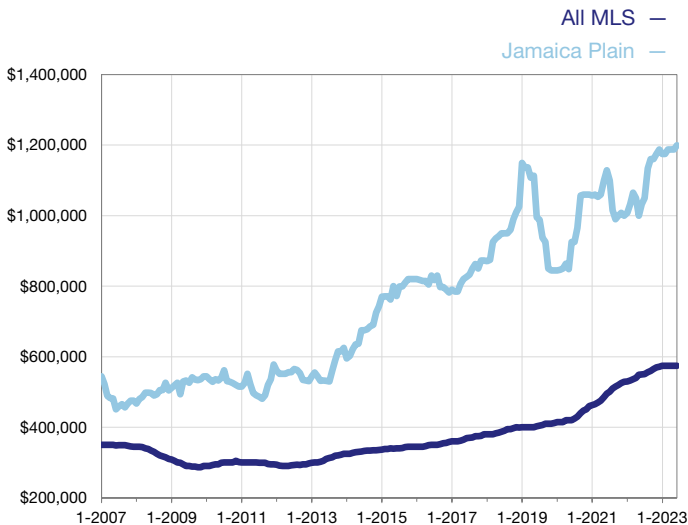
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	36	47	+ 30.6%	232	169	- 27.2%
Closed Sales	51	35	- 31.4%	216	131	- 39.4%
Median Sales Price*	\$725,000	\$700,000	- 3.4%	\$722,500	\$700,000	- 3.1%
Inventory of Homes for Sale	59	46	- 22.0%	--	--	--
Months Supply of Inventory	1.8	1.9	+ 5.6%	--	--	--
Cumulative Days on Market Until Sale	27	16	- 40.7%	31	36	+ 16.1%
Percent of Original List Price Received*	105.9%	104.0%	- 1.8%	103.9%	101.0%	- 2.8%
New Listings	55	34	- 38.2%	285	216	- 24.2%

* 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

