

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Jamaica Plain

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	4	- 20.0%	39	36	- 7.7%
Closed Sales	6	6	0.0%	39	34	- 12.8%
Median Sales Price*	\$2,037,500	\$1,103,000	- 45.9%	\$1,360,000	\$1,187,500	- 12.7%
Inventory of Homes for Sale	11	2	- 81.8%	--	--	--
Months Supply of Inventory	1.8	0.4	- 77.8%	--	--	--
Cumulative Days on Market Until Sale	22	22	0.0%	21	34	+ 61.9%
Percent of Original List Price Received*	104.2%	104.1%	- 0.1%	107.1%	102.7%	- 4.1%
New Listings	9	2	- 77.8%	49	39	- 20.4%

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

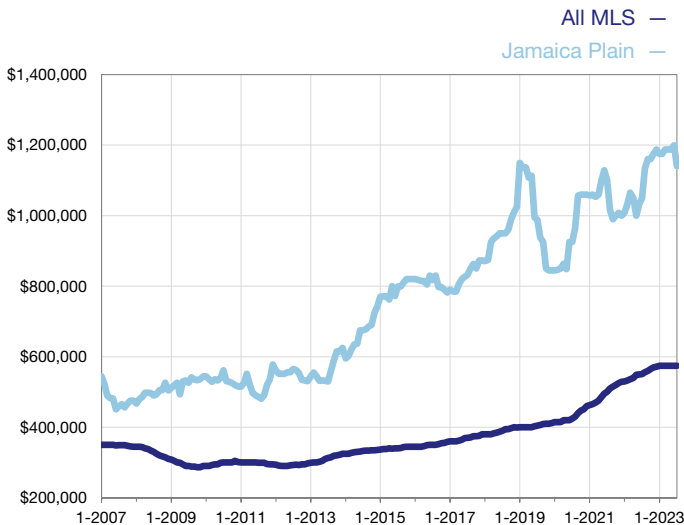
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	27	24	- 11.1%	259	183	- 29.3%
Closed Sales	39	35	- 10.3%	255	168	- 34.1%
Median Sales Price*	\$693,000	\$675,000	- 2.6%	\$711,000	\$686,500	- 3.4%
Inventory of Homes for Sale	55	45	- 18.2%	--	--	--
Months Supply of Inventory	1.7	2.0	+ 17.6%	--	--	--
Cumulative Days on Market Until Sale	18	35	+ 94.4%	29	36	+ 24.1%
Percent of Original List Price Received*	105.9%	100.7%	- 4.9%	104.2%	100.9%	- 3.2%
New Listings	29	22	- 24.1%	314	236	- 24.8%

* 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

