

# Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Jamaica Plain

### Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	1	- 75.0%	43	35	- 18.6%
Closed Sales	3	4	+ 33.3%	42	39	- 7.1%
Median Sales Price*	\$1,015,000	<b>\$946,500</b>	- 6.7%	\$1,305,000	<b>\$1,100,000</b>	- 15.7%
Inventory of Homes for Sale	8	7	- 12.5%	--	--	--
Months Supply of Inventory	1.4	1.5	+ 7.1%	--	--	--
Cumulative Days on Market Until Sale	8	79	+ 887.5%	20	38	+ 90.0%
Percent of Original List Price Received*	111.9%	<b>96.5%</b>	- 13.8%	107.5%	<b>102.0%</b>	- 5.1%
New Listings	3	4	+ 33.3%	52	42	- 19.2%

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

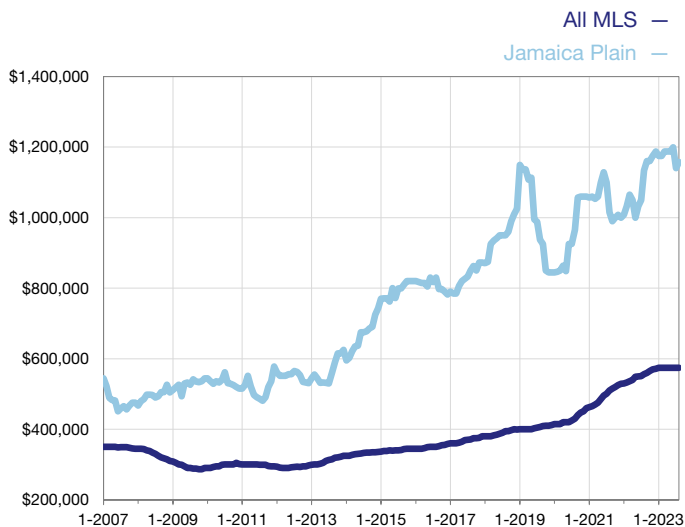
### Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	17	24	+ 41.2%	276	205	- 25.7%
Closed Sales	31	27	- 12.9%	286	196	- 31.5%
Median Sales Price*	\$649,000	<b>\$545,000</b>	- 16.0%	\$710,000	<b>\$677,500</b>	- 4.6%
Inventory of Homes for Sale	52	35	- 32.7%	--	--	--
Months Supply of Inventory	1.6	1.5	- 6.3%	--	--	--
Cumulative Days on Market Until Sale	22	45	+ 104.5%	28	37	+ 32.1%
Percent of Original List Price Received*	100.0%	<b>99.6%</b>	- 0.4%	103.7%	<b>100.7%</b>	- 2.9%
New Listings	21	19	- 9.5%	335	257	- 23.3%

\* 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

