

Local Market Update for December 2016

A RESEARCH TOOL PROVIDED BY THE GREATER BOSTON ASSOCIATION OF REALTORS®



Jamaica Plain

Single-Family Homes	December			Year to Date		
	2015	2016	Percent Change	Thru 12-2015	Thru 12-2016	Percent Change
Key Metrics						
Closed Sales	5	7	+ 40.0%	72	83	+ 15.3%
Median Sales Price*	\$830,000	\$915,000	+ 10.2%	\$820,000	\$782,500	- 4.6%
Inventory of Homes for Sale	7	5	- 28.6%	--	--	--
Months Supply of Inventory	1.0	0.7	- 30.0%	--	--	--
Days on Market Until Sale	40	23	- 42.5%	32	44	+ 37.5%
Percent of Original List Price Received*	95.8%	105.9%	+ 10.5%	100.9%	100.2%	- 0.7%
New Listings	2	2	0.0%	95	99	+ 4.2%
Pending Sales	2	4	+ 100.0%	70	81	+ 15.7%

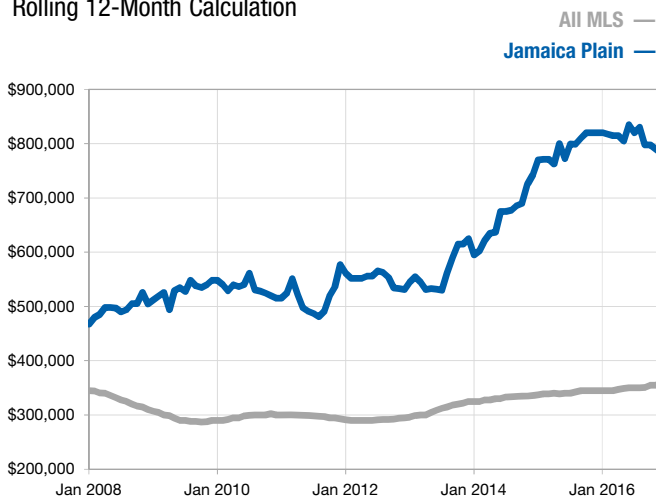
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Condominiums	December			Year to Date		
	2015	2016	Percent Change	Thru 12-2015	Thru 12-2016	Percent Change
Key Metrics						
Closed Sales	36	39	+ 8.3%	437	398	- 8.9%
Median Sales Price*	\$436,250	\$520,000	+ 19.2%	\$450,000	\$519,000	+ 15.3%
Inventory of Homes for Sale	39	9	- 76.9%	--	--	--
Months Supply of Inventory	1.1	0.3	- 72.7%	--	--	--
Days on Market Until Sale	39	32	- 17.9%	35	35	0.0%
Percent of Original List Price Received*	99.4%	99.4%	0.0%	102.5%	102.1%	- 0.4%
New Listings	18	10	- 44.4%	508	415	- 18.3%
Pending Sales	17	15	- 11.8%	445	400	- 10.1%

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

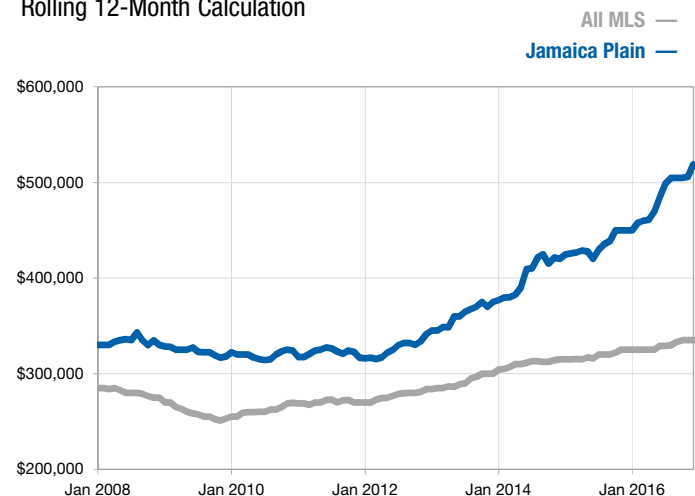
Median Sales Price - Single-Family Homes

Rolling 12-Month Calculation



Median Sales Price - Condominiums

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.