

# Jamaica Plain, MA Area Market Review

2017 - 2021 As of December 29, 2021

Prepared by Joe Wolvek on Wednesday, December 29, 2021

## Single Family

<b>Listing Inventory on December 29</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>
Listing Units	6	2	3	2	3
Average Days on Market	104	79	286	61	45
Average List Price	\$2,092,166.67	\$1,370,000.00	\$1,842,966.67	\$1,335,000.00	\$1,281,333.33
Average List \$ / SqFt	\$573.97	\$494.53	\$438.82	\$563.89	\$673.15
Approximate Absorption Rate	88.89%	262.50%	188.89%	300.00%	216.67%
Approximate Months Supply of Inventory	1.13	0.38	0.53	0.33	0.46
<b>Listed (Year to Date)</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>
Listing Units (Taken)	92	85	91	89	98
Average Original List Price	\$1,167,447.55	\$1,149,709.25	\$1,098,294.56	\$1,150,411.24	\$1,124,566.31
Average Original List \$ / SqFt	\$458.65	\$460.26	\$516.08	\$527.34	\$553.31
<b>Went Pending (Year to Date)</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>
Listing Units (Went Pending)	75	75	75	76	93
Average List Price	\$978,410.33	\$1,230,643.81	\$992,069.25	\$1,141,192.11	\$1,121,069.87
Average List \$ / SqFt	\$433.45	\$463.32	\$466.35	\$515.94	\$542.55
Average Days to Offer	21	22	23	20	13
<b>Listed &amp; Price Changed (Year to Date)</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>
Listing Units (Price Changed)	22	21	31	14	13
Average Original List Price	\$1,086,900.00	\$1,305,952.38	\$1,360,716.52	\$1,350,071.43	\$1,306,915.38
Average Original List \$ / SqFt	\$441.86	\$462.22	\$609.25	\$539.96	\$613.90
<b>Sold (Year to Date)</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>
Closed Units (Sold)	64	63	68	71	77
Average Days on Market	34	33	36	31	18
Average Days to Offer	24	23	23	21	11
Average Sale Price	\$963,291.75	\$1,195,050.79	\$1,044,609.49	\$1,123,936.62	\$1,120,112.25
Average Sale \$ / SqFt	\$442.52	\$480.85	\$477.04	\$508.61	\$558.05
Average List Price	\$938,771.48	\$1,159,348.98	\$1,021,064.62	\$1,142,852.11	\$1,069,320.75
Average List \$ / SqFt	\$430.79	\$465.86	\$464.20	\$505.46	\$533.32
Average Original List Price	\$967,226.17	\$1,176,277.56	\$1,042,692.74	\$1,167,176.06	\$1,075,619.45
Average Original List \$ / SqFt	\$438.98	\$472.24	\$472.13	\$510.95	\$535.53
Average Sale Price as % of List Price	102.89%	103.21%	102.67%	100.91%	104.74%
Average Sale Price as % of Original List Price	100.61%	101.92%	101.05%	99.94%	104.30%
Sold Units - Short Sale	1	0	0	0	0
Sold Units - Lender-Owned	0	0	0	0	0
<b>12-Month Activity as of December 29</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>
Units Listed	92	85	91	89	98
Units Price Changed	22	21	31	14	13
Units Went Pending	75	75	75	76	93
Units Sold	64	63	68	72	78

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## Condominium

<b>Listing Inventory on December 29</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>
Listing Units	16	25	33	54	19
Average Days on Market	47	61	112	88	104
Average List Price	\$774,456.19	\$654,550.00	\$746,342.39	\$743,355.54	\$736,894.74
Average List \$ / SqFt	\$498.51	\$573.40	\$618.26	\$573.17	\$596.86
Approximate Absorption Rate	191.15%	127.00%	85.35%	66.67%	203.51%
Approximate Months Supply of Inventory	0.52	0.79	1.17	1.50	0.49
<b>Listed (Year to Date)</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>
Listing Units (Taken)	423	470	461	506	524
Average Original List Price	\$592,936.08	\$646,412.99	\$650,899.45	\$683,140.87	\$687,659.69
Average Original List \$ / SqFt	\$481.43	\$525.61	\$553.25	\$568.01	\$584.19
<b>Went Pending (Year to Date)</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>
Listing Units (Went Pending)	383	406	399	409	483
Average List Price	\$576,505.51	\$633,599.27	\$628,988.62	\$670,703.45	\$689,909.69
Average List \$ / SqFt	\$477.26	\$515.87	\$537.53	\$557.93	\$578.53
Average Days to Offer	19	20	28	29	24
<b>Listed &amp; Price Changed (Year to Date)</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>
Listing Units (Price Changed)	69	93	120	127	101
Average Original List Price	\$635,516.68	\$689,670.96	\$652,411.58	\$712,289.62	\$669,167.60
Average Original List \$ / SqFt	\$472.85	\$514.88	\$533.14	\$589.08	\$602.07
<b>Sold (Year to Date)</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>
Closed Units (Sold)	361	380	337	428	460
Average Days on Market	28	28	34	40	34
Average Days to Offer	19	19	23	29	23
Average Sale Price	\$591,224.68	\$641,367.48	\$627,999.33	\$674,076.15	\$706,395.41
Average Sale \$ / SqFt	\$494.39	\$523.47	\$536.91	\$571.69	\$591.80
Average List Price	\$571,328.56	\$623,711.29	\$618,897.45	\$668,375.82	\$690,570.02
Average List \$ / SqFt	\$475.02	\$505.99	\$528.48	\$566.19	\$578.78
Average Original List Price	\$576,509.45	\$630,624.98	\$627,500.69	\$676,094.91	\$696,983.49
Average Original List \$ / SqFt	\$478.56	\$510.27	\$534.96	\$572.00	\$584.42
Average Sale Price as % of List Price	104.02%	103.37%	101.61%	101.01%	102.32%
Average Sale Price as % of Original List Price	103.32%	102.51%	100.37%	99.97%	101.42%
Sold Units - Short Sale	0	0	0	1	0
Sold Units - Lender-Owned	1	1	0	1	0
<b>12-Month Activity as of December 29</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>
Units Listed	423	471	461	506	524
Units Price Changed	69	93	120	127	101
Units Went Pending	384	406	399	409	486
Units Sold	367	381	338	432	464

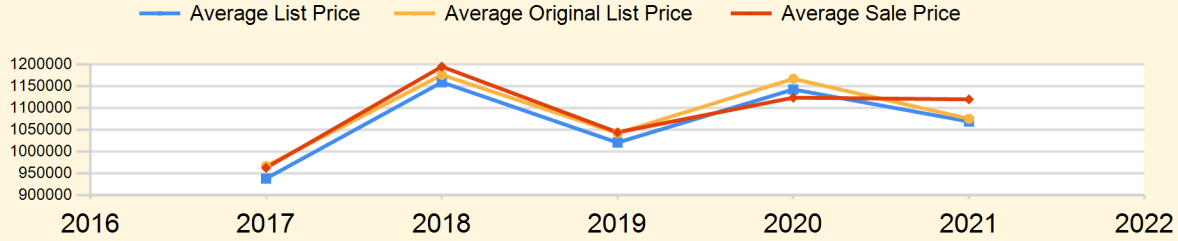
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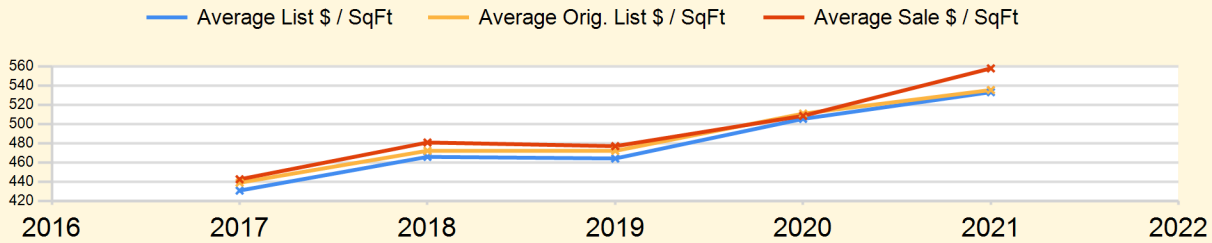
## Single Family

### Average Price (Sold Inventory - Year to Date)



Solds / Year	2017	2018	2019	2020	2021
List Price	\$938,771.48	\$1,159,348.98	\$1,021,064.62	\$1,142,852.11	\$1,069,320.75
Original List Price	\$967,226.17	\$1,176,277.56	\$1,042,692.74	\$1,167,176.06	\$1,075,619.45
Sale Price	\$963,291.75	\$1,195,050.79	\$1,044,609.49	\$1,123,936.62	\$1,120,112.25

### Average Price / SqFt (Sold Inventory - Year to Date)



Solds / Year	2017	2018	2019	2020	2021
List \$ / SqFt	\$430.79	\$465.86	\$464.20	\$505.46	\$533.32
Orig. List \$ / SqFt	\$438.98	\$472.24	\$472.13	\$510.95	\$535.53
Sale \$ / SqFt	\$442.52	\$480.85	\$477.04	\$508.61	\$558.05

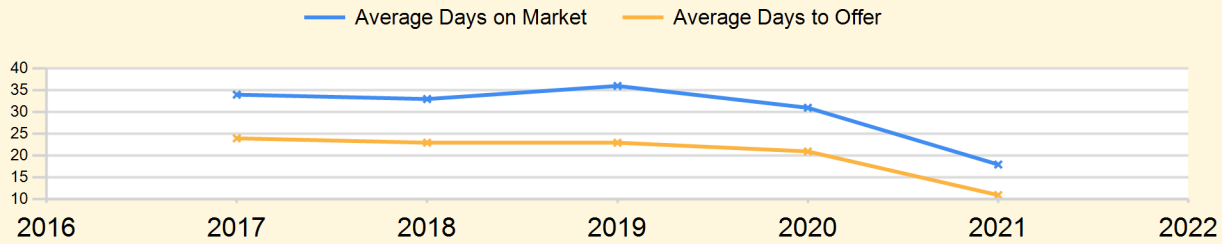
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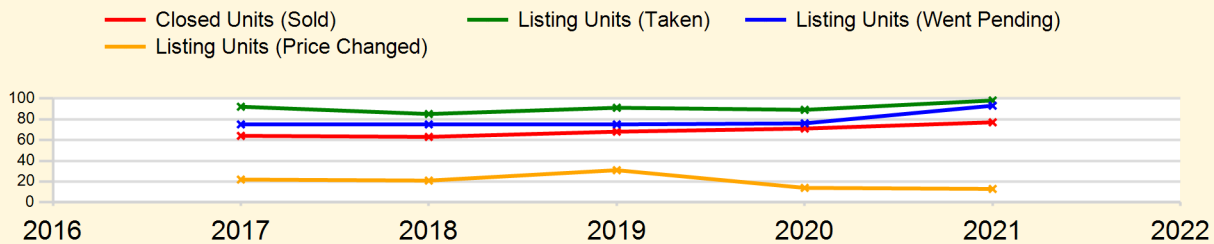
## Single Family

### Average Days to Offer (Sold Inventory - Year to Date)



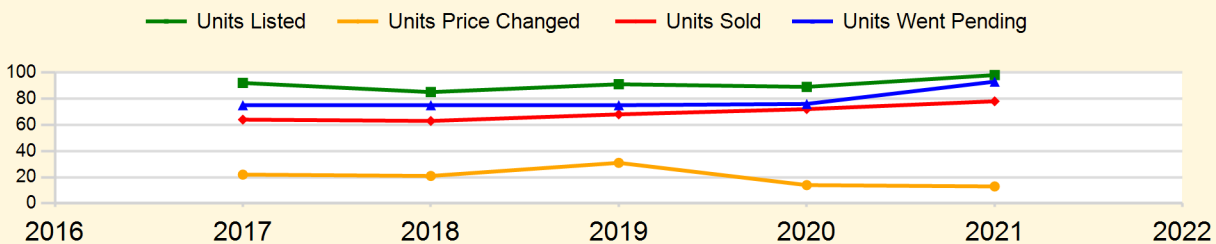
Solds / Year	2017	2018	2019	2020	2021
Days on Market	34	33	36	31	18
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### Listing Units (Year to Date)



Category / Year	2017	2018	2019	2020	2021
Units Sold	64	63	68	71	77
Units Price Changed	22	21	31	14	13
Units Taken	92	85	91	89	98
Units Went Pending	75	75	75	76	93

### 12 Months Activity



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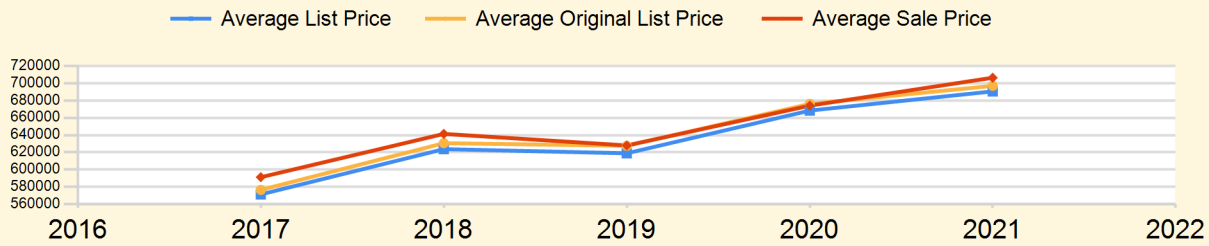
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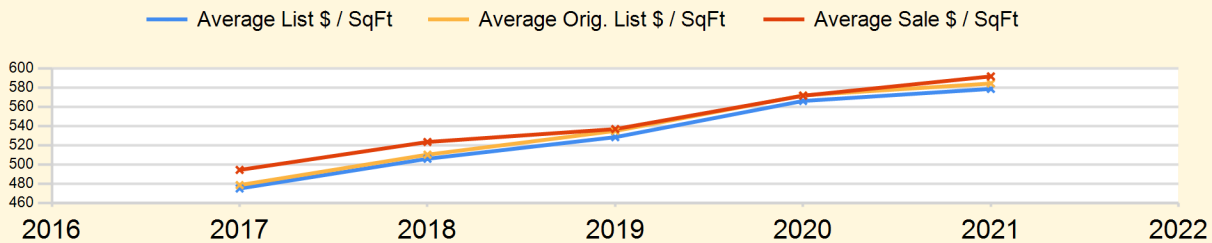
## Condominium

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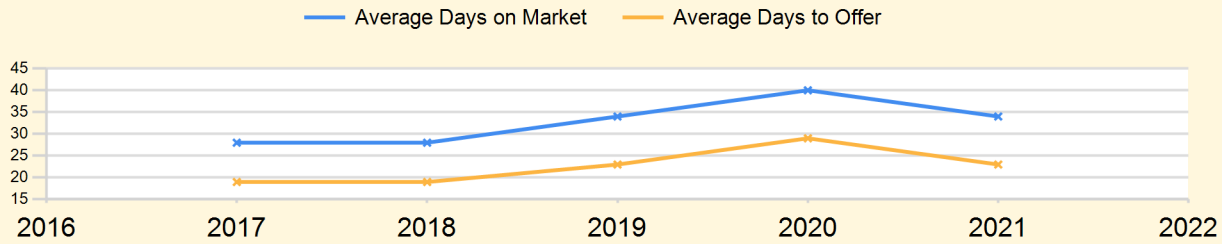
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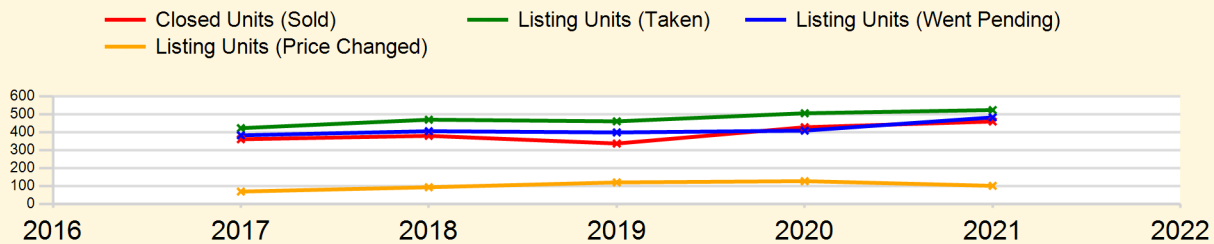
## Condominium

### Average Days to Offer (Sold Inventory - Year to Date)



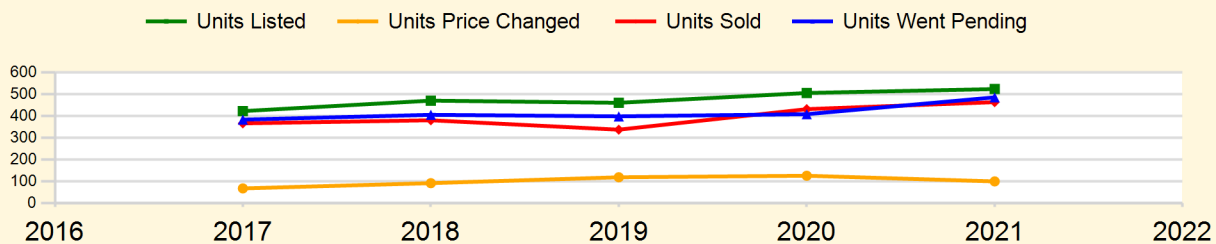
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