

Jamaica Plain, MA Area Market Review

2013 - 2017 As of December 15, 2017

Prepared by The Gillach Group on Friday, December 15, 2017

Single Family

Listing Inventory on December 15	2013	2014	2015	2016	2017
Listing Units	7	4	12	6	8
Average Days on Market	53	84	69	128	80
Average List Price	\$1,229,842.71	\$1,184,925.00	\$1,118,725.00	\$1,422,983.33	\$2,020,862.50
Average List \$ / SqFt	\$335.72	\$402.32	\$435.80	\$407.90	\$550.44
Approximate Absorption Rate	85.71%	141.67%	50.69%	112.50%	68.75%
Approximate Months Supply of Inventory	1.17	0.71	1.97	0.89	1.45
Listed (Year to Date)	2013	2014	2015	2016	2017
Listing Units (Taken)	99	92	113	112	91
Average Original List Price	\$793,802.01	\$872,246.73	\$889,942.42	\$880,942.63	\$1,151,760.16
Average Original List \$ / SqFt	\$333.79	\$387.15	\$417.93	\$410.70	\$457.73
Went Pending (Year to Date)	2013	2014	2015	2016	2017
Listing Units (Went Pending)	82	82	92	89	74
Average List Price	\$705,981.71	\$843,681.70	\$850,356.47	\$818,844.67	\$960,956.42
Average List \$ / SqFt	\$324.34	\$370.60	\$406.09	\$402.88	\$432.61
Average Days to Offer	23	27	27	25	20
Listed & Price Changed (Year to Date)	2013	2014	2015	2016	2017
Listing Units (Price Changed)	14	17	22	36	22
Average Original List Price	\$1,023,128.57	\$830,252.94	\$810,204.50	\$907,022.19	\$1,086,900.00
Average Original List \$ / SqFt	\$353.99	\$388.40	\$442.66	\$421.93	\$441.86
Sold (Year to Date)	2013	2014	2015	2016	2017
Closed Units (Sold)	69	62	71	79	63
Average Days on Market	49	33	32	47	32
Average Days to Offer	30	19	19	29	23
Average Sale Price	\$702,179.71	\$826,254.95	\$888,263.13	\$820,415.89	\$960,804.32
Average Sale \$ / SqFt	\$330.22	\$379.69	\$410.57	\$413.99	\$443.65
Average List Price	\$687,928.99	\$808,861.27	\$876,378.80	\$809,533.87	\$935,021.83
Average List \$ / SqFt	\$322.13	\$369.79	\$401.98	\$407.44	\$431.44
Average Original List Price	\$699,131.88	\$814,667.73	\$882,519.65	\$823,716.14	\$963,547.22
Average Original List \$ / SqFt	\$326.42	\$372.40	\$404.30	\$414.37	\$439.64
Average Sale Price as % of List Price	102.60%	103.36%	101.61%	101.62%	103.01%
Average Sale Price as % of Original List Price	101.40%	102.62%	100.97%	100.04%	100.73%
Average Sale Price as % of Assessed Price	N/A	369.66%	N/A	N/A	153.78%
Sold Units - Short Sale	1	0	0	0	1
Sold Units - Lender-Owned	0	0	0	0	0
12-Month Activity as of December 15	2013	2014	2015	2016	2017
Units Listed	99	93	113	113	91
Units Price Changed	14	17	22	36	22
Units Went Pending	86	83	92	92	75
Units Sold	72	68	73	81	66

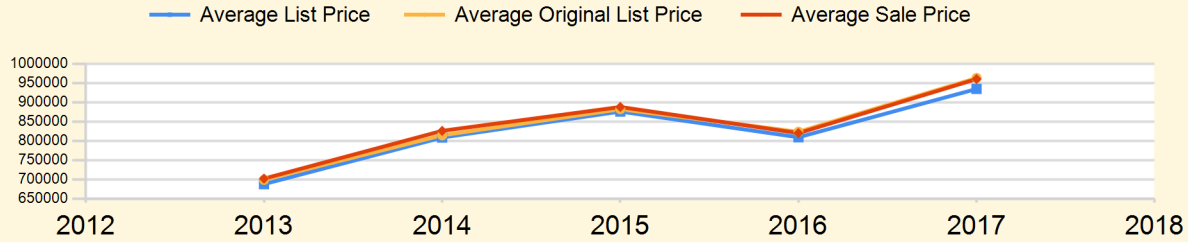
Jamaica Plain, MA Area Market Review

2013 - 2017 As of December 15, 2017

Prepared by The Gillach Group on Friday, December 15, 2017

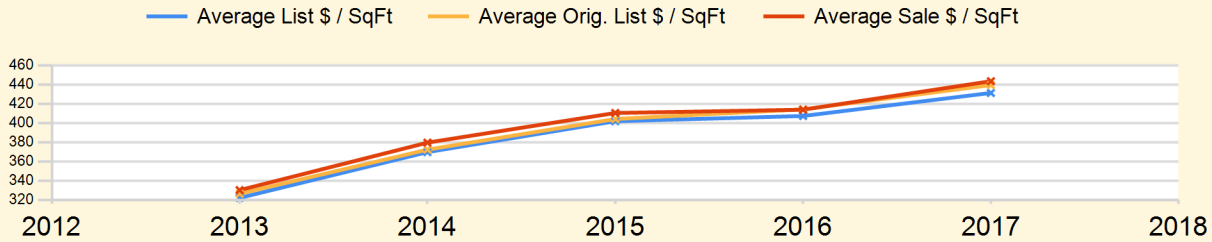
Single Family

Average Price (Sold Inventory - Year to Date)



Solds / Year	2013	2014	2015	2016	2017
List Price	\$687,928.99	\$808,861.27	\$876,378.80	\$809,533.87	\$935,021.83
Original List Price	\$699,131.88	\$814,667.73	\$882,519.65	\$823,716.14	\$963,547.22
Sale Price	\$702,179.71	\$826,254.95	\$888,263.13	\$820,415.89	\$960,804.32

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



Solds / Year	2013	2014	2015	2016	2017
List \$ / SqFt	\$322.13	\$369.79	\$401.98	\$407.44	\$431.44
Orig. List \$ / SqFt	\$326.42	\$372.40	\$404.30	\$414.37	\$439.64
Sale \$ / SqFt	\$330.22	\$379.69	\$410.57	\$413.99	\$443.65

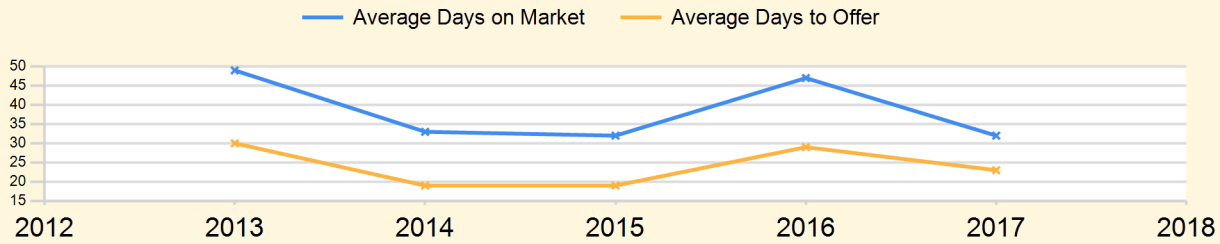
Jamaica Plain, MA Area Market Review

2013 - 2017 As of December 15, 2017

Prepared by The Gillach Group on Friday, December 15, 2017

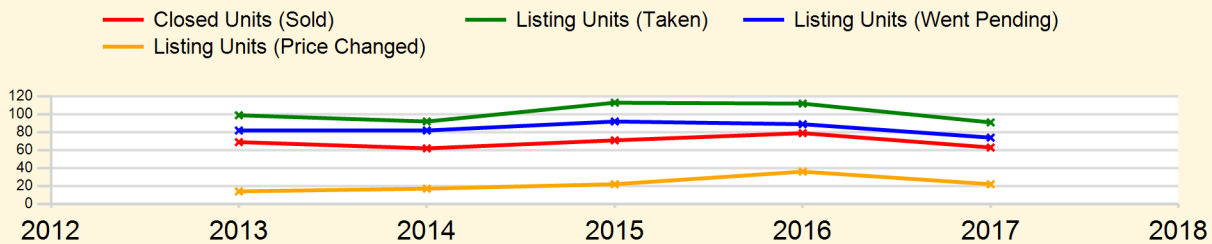
Single Family

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



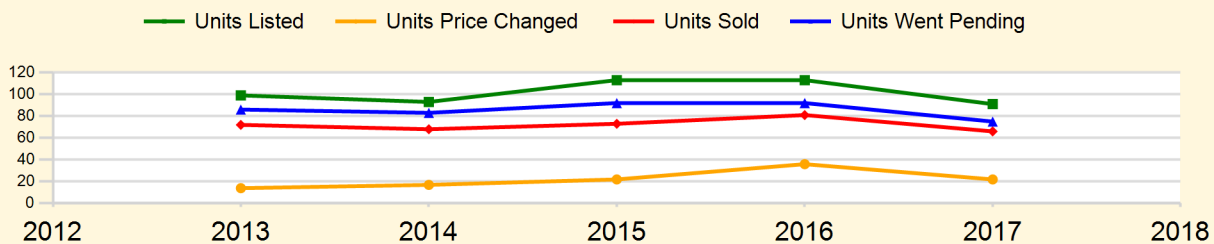
Solds / Year	2013	2014	2015	2016	2017
Days on Market	49	33	32	47	32
Days to Offer	30	19	19	29	23

Listing Units (Year to Date)



Category / Year	2013	2014	2015	2016	2017
Units Sold	69	62	71	79	63
Units Price Changed	14	17	22	36	22
Units Taken	99	92	113	112	91
Units Went Pending	82	82	92	89	74

12 Months Activity



Category / Year	2013	2014	2015	2016	2017
Units Listed	99	93	113	113	91
Units Price Changed	14	17	22	36	22
Units Sold	72	68	73	81	66
Units Went Pending	86	83	92	92	75