

Q2 2020 JAMAICA PLAIN

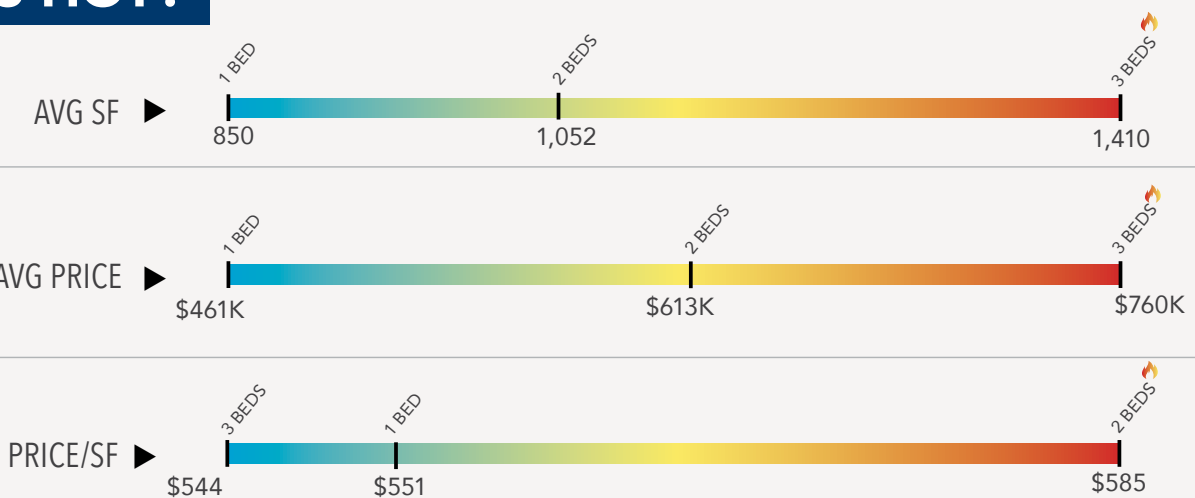


TRENDS & INSIGHTS

- 🔗 Much like we saw in Back Bay, we saw a dramatic 50% decline in total units closed compared to Q2 2019 (60 last year versus 30 closings this year).
 - Historically, Boston's most exclusive (and oldest) submarket, there have been only a few new developments of any scale.
 - The Archer Residences, slated to deliver in summer of 2020, was delayed to fall 2020 due to the COVID-19 pandemic
 - Last year in the second quarter, 40 Beacon, a five unit luxury condo located on the Boston Common, delivered three units (priced at \$4.75M, 9.75M, and a whopping \$15.75M), which drove up prices significantly. In Q2 2020, no new condo building in Beacon Hill delivered multiple units.



WHAT'S HOT?

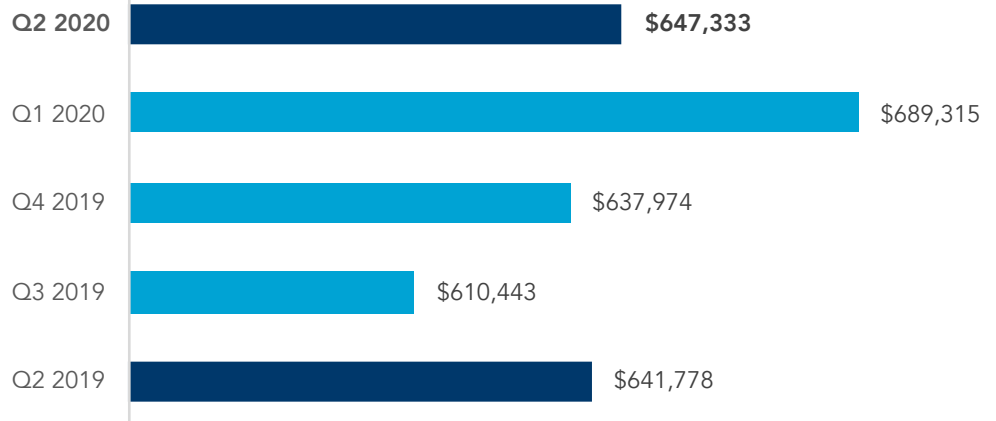


Note: No JP studio sales in Q2 2020


AVERAGE SALES PRICE



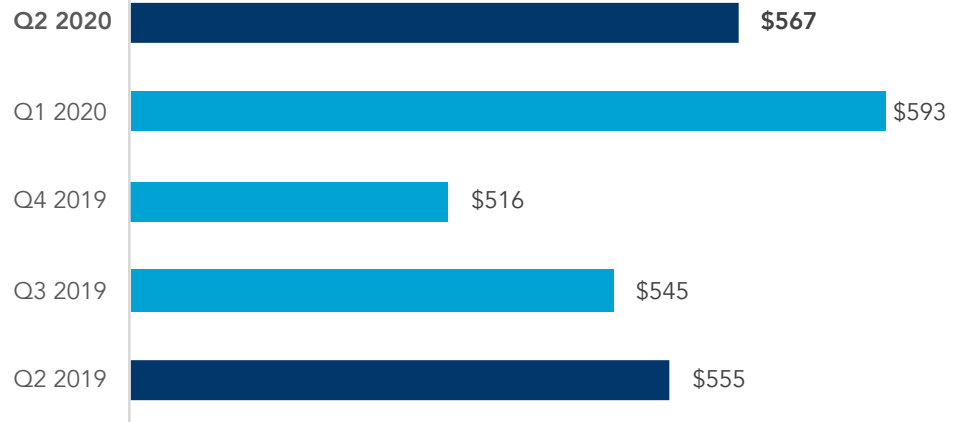
↑ 0.9%
YEAR OVER YEAR
\$5,555
INCREASE



AVERAGE COST PER SQ FT



↑ 2.2%
YEAR OVER YEAR
\$12
INCREASE



NUMBER OF CLOSINGS



0%
YEAR OVER YEAR
NO
INCREASE/DECREASE



Note: Data is sourced from MLS and Link