Local Market Update – November 2020

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Mattapan

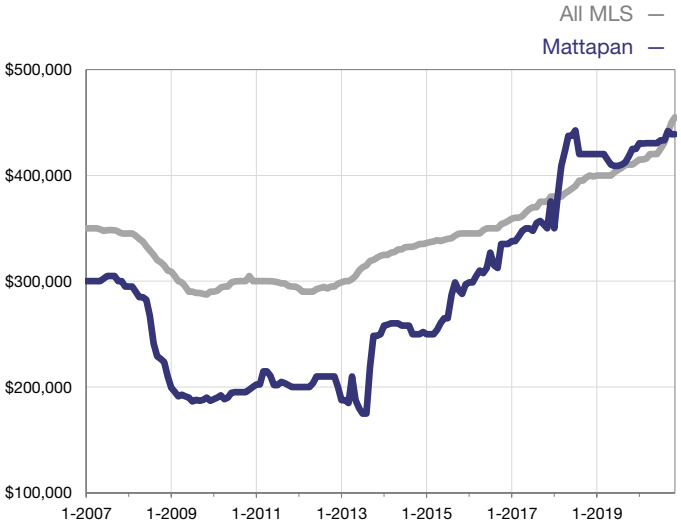
Single-Family Properties	November			Year to Date		
Key Metrics	**2019**	**2020**	**+ / –**	**2019**	**2020**	**+ / –**
Pending Sales	2	**4**	+ 100.0%	25	**16**	- 36.0%
Closed Sales	2	**0**	- 100.0%	24	**11**	- 54.2%
Median Sales Price*	$453,000	**$0**	- 100.0%	$422,500	**$442,000**	+ 4.6%
Inventory of Homes for Sale	3	**3**	0.0%	--	--	--
Months Supply of Inventory	1.3	**1.7**	+ 30.8%	--	--	--
Cumulative Days on Market Until Sale	63	**0**	- 100.0%	57	**44**	- 22.8%
Percent of Original List Price Received*	98.9%	**0.0%**	- 100.0%	96.8%	**100.4%**	+ 3.7%
New Listings	1	**4**	+ 300.0%	29	**21**	- 27.6%

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

Condominium Properties	November			Year to Date		
Key Metrics	**2019**	**2020**	**+ / –**	**2019**	**2020**	**+ / –**
Pending Sales	0	**0**	--	6	**9**	+ 50.0%
Closed Sales	0	**0**	--	5	**8**	+ 60.0%
Median Sales Price*	$0	**$0**	--	$406,500	**$337,475**	- 17.0%
Inventory of Homes for Sale	1	**3**	+ 200.0%	--	--	--
Months Supply of Inventory	0.6	**1.8**	+ 200.0%	--	--	--
Cumulative Days on Market Until Sale	0	**0**	--	96	**46**	- 52.1%
Percent of Original List Price Received*	0.0%	**0.0%**	--	91.8%	**102.3%**	+ 11.4%
New Listings	0	**0**	--	6	**12**	+ 100.0%

* 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
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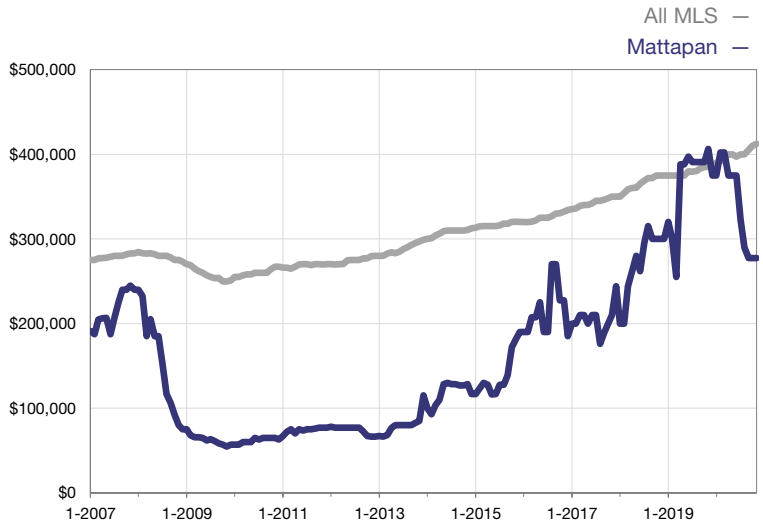

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