

# Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Mattapan

### Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	2	0	- 100.0%	20	15	- 25.0%
Closed Sales	0	0	--	17	20	+ 17.6%
Median Sales Price*	\$0	\$0	--	\$530,000	\$507,500	- 4.2%
Inventory of Homes for Sale	8	4	- 50.0%	--	--	--
Months Supply of Inventory	4.4	1.6	- 63.6%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	65	39	- 40.0%
Percent of Original List Price Received*	0.0%	0.0%	--	98.4%	101.0%	+ 2.6%
New Listings	4	1	- 75.0%	30	16	- 46.7%

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

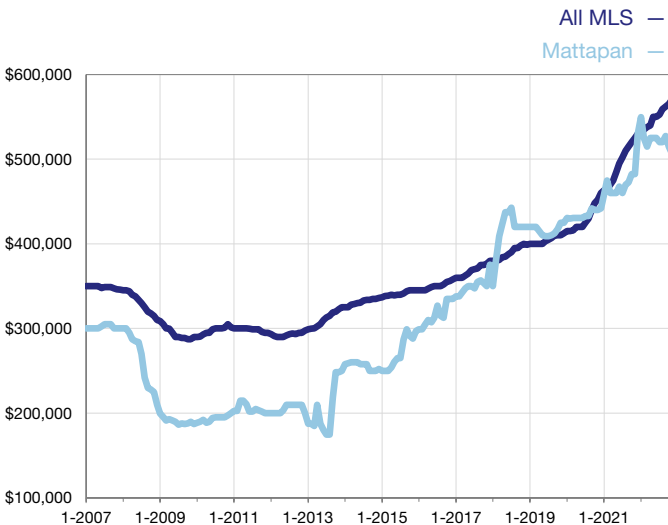
### Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1	0	- 100.0%	8	5	- 37.5%
Closed Sales	1	0	- 100.0%	8	6	- 25.0%
Median Sales Price*	\$660,000	\$0	- 100.0%	\$432,500	\$433,000	+ 0.1%
Inventory of Homes for Sale	5	0	- 100.0%	--	--	--
Months Supply of Inventory	3.8	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	26	0	- 100.0%	42	43	+ 2.4%
Percent of Original List Price Received*	97.2%	0.0%	- 100.0%	98.5%	100.9%	+ 2.4%
New Listings	1	0	- 100.0%	15	10	- 33.3%

\* 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

Rolling 12-Month Calculation

