

# Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Mattapoisett

### Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	9	+ 12.5%	20	12	- 40.0%
Closed Sales	8	4	- 50.0%	13	6	- 53.8%
Median Sales Price*	\$659,500	<b>\$1,427,500</b>	+ 116.5%	\$600,000	<b>\$867,500</b>	+ 44.6%
Inventory of Homes for Sale	15	18	+ 20.0%	--	--	--
Months Supply of Inventory	2.1	3.3	+ 57.1%	--	--	--
Cumulative Days on Market Until Sale	53	50	- 5.7%	56	46	- 17.9%
Percent of Original List Price Received*	96.9%	95.5%	- 1.4%	93.6%	96.5%	+ 3.1%
New Listings	5	4	- 20.0%	13	9	- 30.8%

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

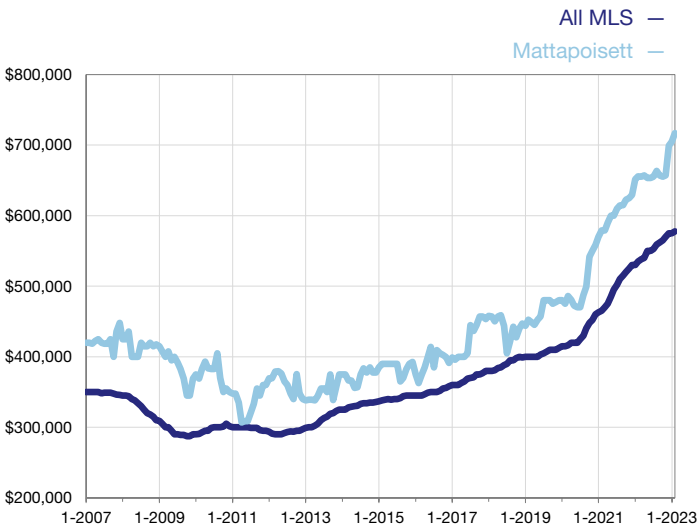
### Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	1	1	0.0%
Closed Sales	1	1	0.0%	1	1	0.0%
Median Sales Price*	\$610,000	<b>\$640,000</b>	+ 4.9%	\$610,000	<b>\$640,000</b>	+ 4.9%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	2.0	--	--	--	--
Cumulative Days on Market Until Sale	2	40	+ 1,900.0%	2	40	+ 1,900.0%
Percent of Original List Price Received*	104.3%	98.5%	- 5.6%	104.3%	98.5%	- 5.6%
New Listings	0	0	--	1	0	- 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

Rolling 12-Month Calculation

