Local Market Update – December 2017

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

Mattapan

Single-Family Properties

	December			Year to Date		
Key Metrics	**2016**	**2017**	**+ / –**	**2016**	**2017**	**+ / –**
Pending Sales	1	**2**	+ 100.0%	30	**25**	- 16.7%
Closed Sales	4	**1**	- 75.0%	27	**27**	0.0%
Median Sales Price*	$267,500	**$480,000**	+ 79.4%	$335,000	**$375,000**	+ 11.9%
Inventory of Homes for Sale	6	**6**	0.0%	--	--	--
Months Supply of Inventory	2.4	**2.2**	- 8.3%	--	--	--
Cumulative Days on Market Until Sale	53	**26**	- 50.9%	59	**43**	- 27.1%
Percent of Original List Price Received*	106.4%	**96.0%**	- 9.8%	101.4%	**100.9%**	- 0.5%
New Listings	1	**4**	+ 300.0%	39	**36**	- 7.7%

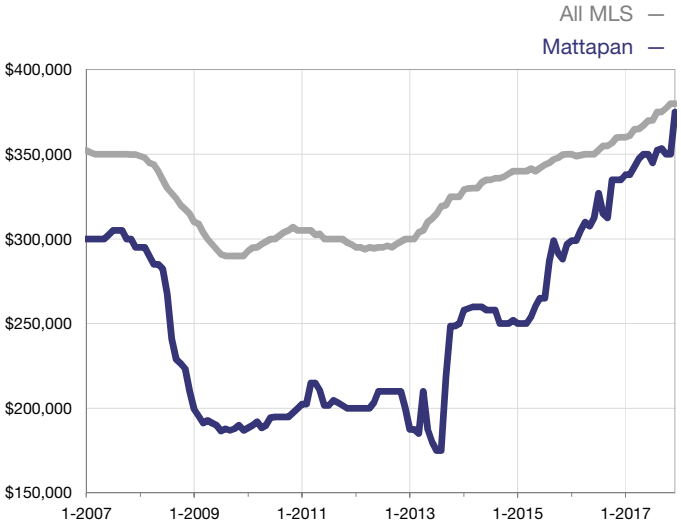
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

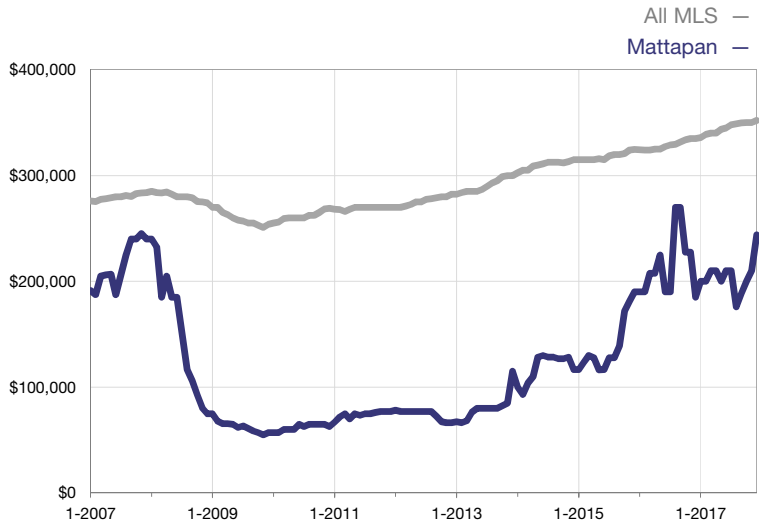
	December			Year to Date		
Key Metrics	**2016**	**2017**	**+ / –**	**2016**	**2017**	**+ / –**
Pending Sales	0	**1**	--	9	**12**	+ 33.3%
Closed Sales	3	**0**	- 100.0%	7	**13**	+ 85.7%
Median Sales Price*	$125,000	**$0**	- 100.0%	$185,000	**$244,000**	+ 31.9%
Inventory of Homes for Sale	6	**2**	- 66.7%	--	--	--
Months Supply of Inventory	3.4	**1.1**	- 67.6%	--	--	--
Cumulative Days on Market Until Sale	133	**0**	- 100.0%	125	**47**	- 62.4%
Percent of Original List Price Received*	87.8%	**0.0%**	- 100.0%	95.3%	**98.4%**	+ 3.3%
New Listings	2	**1**	- 50.0%	21	**10**	- 52.4%

* 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



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