

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Mattapan

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	1	2	+ 100.0%	19	14	- 26.3%
Closed Sales	0	2	--	17	15	- 11.8%
Median Sales Price*	\$0	\$416,500	--	\$439,000	\$409,000	- 6.8%
Inventory of Homes for Sale	7	4	- 42.9%	--	--	--
Months Supply of Inventory	2.5	1.8	- 28.0%	--	--	--
Cumulative Days on Market Until Sale	0	22	--	48	49	+ 2.1%
Percent of Original List Price Received*	0.0%	99.4%	--	99.4%	96.0%	- 3.4%
New Listings	3	0	- 100.0%	23	18	- 21.7%

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

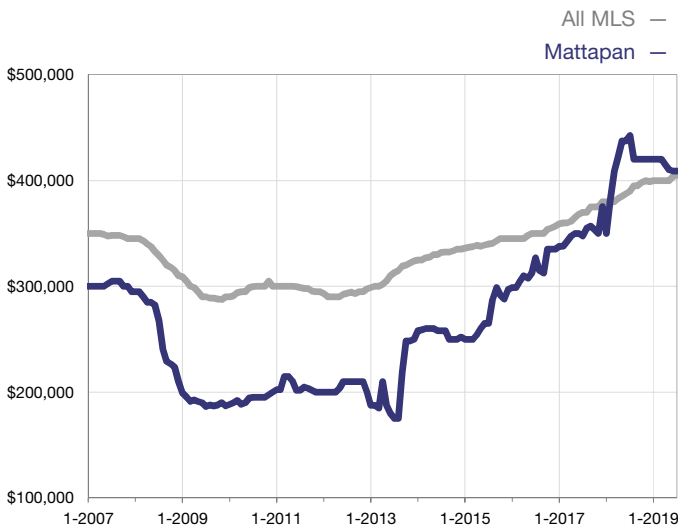
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	0	0	--	8	5	- 37.5%
Closed Sales	2	2	0.0%	7	5	- 28.6%
Median Sales Price*	\$409,500	\$393,500	- 3.9%	\$320,000	\$406,500	+ 27.0%
Inventory of Homes for Sale	5	1	- 80.0%	--	--	--
Months Supply of Inventory	3.3	0.7	- 78.8%	--	--	--
Cumulative Days on Market Until Sale	23	22	- 4.3%	47	96	+ 104.3%
Percent of Original List Price Received*	102.4%	98.4%	- 3.9%	99.4%	91.8%	- 7.6%
New Listings	0	1	--	11	4	- 63.6%

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

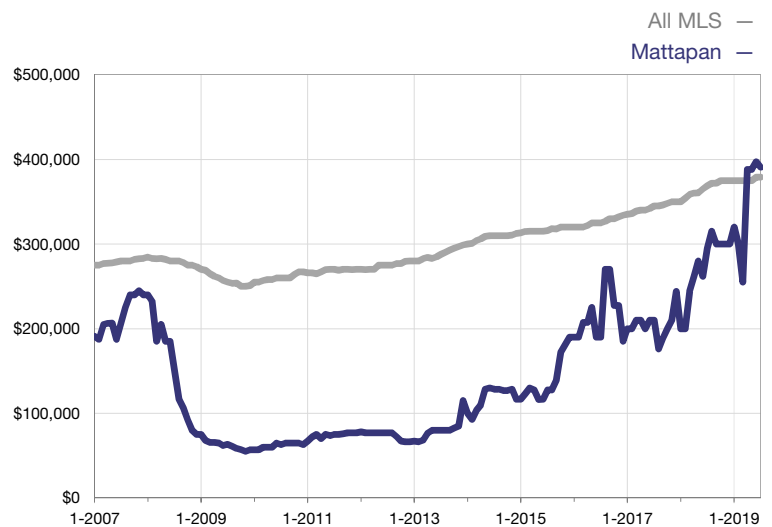
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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