

# Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Mattapan

### Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	1	0.0%	5	8	+ 60.0%
Closed Sales	2	0	- 100.0%	6	6	0.0%
Median Sales Price*	\$447,500	\$0	- 100.0%	\$467,889	\$512,500	+ 9.5%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	1.4	0.5	- 64.3%	--	--	--
Cumulative Days on Market Until Sale	23	0	- 100.0%	51	55	+ 7.8%
Percent of Original List Price Received*	107.3%	0.0%	- 100.0%	100.9%	97.9%	- 3.0%
New Listings	2	1	- 50.0%	5	7	+ 40.0%

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

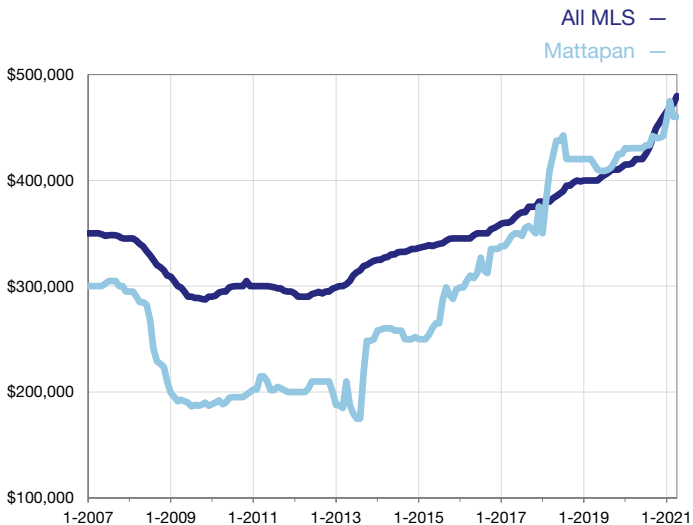
### Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	0	--	2	4	+ 100.0%
Closed Sales	0	1	--	1	4	+ 300.0%
Median Sales Price*	\$0	\$245,000	--	\$402,000	\$237,500	- 40.9%
Inventory of Homes for Sale	2	4	+ 100.0%	--	--	--
Months Supply of Inventory	1.2	2.5	+ 108.3%	--	--	--
Cumulative Days on Market Until Sale	0	126	--	18	70	+ 288.9%
Percent of Original List Price Received*	0.0%	87.5%	--	107.2%	97.4%	- 9.1%
New Listings	1	2	+ 100.0%	4	7	+ 75.0%

\* 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

