

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

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Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	5	7	+ 40.0%	20	31	+ 55.0%
Closed Sales	6	10	+ 66.7%	21	26	+ 23.8%
Median Sales Price*	\$402,700	\$625,000	+ 55.2%	\$430,400	\$604,900	+ 40.5%
Inventory of Homes for Sale	38	8	- 78.9%	--	--	--
Months Supply of Inventory	4.8	0.8	- 83.3%	--	--	--
Cumulative Days on Market Until Sale	84	75	- 10.7%	121	50	- 58.7%
Percent of Original List Price Received*	96.9%	97.8%	+ 0.9%	92.7%	98.1%	+ 5.8%
New Listings	8	6	- 25.0%	45	28	- 37.8%

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

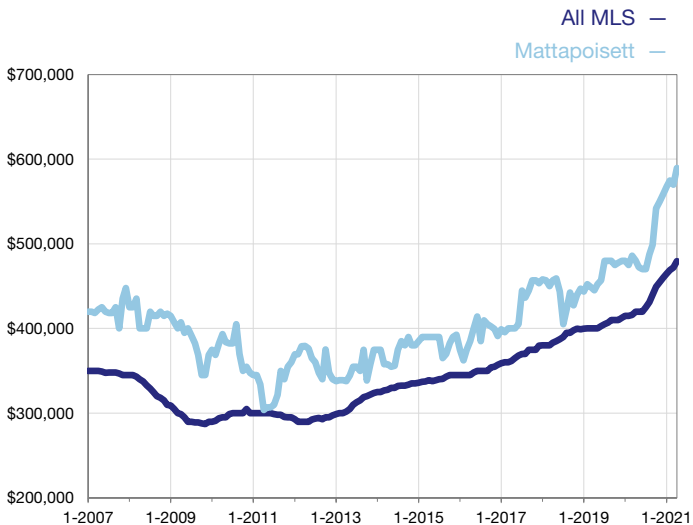
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	1	--	2	3	+ 50.0%
Closed Sales	1	0	- 100.0%	1	1	0.0%
Median Sales Price*	\$525,000	\$0	- 100.0%	\$525,000	\$559,000	+ 6.5%
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	2.0	2.4	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	17	0	- 100.0%	17	29	+ 70.6%
Percent of Original List Price Received*	100.0%	0.0%	- 100.0%	100.0%	100.0%	0.0%
New Listings	1	1	0.0%	4	2	- 50.0%

* 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

