

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Mattapan

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	1	0.0%	6	9	+ 50.0%
Closed Sales	0	2	--	6	8	+ 33.3%
Median Sales Price*	\$0	\$507,500	--	\$467,889	\$512,500	+ 9.5%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	0.9	0.5	- 44.4%	--	--	--
Cumulative Days on Market Until Sale	0	223	--	51	97	+ 90.2%
Percent of Original List Price Received*	0.0%	104.3%	--	100.9%	99.5%	- 1.4%
New Listings	1	1	0.0%	6	8	+ 33.3%

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

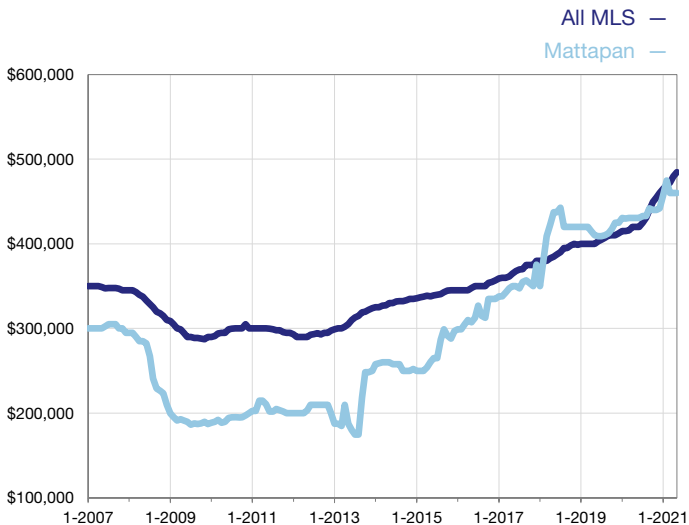
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	2	2	0.0%	4	6	+ 50.0%
Closed Sales	0	0	--	1	4	+ 300.0%
Median Sales Price*	\$0	\$0	--	\$402,000	\$237,500	- 40.9%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.6	1.9	+ 216.7%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	18	70	+ 288.9%
Percent of Original List Price Received*	0.0%	0.0%	--	107.2%	97.4%	- 9.1%
New Listings	1	3	+ 200.0%	5	10	+ 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

