

Local Market Update – August 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

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Single-Family Properties

Key Metrics	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	5	9	+ 80.0%	55	63	+ 14.5%
Closed Sales	9	8	- 11.1%	64	53	- 17.2%
Median Sales Price*	\$695,000	\$812,000	+ 16.8%	\$620,000	\$657,000	+ 6.0%
Inventory of Homes for Sale	26	23	- 11.5%	--	--	--
Months Supply of Inventory	2.9	3.1	+ 6.9%	--	--	--
Cumulative Days on Market Until Sale	16	30	+ 87.5%	57	43	- 24.6%
Percent of Original List Price Received*	103.0%	98.7%	- 4.2%	99.8%	97.7%	- 2.1%
New Listings	12	3	- 75.0%	72	79	+ 9.7%

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

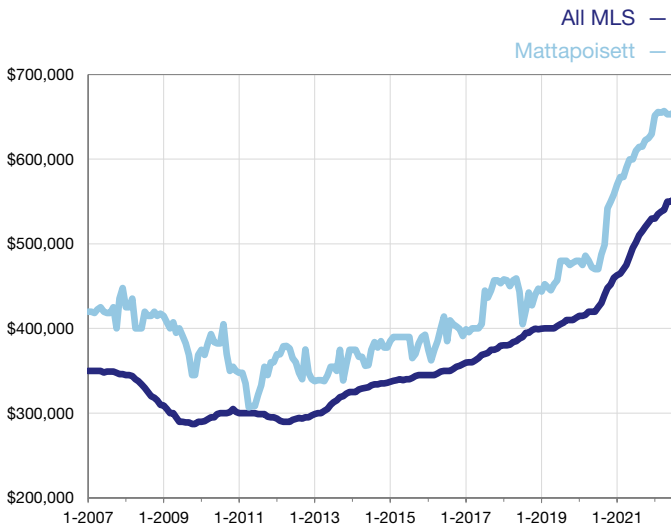
Condominium Properties

Key Metrics	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	1	--	4	4	0.0%
Closed Sales	1	0	- 100.0%	4	2	- 50.0%
Median Sales Price*	\$455,000	\$0	- 100.0%	\$539,500	\$445,000	- 17.5%
Inventory of Homes for Sale	5	0	- 100.0%	--	--	--
Months Supply of Inventory	5.0	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	9	0	- 100.0%	26	12	- 53.8%
Percent of Original List Price Received*	97.0%	0.0%	- 100.0%	100.6%	98.8%	- 1.8%
New Listings	2	0	- 100.0%	5	6	+ 20.0%

* 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

