

# Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Mattapan

### Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	2	1	- 50.0%	18	16	- 11.1%
Closed Sales	2	3	+ 50.0%	17	20	+ 17.6%
Median Sales Price*	\$492,500	<b>\$462,918</b>	- 6.0%	\$530,000	<b>\$507,500</b>	- 4.2%
Inventory of Homes for Sale	5	2	- 60.0%	--	--	--
Months Supply of Inventory	2.9	<b>0.9</b>	- 69.0%	--	--	--
Cumulative Days on Market Until Sale	72	<b>101</b>	+ 40.3%	65	<b>39</b>	- 40.0%
Percent of Original List Price Received*	98.0%	<b>87.7%</b>	- 10.5%	98.4%	<b>101.0%</b>	+ 2.6%
New Listings	3	0	- 100.0%	26	15	- 42.3%

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

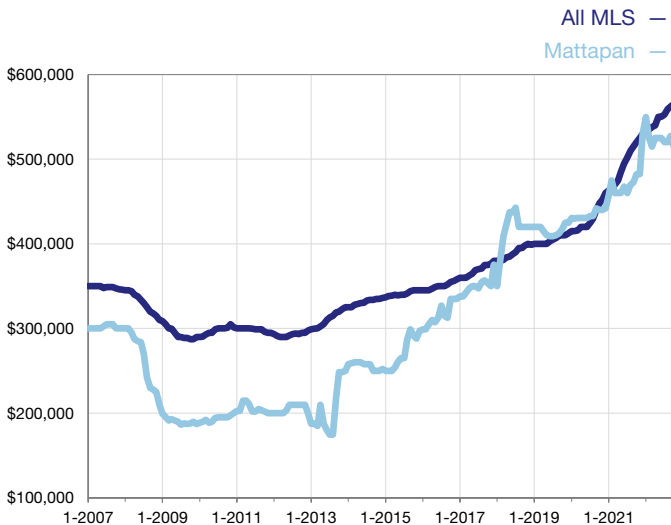
### Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	0	--	7	5	- 28.6%
Closed Sales	0	0	--	7	6	- 14.3%
Median Sales Price*	\$0	<b>\$0</b>	--	\$425,000	<b>\$433,000</b>	+ 1.9%
Inventory of Homes for Sale	5	2	- 60.0%	--	--	--
Months Supply of Inventory	3.6	<b>1.7</b>	- 52.8%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	44	<b>43</b>	- 2.3%
Percent of Original List Price Received*	0.0%	<b>0.0%</b>	--	98.7%	<b>100.9%</b>	+ 2.2%
New Listings	2	2	0.0%	14	10	- 28.6%

\* 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

