

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Mattapoissett

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	2	1	- 50.0%	74	71	- 4.1%
Closed Sales	7	3	- 57.1%	86	77	- 10.5%
Median Sales Price*	\$729,000	\$1,155,000	+ 58.4%	\$650,250	\$700,000	+ 7.7%
Inventory of Homes for Sale	30	25	- 16.7%	--	--	--
Months Supply of Inventory	3.9	3.8	- 2.6%	--	--	--
Cumulative Days on Market Until Sale	44	114	+ 159.1%	51	53	+ 3.9%
Percent of Original List Price Received*	97.3%	94.6%	- 2.8%	99.5%	96.0%	- 3.5%
New Listings	8	6	- 25.0%	102	101	- 1.0%

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

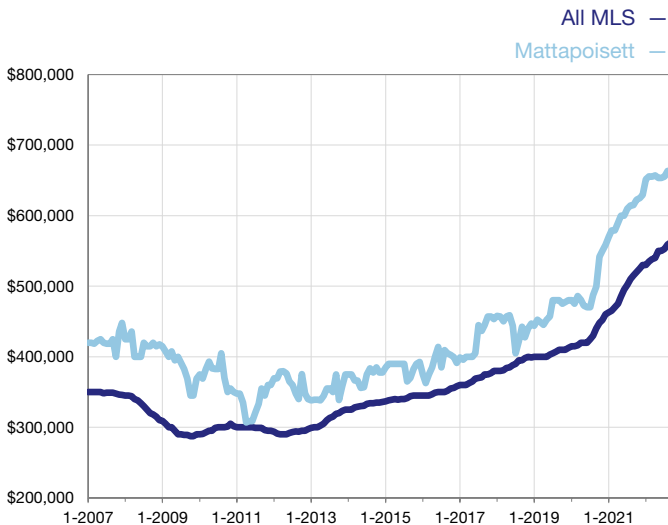
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1	0	- 100.0%	7	4	- 42.9%
Closed Sales	1	0	- 100.0%	6	4	- 33.3%
Median Sales Price*	\$257,000	\$0	- 100.0%	\$505,000	\$552,000	+ 9.3%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.9	2.0	+ 122.2%	--	--	--
Cumulative Days on Market Until Sale	39	0	- 100.0%	32	55	+ 71.9%
Percent of Original List Price Received*	99.2%	0.0%	- 100.0%	100.0%	95.4%	- 4.6%
New Listings	1	0	- 100.0%	7	6	- 14.3%

* 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

