

Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Mattapan

Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	4	3	- 25.0%
Closed Sales	4	0	- 100.0%	6	0	- 100.0%
Median Sales Price*	\$512,500	\$0	- 100.0%	\$520,000	\$0	- 100.0%
Inventory of Homes for Sale	5	1	- 80.0%	--	--	--
Months Supply of Inventory	2.6	0.4	- 84.6%	--	--	--
Cumulative Days on Market Until Sale	17	0	- 100.0%	17	0	- 100.0%
Percent of Original List Price Received*	95.5%	0.0%	- 100.0%	99.2%	0.0%	- 100.0%
New Listings	1	0	- 100.0%	2	1	- 50.0%

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

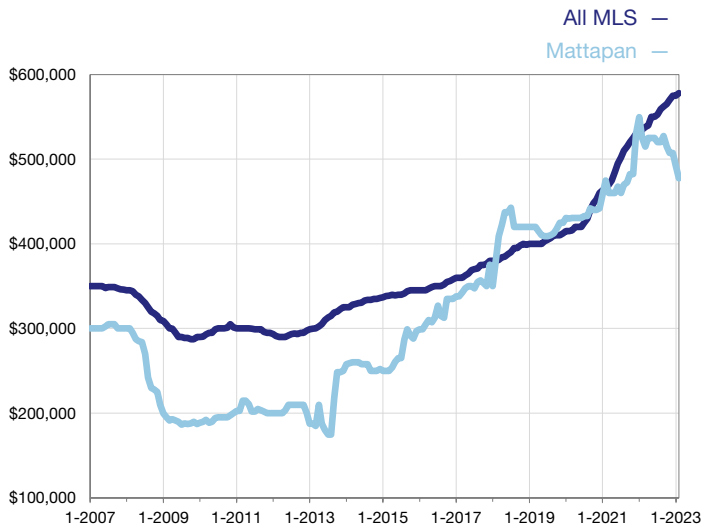
Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	2	1	- 50.0%
Closed Sales	2	0	- 100.0%	2	0	- 100.0%
Median Sales Price*	\$530,000	\$0	- 100.0%	\$530,000	\$0	- 100.0%
Inventory of Homes for Sale	6	1	- 83.3%	--	--	--
Months Supply of Inventory	5.1	0.8	- 84.3%	--	--	--
Cumulative Days on Market Until Sale	50	0	- 100.0%	50	0	- 100.0%
Percent of Original List Price Received*	94.3%	0.0%	- 100.0%	94.3%	0.0%	- 100.0%
New Listings	4	0	- 100.0%	5	1	- 80.0%

* 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

