

# Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Mattapan

### Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	1	- 50.0%	6	4	- 33.3%
Closed Sales	2	0	- 100.0%	8	0	- 100.0%
Median Sales Price*	\$425,000	\$0	- 100.0%	\$507,500	\$0	- 100.0%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	1.6	0.9	- 43.8%	--	--	--
Cumulative Days on Market Until Sale	45	0	- 100.0%	24	0	- 100.0%
Percent of Original List Price Received*	102.3%	0.0%	- 100.0%	100.0%	0.0%	- 100.0%
New Listings	2	2	0.0%	4	3	- 25.0%

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

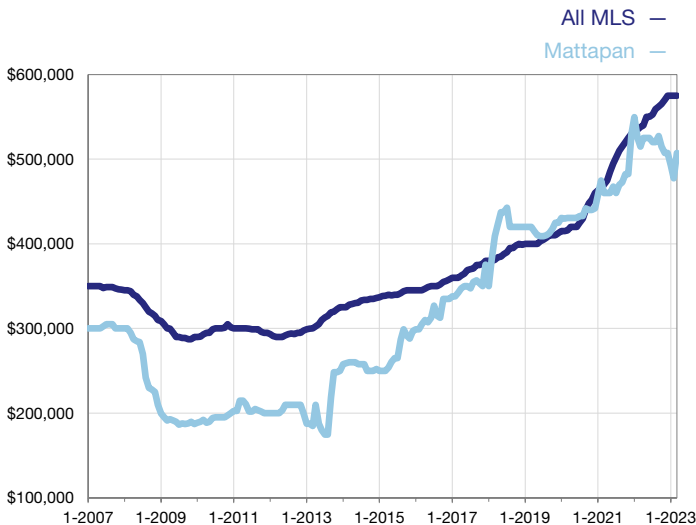
### Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	1	- 50.0%	4	2	- 50.0%
Closed Sales	2	1	- 50.0%	4	1	- 75.0%
Median Sales Price*	\$348,000	\$368,000	+ 5.7%	\$408,000	\$368,000	- 9.8%
Inventory of Homes for Sale	4	0	- 100.0%	--	--	--
Months Supply of Inventory	3.0	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	61	11	- 82.0%	55	11	- 80.0%
Percent of Original List Price Received*	104.7%	105.4%	+ 0.7%	99.5%	105.4%	+ 5.9%
New Listings	0	1	--	5	2	- 60.0%

\* 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

