

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Mattapoissett

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	8	+ 300.0%	22	17	- 22.7%
Closed Sales	9	8	- 11.1%	22	14	- 36.4%
Median Sales Price*	\$535,000	\$650,000	+ 21.5%	\$600,000	\$702,500	+ 17.1%
Inventory of Homes for Sale	23	22	- 4.3%	--	--	--
Months Supply of Inventory	3.5	3.8	+ 8.6%	--	--	--
Cumulative Days on Market Until Sale	57	118	+ 107.0%	56	87	+ 55.4%
Percent of Original List Price Received*	99.9%	95.5%	- 4.4%	96.2%	95.9%	- 0.3%
New Listings	11	10	- 9.1%	24	19	- 20.8%

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

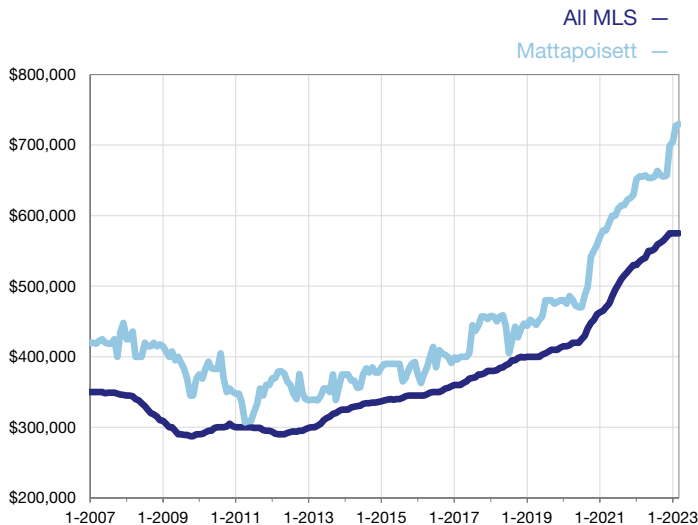
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	1	2	+ 100.0%
Closed Sales	0	0	--	1	1	0.0%
Median Sales Price*	\$0	\$0	--	\$610,000	\$640,000	+ 4.9%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	2	40	+ 1,900.0%
Percent of Original List Price Received*	0.0%	0.0%	--	104.3%	98.5%	- 5.6%
New Listings	0	0	--	1	0	- 100.0%

* 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

