

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Mattapan

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	6	4	- 33.3%
Closed Sales	2	2	0.0%	10	2	- 80.0%
Median Sales Price*	\$530,000	\$502,500	- 5.2%	\$520,000	\$502,500	- 3.4%
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	2.1	0.5	- 76.2%	--	--	--
Cumulative Days on Market Until Sale	57	140	+ 145.6%	30	140	+ 366.7%
Percent of Original List Price Received*	105.1%	83.9%	- 20.2%	101.0%	83.9%	- 16.9%
New Listings	1	1	0.0%	5	4	- 20.0%

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

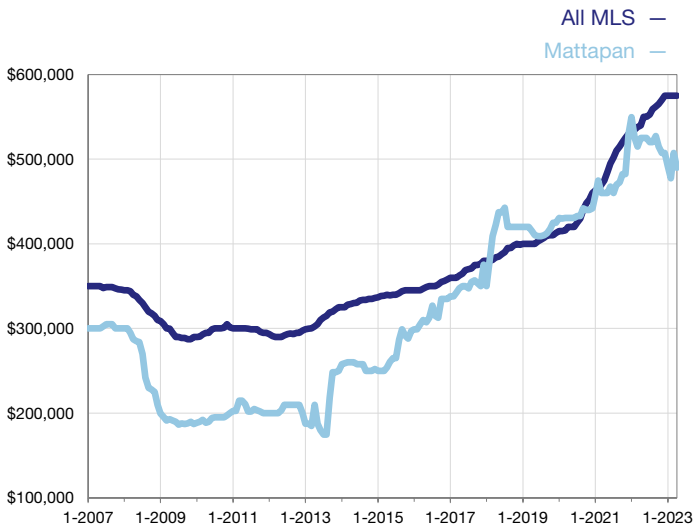
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	4	2	- 50.0%
Closed Sales	1	0	- 100.0%	5	1	- 80.0%
Median Sales Price*	\$460,000	\$0	- 100.0%	\$416,000	\$368,000	- 11.5%
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	28	0	- 100.0%	50	11	- 78.0%
Percent of Original List Price Received*	102.2%	0.0%	- 100.0%	100.1%	105.4%	+ 5.3%
New Listings	0	0	--	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

