

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

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Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	14	+ 180.0%	27	31	+ 14.8%
Closed Sales	7	2	- 71.4%	29	18	- 37.9%
Median Sales Price*	\$830,000	\$872,450	+ 5.1%	\$620,000	\$740,000	+ 19.4%
Inventory of Homes for Sale	23	15	- 34.8%	--	--	--
Months Supply of Inventory	3.6	2.3	- 36.1%	--	--	--
Cumulative Days on Market Until Sale	23	21	- 8.7%	48	75	+ 56.3%
Percent of Original List Price Received*	104.3%	125.4%	+ 20.2%	98.1%	100.6%	+ 2.5%
New Listings	7	7	0.0%	31	26	- 16.1%

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

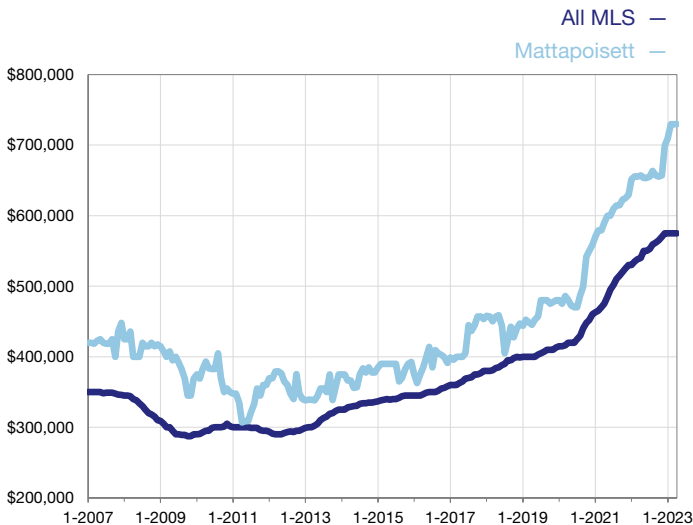
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	1	2	+ 100.0%
Closed Sales	0	1	--	1	2	+ 100.0%
Median Sales Price*	\$0	\$499,000	--	\$610,000	\$569,500	- 6.6%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	2.4	1.0	- 58.3%	--	--	--
Cumulative Days on Market Until Sale	0	340	--	2	190	+ 9,400.0%
Percent of Original List Price Received*	0.0%	78.0%	--	104.3%	88.2%	- 15.4%
New Listings	3	0	- 100.0%	4	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

