

# Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Mattapan

### Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	2	--	6	6	0.0%
Closed Sales	0	1	--	10	3	- 70.0%
Median Sales Price*	\$0	\$554,999	--	\$520,000	\$510,000	- 1.9%
Inventory of Homes for Sale	6	4	- 33.3%	--	--	--
Months Supply of Inventory	3.2	2.1	- 34.4%	--	--	--
Cumulative Days on Market Until Sale	0	18	--	30	99	+ 230.0%
Percent of Original List Price Received*	0.0%	104.7%	--	101.0%	90.8%	- 10.1%
New Listings	2	4	+ 100.0%	7	8	+ 14.3%

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

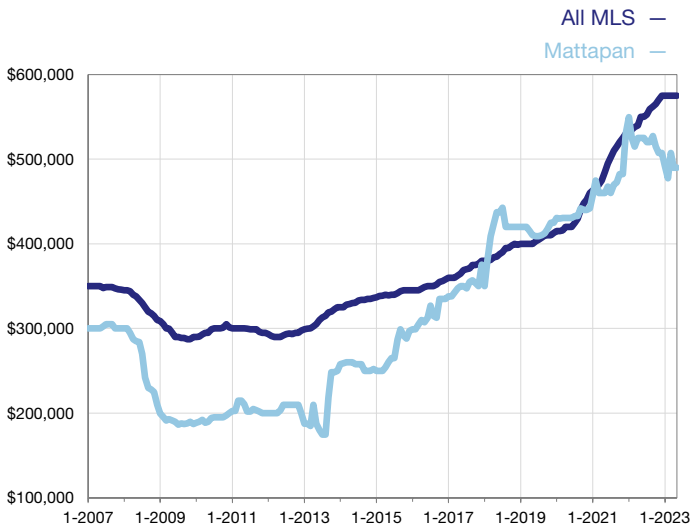
### Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	4	2	- 50.0%
Closed Sales	0	0	--	5	1	- 80.0%
Median Sales Price*	\$0	\$0	--	\$416,000	\$368,000	- 11.5%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.7	1.0	- 41.2%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	50	11	- 78.0%
Percent of Original List Price Received*	0.0%	0.0%	--	100.1%	105.4%	+ 5.3%
New Listings	0	1	--	4	3	- 25.0%

\* 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

