

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Mattapan

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	3	- 25.0%	10	9	- 10.0%
Closed Sales	1	1	0.0%	11	4	- 63.6%
Median Sales Price*	\$485,000	\$575,000	+ 18.6%	\$515,000	\$532,500	+ 3.4%
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	1.8	2.3	+ 27.8%	--	--	--
Cumulative Days on Market Until Sale	15	12	- 20.0%	29	78	+ 169.0%
Percent of Original List Price Received*	105.5%	99.3%	- 5.9%	101.4%	93.0%	- 8.3%
New Listings	2	3	+ 50.0%	9	11	+ 22.2%

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

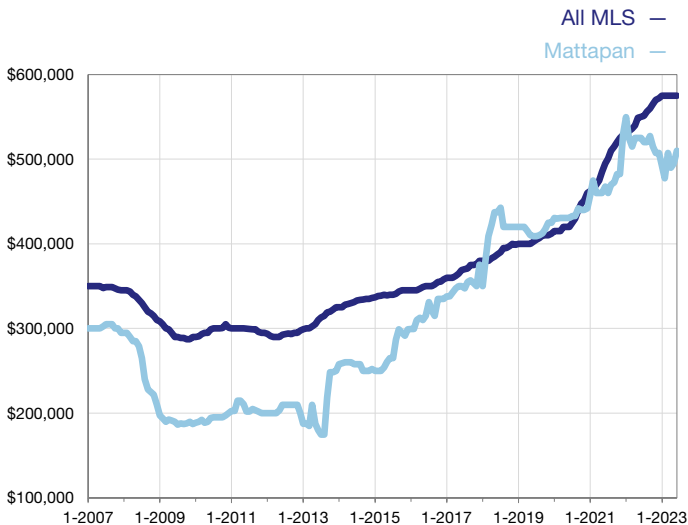
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	5	3	- 40.0%
Closed Sales	0	0	--	5	1	- 80.0%
Median Sales Price*	\$0	\$0	--	\$416,000	\$368,000	- 11.5%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.8	1.0	+ 25.0%	--	--	--
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	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.

Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

