

# Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Mattapan

### Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	2	--	10	10	0.0%
Closed Sales	3	0	- 100.0%	14	4	- 71.4%
Median Sales Price*	\$380,000	\$0	- 100.0%	\$507,500	\$532,500	+ 4.9%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	1.7	1.8	+ 5.9%	--	--	--
Cumulative Days on Market Until Sale	22	0	- 100.0%	27	78	+ 188.9%
Percent of Original List Price Received*	110.5%	0.0%	- 100.0%	103.4%	93.0%	- 10.1%
New Listings	0	0	--	9	11	+ 22.2%

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

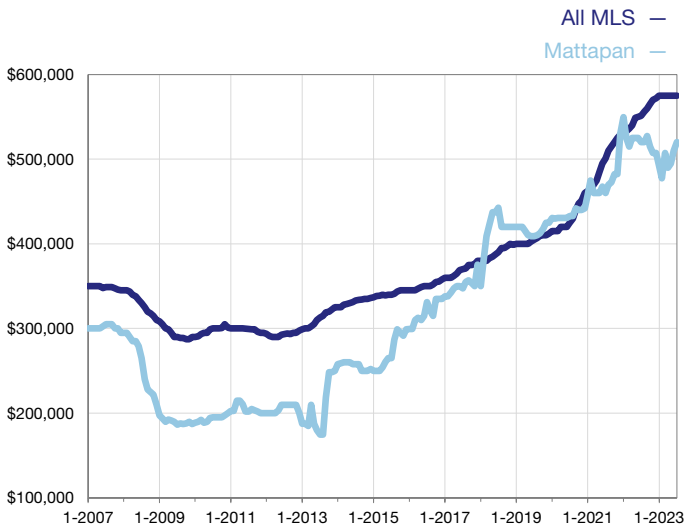
### Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	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	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

