

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Mattapoissett

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	3	- 70.0%	54	45	- 16.7%
Closed Sales	8	8	0.0%	45	43	- 4.4%
Median Sales Price*	\$685,000	\$640,750	- 6.5%	\$640,000	\$700,000	+ 9.4%
Inventory of Homes for Sale	35	17	- 51.4%	--	--	--
Months Supply of Inventory	4.9	3.1	- 36.7%	--	--	--
Cumulative Days on Market Until Sale	57	31	- 45.6%	45	76	+ 68.9%
Percent of Original List Price Received*	94.8%	97.4%	+ 2.7%	97.5%	97.8%	+ 0.3%
New Listings	8	10	+ 25.0%	74	48	- 35.1%

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

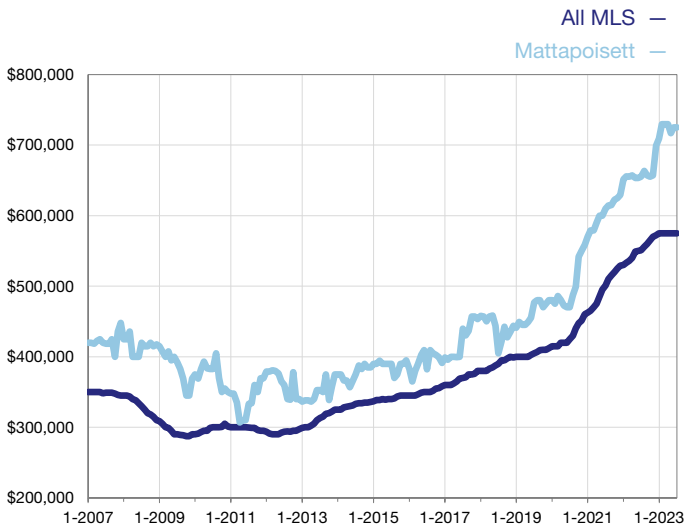
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	3	4	+ 33.3%
Closed Sales	0	0	--	2	3	+ 50.0%
Median Sales Price*	\$0	\$0	--	\$445,000	\$499,000	+ 12.1%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	2.5	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	12	249	+ 1,975.0%
Percent of Original List Price Received*	0.0%	0.0%	--	98.8%	84.7%	- 14.3%
New Listings	0	0	--	6	1	- 83.3%

* 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

