

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Mattapan

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	0	- 100.0%	12	10	- 16.7%
Closed Sales	0	4	--	14	8	- 42.9%
Median Sales Price*	\$0	\$590,900	--	\$507,500	\$557,500	+ 9.9%
Inventory of Homes for Sale	3	4	+ 33.3%	--	--	--
Months Supply of Inventory	1.2	2.5	+ 108.3%	--	--	--
Cumulative Days on Market Until Sale	0	11	--	27	44	+ 63.0%
Percent of Original List Price Received*	0.0%	104.1%	--	103.4%	98.5%	- 4.7%
New Listings	1	2	+ 100.0%	10	13	+ 30.0%

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

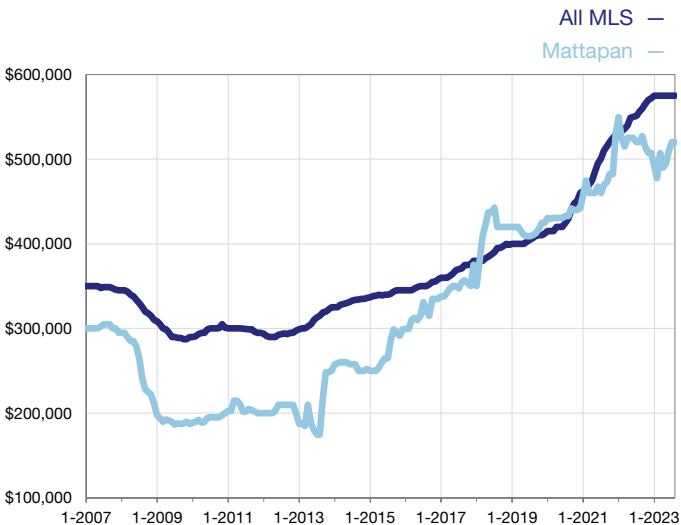
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	5	4	- 20.0%
Closed Sales	1	1	0.0%	6	2	- 66.7%
Median Sales Price*	\$450,000	\$405,000	- 10.0%	\$433,000	\$386,500	- 10.7%
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	7	53	+ 657.1%	43	32	- 25.6%
Percent of Original List Price Received*	104.9%	95.3%	- 9.2%	100.9%	100.4%	- 0.5%
New Listings	0	1	--	5	5	0.0%

* 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

