

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Mattapoissett

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	7	0.0%	61	52	- 14.8%
Closed Sales	9	5	- 44.4%	54	48	- 11.1%
Median Sales Price*	\$763,000	\$570,000	- 25.3%	\$656,000	\$699,950	+ 6.7%
Inventory of Homes for Sale	26	16	- 38.5%	--	--	--
Months Supply of Inventory	3.6	3.0	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	30	40	+ 33.3%	43	72	+ 67.4%
Percent of Original List Price Received*	98.9%	95.1%	- 3.8%	97.7%	97.5%	- 0.2%
New Listings	3	9	+ 200.0%	77	57	- 26.0%

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

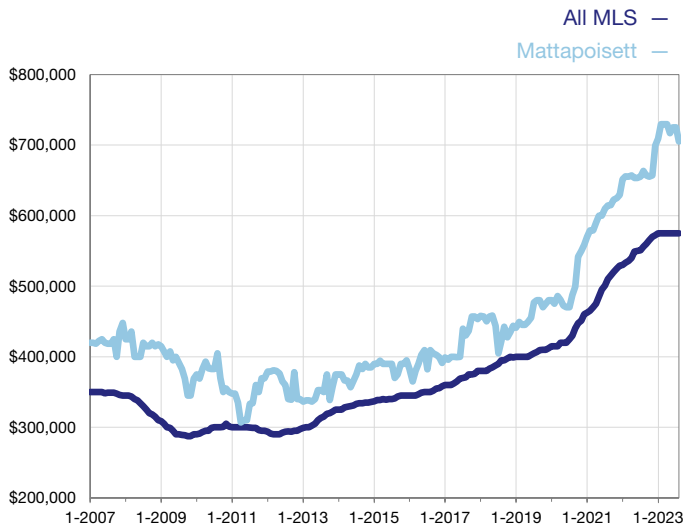
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	0	- 100.0%	4	4	0.0%
Closed Sales	0	1	--	2	4	+ 100.0%
Median Sales Price*	\$0	\$349,000	--	\$445,000	\$498,000	+ 11.9%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	1.7	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	22	--	12	192	+ 1,500.0%
Percent of Original List Price Received*	0.0%	100.0%	--	98.8%	88.5%	- 10.4%
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

