

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Mattapan

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	12	11	- 8.3%
Closed Sales	2	1	- 50.0%	16	9	- 43.8%
Median Sales Price*	\$535,000	\$570,000	+ 6.5%	\$520,000	\$560,000	+ 7.7%
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	1.9	2.6	+ 36.8%	--	--	--
Cumulative Days on Market Until Sale	38	35	- 7.9%	29	43	+ 48.3%
Percent of Original List Price Received*	108.5%	108.6%	+ 0.1%	104.0%	99.7%	- 4.1%
New Listings	1	2	+ 100.0%	11	15	+ 36.4%

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

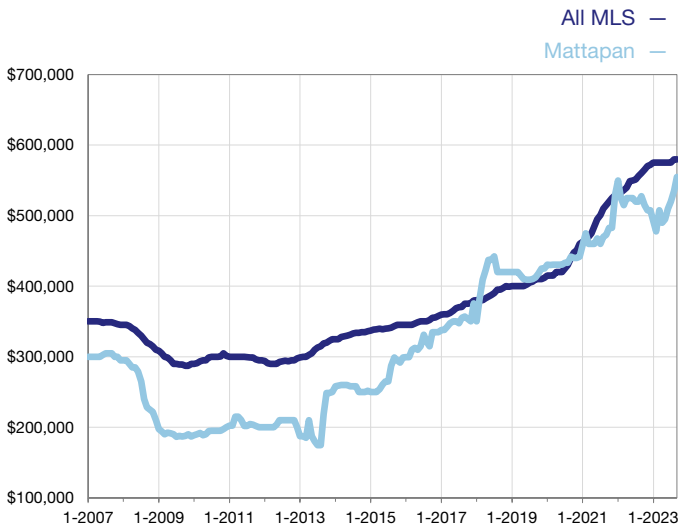
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	5	4	- 20.0%
Closed Sales	0	0	--	6	2	- 66.7%
Median Sales Price*	\$0	\$0	--	\$433,000	\$386,500	- 10.7%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.8	2.0	+ 150.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	43	32	- 25.6%
Percent of Original List Price Received*	0.0%	0.0%	--	100.9%	100.4%	- 0.5%
New Listings	0	1	--	5	6	+ 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

