

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Mattapoissett

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	6	+ 100.0%	69	62	- 10.1%
Closed Sales	7	3	- 57.1%	74	55	- 25.7%
Median Sales Price*	\$650,000	\$799,000	+ 22.9%	\$678,000	\$700,000	+ 3.2%
Inventory of Homes for Sale	28	16	- 42.9%	--	--	--
Months Supply of Inventory	4.3	2.9	- 32.6%	--	--	--
Cumulative Days on Market Until Sale	65	82	+ 26.2%	51	71	+ 39.2%
Percent of Original List Price Received*	95.7%	95.3%	- 0.4%	96.1%	97.3%	+ 1.2%
New Listings	9	7	- 22.2%	93	71	- 23.7%

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

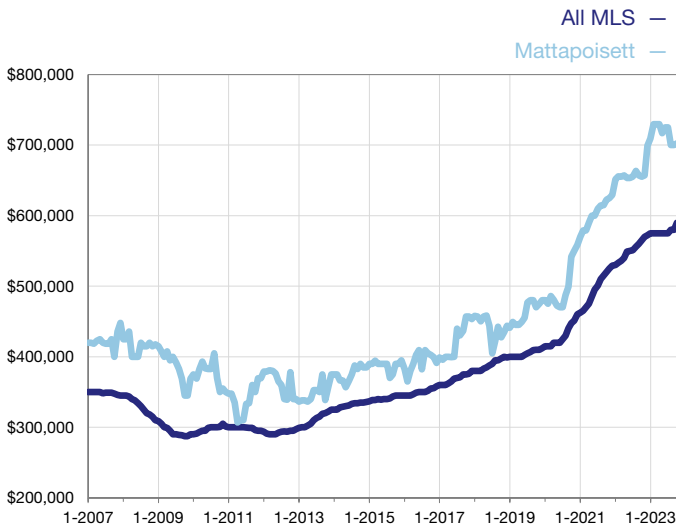
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	4	4	0.0%
Closed Sales	1	0	- 100.0%	4	4	0.0%
Median Sales Price*	\$549,000	\$0	- 100.0%	\$552,000	\$498,000	- 9.8%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	2.0	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	94	0	- 100.0%	55	192	+ 249.1%
Percent of Original List Price Received*	97.2%	0.0%	- 100.0%	95.4%	88.5%	- 7.2%
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

