

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Mattapan

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	15	15	0.0%
Closed Sales	3	3	0.0%	20	13	- 35.0%
Median Sales Price*	\$462,918	\$650,000	+ 40.4%	\$507,500	\$570,000	+ 12.3%
Inventory of Homes for Sale	5	2	- 60.0%	--	--	--
Months Supply of Inventory	2.1	1.2	- 42.9%	--	--	--
Cumulative Days on Market Until Sale	101	34	- 66.3%	39	49	+ 25.6%
Percent of Original List Price Received*	87.7%	96.1%	+ 9.6%	101.0%	98.0%	- 3.0%
New Listings	0	1	--	15	17	+ 13.3%

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

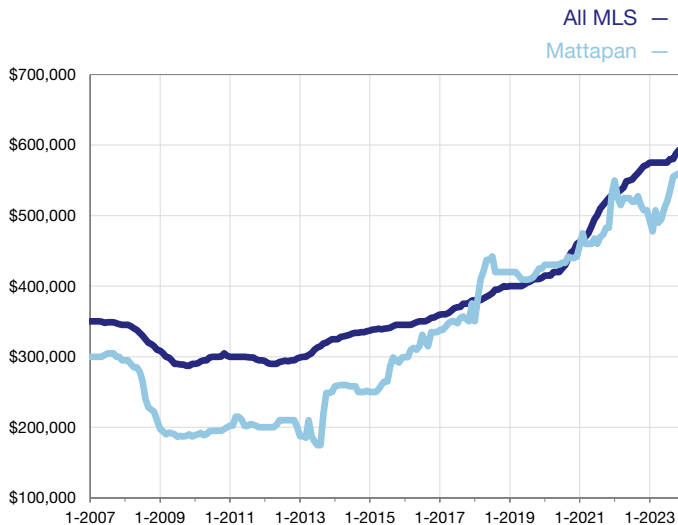
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	5	5	0.0%
Closed Sales	0	0	--	6	3	- 50.0%
Median Sales Price*	\$0	\$0	--	\$433,000	\$399,000	- 7.9%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.7	1.0	- 41.2%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	43	45	+ 4.7%
Percent of Original List Price Received*	0.0%	0.0%	--	100.9%	100.2%	- 0.7%
New Listings	2	0	- 100.0%	7	6	- 14.3%

* 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

