

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

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Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	7	+ 600.0%	70	69	- 1.4%
Closed Sales	3	8	+ 166.7%	77	63	- 18.2%
Median Sales Price*	\$1,155,000	\$827,500	- 28.4%	\$700,000	\$700,000	0.0%
Inventory of Homes for Sale	31	13	- 58.1%	--	--	--
Months Supply of Inventory	4.8	2.1	- 56.3%	--	--	--
Cumulative Days on Market Until Sale	114	29	- 74.6%	53	66	+ 24.5%
Percent of Original List Price Received*	94.6%	95.3%	+ 0.7%	96.0%	97.1%	+ 1.1%
New Listings	6	6	0.0%	99	77	- 22.2%

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

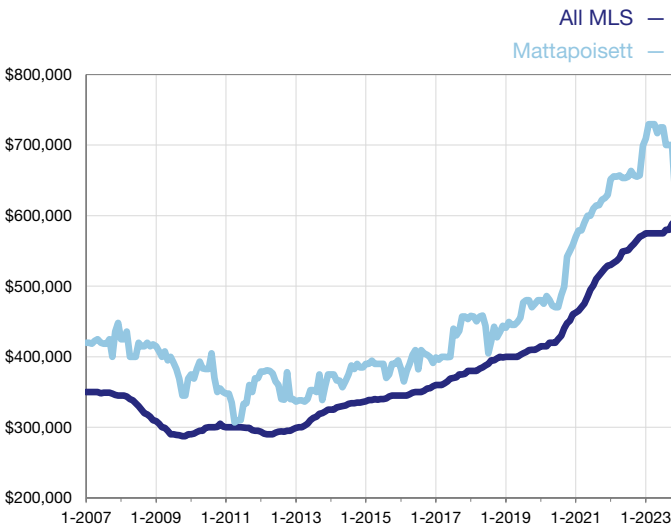
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	4	4	0.0%
Closed Sales	0	0	--	4	4	0.0%
Median Sales Price*	\$0	\$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	0	0	--	55	192	+ 249.1%
Percent of Original List Price Received*	0.0%	0.0%	--	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

