

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Mattapan

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	15	16	+ 6.7%
Closed Sales	0	1	--	20	14	- 30.0%
Median Sales Price*	\$0	\$600,000	--	\$507,500	\$572,500	+ 12.8%
Inventory of Homes for Sale	5	0	- 100.0%	--	--	--
Months Supply of Inventory	2.0	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	25	--	39	48	+ 23.1%
Percent of Original List Price Received*	0.0%	100.0%	--	101.0%	98.2%	- 2.8%
New Listings	1	0	- 100.0%	16	17	+ 6.3%

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

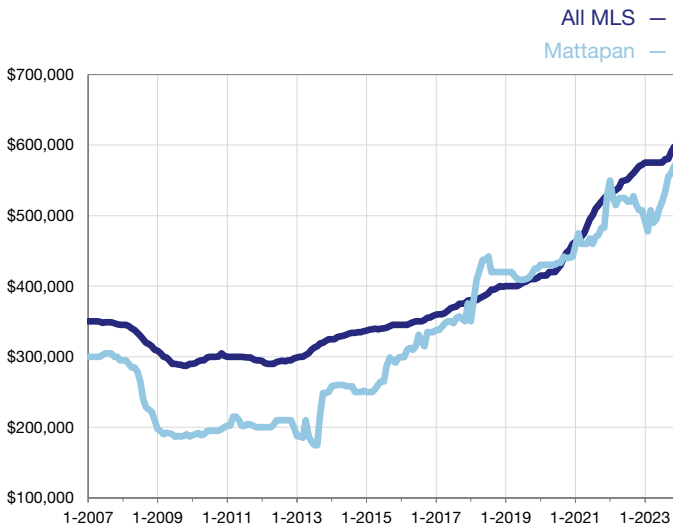
Condominium Properties

Key Metrics	December			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	1.6	1.0	- 37.5%	--	--	--
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	0	1	--	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

