

Local Market Update – March 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Mattapan

Single-Family Properties

| Key Metrics | March | | | Year to Date | | |
|------------------------------------------|-------|-----------|---------|--------------|-----------|----------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Pending Sales | 1 | 1 | 0.0% | 3 | 2 | - 33.3% |
| Closed Sales | 0 | 1 | -- | 0 | 2 | -- |
| Median Sales Price* | \$0 | \$600,000 | -- | \$0 | \$500,000 | -- |
| Inventory of Homes for Sale | 3 | 4 | + 33.3% | -- | -- | -- |
| Months Supply of Inventory | 1.5 | 2.4 | + 60.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 0 | 20 | -- | 0 | 32 | -- |
| Percent of Original List Price Received* | 0.0% | 100.0% | -- | 0.0% | 92.1% | -- |
| New Listings | 2 | 3 | + 50.0% | 3 | 6 | + 100.0% |

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

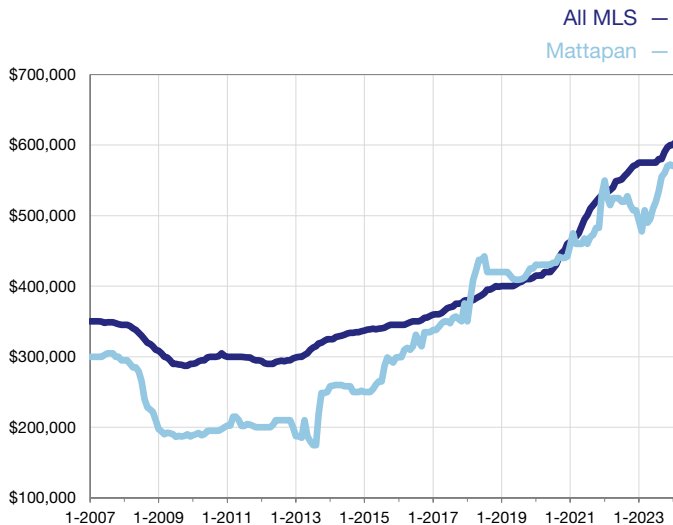
Condominium Properties

| Key Metrics | March | | | Year to Date | | |
|------------------------------------------|-----------|------|----------|--------------|-----------|----------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Pending Sales | 1 | 1 | 0.0% | 2 | 2 | 0.0% |
| Closed Sales | 1 | 0 | - 100.0% | 1 | 2 | + 100.0% |
| Median Sales Price* | \$368,000 | \$0 | - 100.0% | \$368,000 | \$420,000 | + 14.1% |
| Inventory of Homes for Sale | 1 | 1 | 0.0% | -- | -- | -- |
| Months Supply of Inventory | 1.0 | 1.0 | 0.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 11 | 0 | - 100.0% | 11 | 15 | + 36.4% |
| Percent of Original List Price Received* | 105.4% | 0.0% | - 100.0% | 105.4% | 112.5% | + 6.7% |
| New Listings | 1 | 0 | - 100.0% | 2 | 1 | - 50.0% |

* 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

