

Local Market Update – May 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Mattapan

Single-Family Properties

Key Metrics	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	2	0	- 100.0%	6	4	- 33.3%
Closed Sales	1	0	- 100.0%	3	3	0.0%
Median Sales Price*	\$554,999	\$0	- 100.0%	\$510,000	\$600,000	+ 17.6%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	2.7	2.3	- 14.8%	--	--	--
Cumulative Days on Market Until Sale	18	0	- 100.0%	99	28	- 71.7%
Percent of Original List Price Received*	104.7%	0.0%	- 100.0%	90.8%	95.1%	+ 4.7%
New Listings	4	3	- 25.0%	8	9	+ 12.5%

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

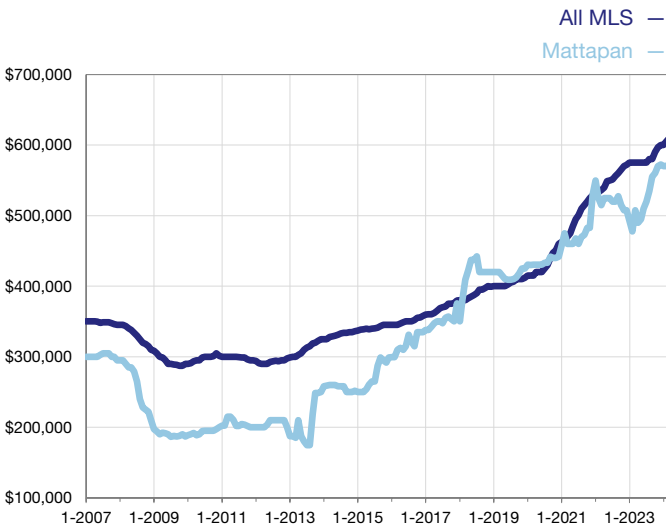
Condominium Properties

Key Metrics	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	1	--	2	4	+ 100.0%
Closed Sales	0	0	--	1	4	+ 300.0%
Median Sales Price*	\$0	\$0	--	\$368,000	\$337,000	- 8.4%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	11	71	+ 545.5%
Percent of Original List Price Received*	0.0%	0.0%	--	105.4%	103.9%	- 1.4%
New Listings	1	1	0.0%	3	2	- 33.3%

* 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

