

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

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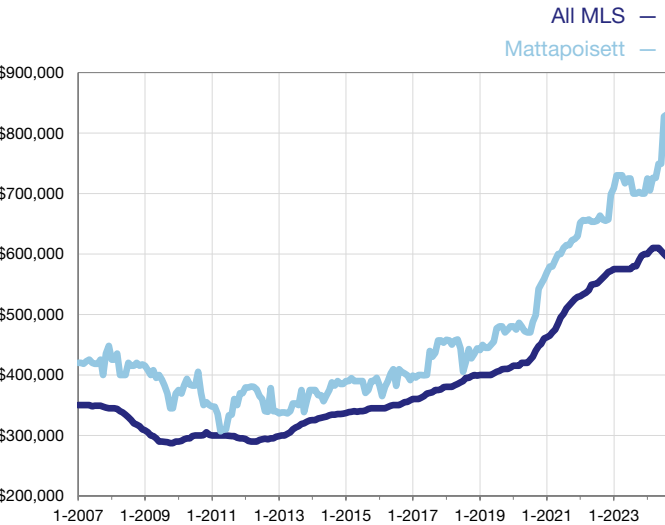
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	9	+ 28.6%	52	53	+ 1.9%
Closed Sales	5	12	+ 140.0%	48	48	0.0%
Median Sales Price*	\$570,000	\$717,000	+ 25.8%	\$699,950	\$822,135	+ 17.5%
Inventory of Homes for Sale	18	30	+ 66.7%	--	--	--
Months Supply of Inventory	3.3	5.0	+ 51.5%	--	--	--
Cumulative Days on Market Until Sale	40	67	+ 67.5%	72	55	- 23.6%
Percent of Original List Price Received*	95.1%	97.2%	+ 2.2%	97.5%	96.6%	- 0.9%
New Listings	8	10	+ 25.0%	57	82	+ 43.9%

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

Condominium Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	1	--	4	1	- 75.0%
Closed Sales	1	0	- 100.0%	4	0	- 100.0%
Median Sales Price*	\$349,000	\$0	- 100.0%	\$498,000	\$0	- 100.0%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	22	0	- 100.0%	192	0	- 100.0%
Percent of Original List Price Received*	100.0%	0.0%	- 100.0%	88.5%	0.0%	- 100.0%
New Listings	0	1	--	1	1	0.0%

* 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

