

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Mattapan

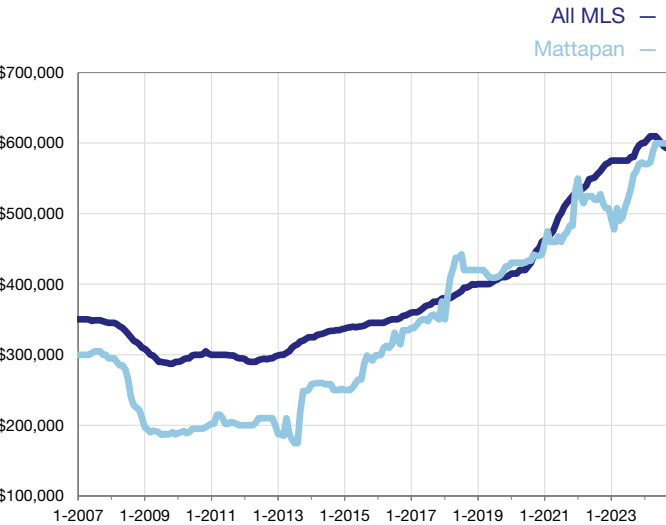
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	2	+ 100.0%	10	17	+ 70.0%
Closed Sales	1	1	0.0%	9	11	+ 22.2%
Median Sales Price*	\$570,000	\$650,000	+ 14.0%	\$560,000	\$625,000	+ 11.6%
Inventory of Homes for Sale	5	2	- 60.0%	--	--	--
Months Supply of Inventory	3.1	0.8	- 74.2%	--	--	--
Cumulative Days on Market Until Sale	35	15	- 57.1%	43	32	- 25.6%
Percent of Original List Price Received*	108.6%	108.3%	- 0.3%	99.7%	101.3%	+ 1.6%
New Listings	2	0	- 100.0%	15	20	+ 33.3%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	3	--	4	10	+ 150.0%
Closed Sales	1	3	+ 200.0%	3	8	+ 166.7%
Median Sales Price*	\$399,000	\$540,000	+ 35.3%	\$399,000	\$384,500	- 3.6%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	1.0	2.1	+ 110.0%	--	--	--
Cumulative Days on Market Until Sale	71	31	- 56.3%	45	50	+ 11.1%
Percent of Original List Price Received*	100.0%	99.6%	- 0.4%	100.2%	102.1%	+ 1.9%
New Listings	0	3	--	5	12	+ 140.0%

* 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

