

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

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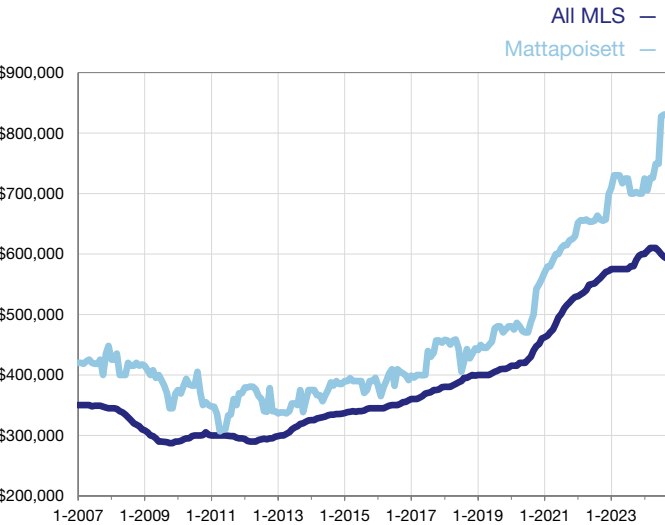
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	7	+ 75.0%	56	59	+ 5.4%
Closed Sales	4	8	+ 100.0%	52	56	+ 7.7%
Median Sales Price*	\$739,500	\$734,000	- 0.7%	\$699,950	\$802,500	+ 14.7%
Inventory of Homes for Sale	18	27	+ 50.0%	--	--	--
Months Supply of Inventory	3.4	4.4	+ 29.4%	--	--	--
Cumulative Days on Market Until Sale	48	50	+ 4.2%	70	54	- 22.9%
Percent of Original List Price Received*	96.6%	98.1%	+ 1.6%	97.5%	96.8%	- 0.7%
New Listings	7	6	- 14.3%	64	87	+ 35.9%

* 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	1	--	4	2	- 50.0%
Closed Sales	0	0	--	4	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$498,000	\$0	- 100.0%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	1.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	192	0	- 100.0%
Percent of Original List Price Received*	0.0%	0.0%	--	88.5%	0.0%	- 100.0%
New Listings	0	1	--	1	3	+ 200.0%

* 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

