

# Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Mattapan

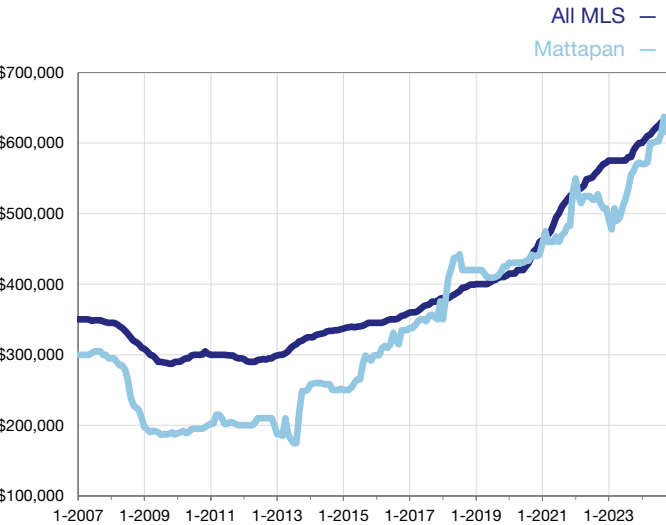
Single-Family Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	1	- 75.0%	14	17	+ 21.4%
Closed Sales	1	1	0.0%	10	12	+ 20.0%
Median Sales Price*	\$670,000	\$490,000	- 26.9%	\$565,000	\$615,000	+ 8.8%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	1.1	1.0	- 9.1%	--	--	--
Cumulative Days on Market Until Sale	153	37	- 75.8%	54	32	- 40.7%
Percent of Original List Price Received*	89.3%	89.3%	0.0%	98.6%	100.3%	+ 1.7%
New Listings	1	2	+ 100.0%	16	22	+ 37.5%

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

Condominium Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	1	--	4	11	+ 175.0%
Closed Sales	0	2	--	3	10	+ 233.3%
Median Sales Price*	\$0	\$562,500	--	\$399,000	\$467,500	+ 17.2%
Inventory of Homes for Sale	1	5	+ 400.0%	--	--	--
Months Supply of Inventory	1.0	3.6	+ 260.0%	--	--	--
Cumulative Days on Market Until Sale	0	22	--	45	44	- 2.2%
Percent of Original List Price Received*	0.0%	100.0%	--	100.2%	101.6%	+ 1.4%
New Listings	0	4	--	5	16	+ 220.0%

\* 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

