

# Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Mattapan

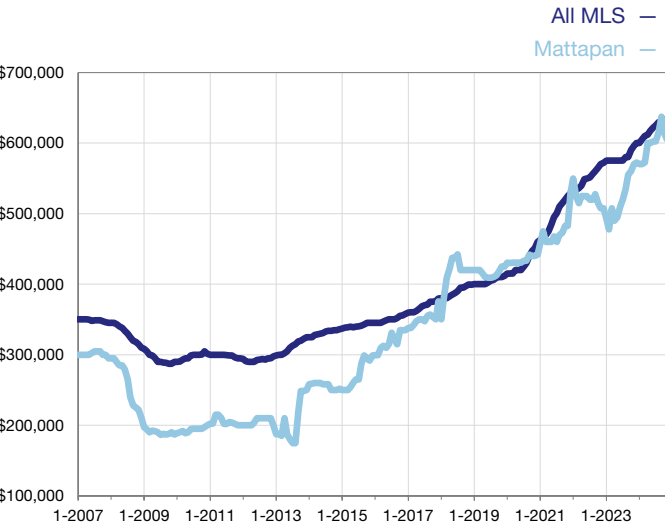
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	2	--	14	19	+ 35.7%
Closed Sales	3	2	- 33.3%	13	14	+ 7.7%
Median Sales Price*	\$650,000	\$575,000	- 11.5%	\$570,000	\$615,000	+ 7.9%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	1.7	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	34	49	+ 44.1%	49	35	- 28.6%
Percent of Original List Price Received*	96.1%	91.8%	- 4.5%	98.0%	99.1%	+ 1.1%
New Listings	1	0	- 100.0%	17	22	+ 29.4%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	1	--	4	12	+ 200.0%
Closed Sales	0	0	--	3	10	+ 233.3%
Median Sales Price*	\$0	\$0	--	\$399,000	\$467,500	+ 17.2%
Inventory of Homes for Sale	1	4	+ 300.0%	--	--	--
Months Supply of Inventory	1.0	3.0	+ 200.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	45	44	- 2.2%
Percent of Original List Price Received*	0.0%	0.0%	--	100.2%	101.6%	+ 1.4%
New Listings	0	0	--	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

