

# Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Mattapan

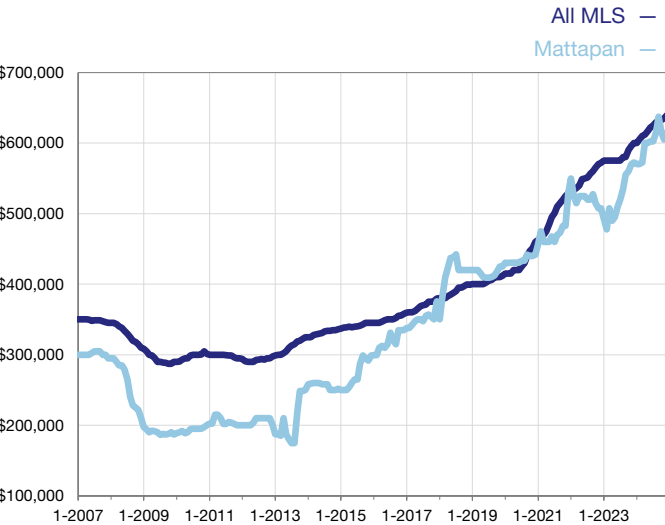
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	0	- 100.0%	15	18	+ 20.0%
Closed Sales	1	2	+ 100.0%	14	16	+ 14.3%
Median Sales Price*	\$600,000	\$617,450	+ 2.9%	\$572,500	\$615,000	+ 7.4%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	1.0	--	--	--	--
Cumulative Days on Market Until Sale	25	50	+ 100.0%	48	37	- 22.9%
Percent of Original List Price Received*	100.0%	93.3%	- 6.7%	98.2%	98.3%	+ 0.1%
New Listings	0	2	--	17	24	+ 41.2%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	0	--	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	2	4	+ 100.0%	--	--	--
Months Supply of Inventory	2.0	3.0	+ 50.0%	--	--	--
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	1	0	- 100.0%	6	16	+ 166.7%

\* 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

