

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

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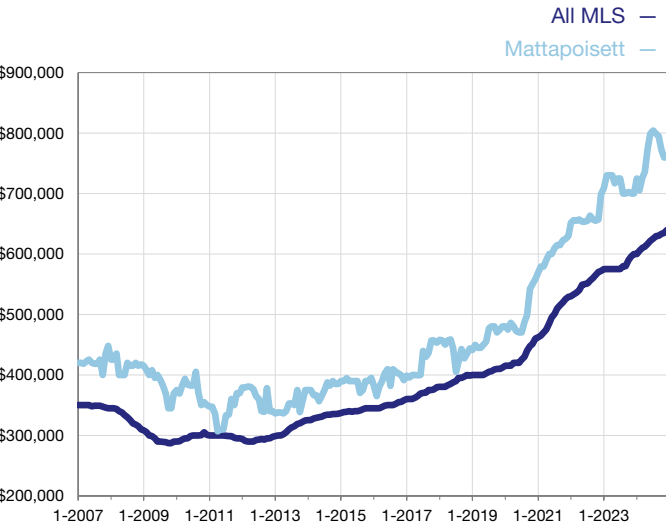
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	5	+ 150.0%	71	80	+ 12.7%
Closed Sales	4	8	+ 100.0%	67	82	+ 22.4%
Median Sales Price*	\$597,500	\$680,000	+ 13.8%	\$700,000	\$759,500	+ 8.5%
Inventory of Homes for Sale	14	17	+ 21.4%	--	--	--
Months Supply of Inventory	2.4	2.6	+ 8.3%	--	--	--
Cumulative Days on Market Until Sale	29	28	- 3.4%	67	60	- 10.4%
Percent of Original List Price Received*	104.1%	97.3%	- 6.5%	97.4%	94.7%	- 2.8%
New Listings	2	6	+ 200.0%	79	110	+ 39.2%

* 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	3	- 25.0%
Closed Sales	0	1	--	4	3	- 25.0%
Median Sales Price*	\$0	\$600,000	--	\$498,000	\$600,000	+ 20.5%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	1.0	--	--	--	--
Cumulative Days on Market Until Sale	0	19	--	192	17	- 91.1%
Percent of Original List Price Received*	0.0%	98.4%	--	88.5%	100.0%	+ 13.0%
New Listings	0	0	--	1	4	+ 300.0%

* 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

