

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Mattapoisett

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	4	5	+ 25.0%	78	98	+ 25.6%
Closed Sales	8	8	0.0%	82	99	+ 20.7%
Median Sales Price*	\$680,000	\$825,000	+ 21.3%	\$772,000	\$810,000	+ 4.9%
Inventory of Homes for Sale	28	14	- 50.0%	--	--	--
Months Supply of Inventory	4.3	1.7	- 60.5%	--	--	--
Cumulative Days on Market Until Sale	28	69	+ 146.4%	59	65	+ 10.2%
Percent of Original List Price Received*	97.3%	91.0%	- 6.5%	95.2%	94.5%	- 0.7%
New Listings	6	3	- 50.0%	111	123	+ 10.8%

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

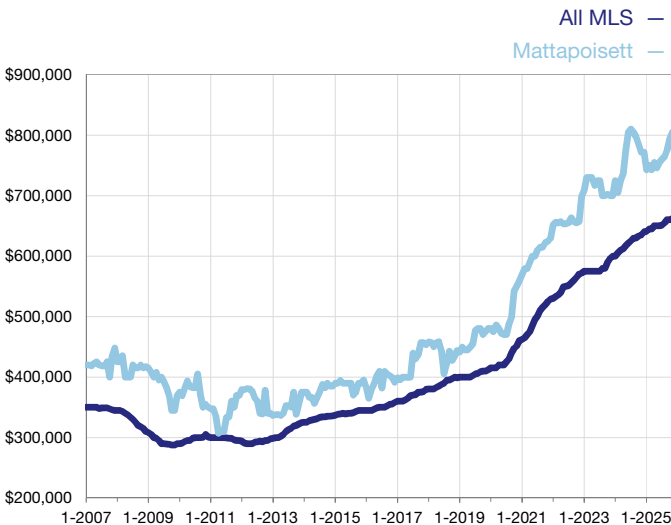
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	0	--	3	0	- 100.0%
Closed Sales	1	0	- 100.0%	3	0	- 100.0%
Median Sales Price*	\$600,000	\$0	- 100.0%	\$600,000	\$0	- 100.0%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	19	0	- 100.0%	17	0	- 100.0%
Percent of Original List Price Received*	98.4%	0.0%	- 100.0%	100.0%	0.0%	- 100.0%
New Listings	0	0	--	3	1	- 66.7%

* 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

