

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Mattapoisett

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	9	10	+ 11.1%	30	25	- 16.7%
Closed Sales	6	5	- 16.7%	25	15	- 40.0%
Median Sales Price*	\$958,000	\$715,000	- 25.4%	\$795,000	\$805,000	+ 1.3%
Inventory of Homes for Sale	31	19	- 38.7%	--	--	--
Months Supply of Inventory	4.2	2.5	- 40.5%	--	--	--
Cumulative Days on Market Until Sale	58	57	- 1.7%	67	52	- 22.4%
Percent of Original List Price Received*	96.2%	97.7%	+ 1.6%	95.4%	96.0%	+ 0.6%
New Listings	15	14	- 6.7%	38	35	- 7.9%

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

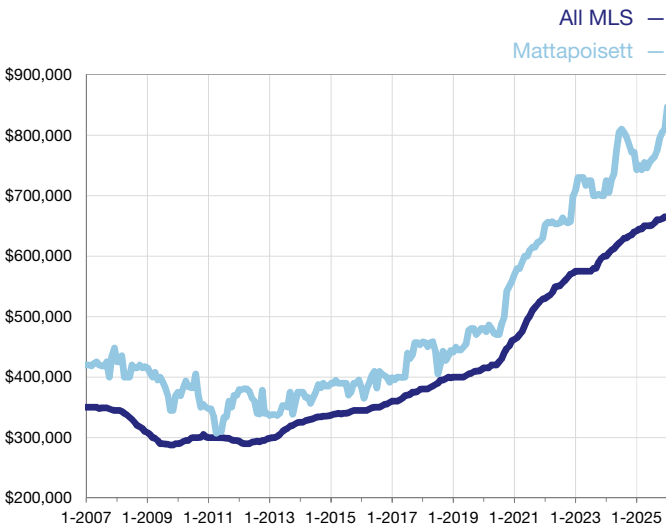
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	0	--	0	0	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	1.0	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	0	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
New Listings	0	0	--	1	2	+ 100.0%

* 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

