Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Mattapoisett

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	13	**6**	- 53.8%	89	**70**	- 21.3%
Closed Sales	10	**8**	- 20.0%	84	**65**	- 22.6%
Median Sales Price*	$904,000	**$690,000**	- 23.7%	$805,000	**$885,200**	+ 10.0%
Inventory of Homes for Sale	30	**38**	+ 26.7%	--	--	--
Months Supply of Inventory	3.6	**5.9**	+ 63.9%	--	--	--
Cumulative Days on Market Until Sale	53	**61**	+ 15.1%	63	**68**	+ 7.9%
Percent of Original List Price Received*	95.4%	**95.0%**	- 0.4%	94.9%	**95.3%**	+ 0.4%
New Listings	6	**8**	+ 33.3%	114	**112**	- 1.8%

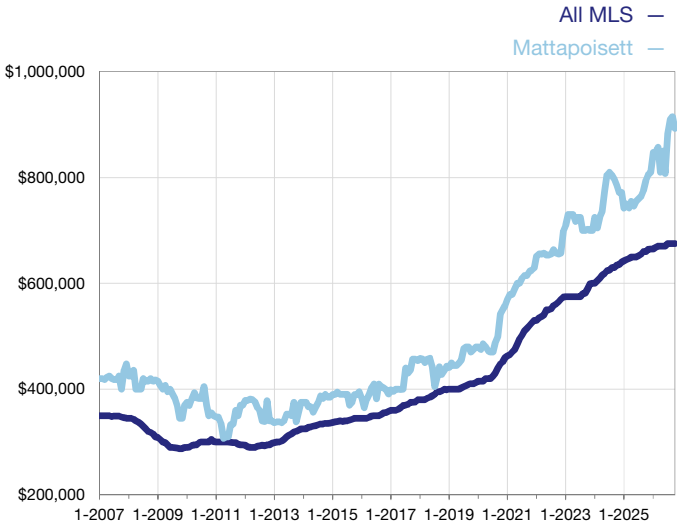
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

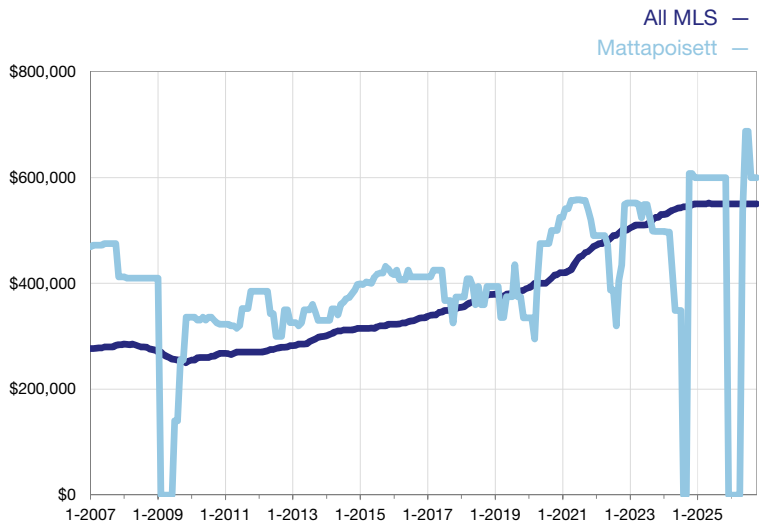
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	0	**0**	--	0	**3**	--
Closed Sales	0	**0**	--	0	**3**	--
Median Sales Price*	$0	**$0**	--	$0	**$600,000**	--
Inventory of Homes for Sale	1	**1**	0.0%	--	--	--
Months Supply of Inventory	1.0	**1.0**	0.0%	--	--	--
Cumulative Days on Market Until Sale	0	**0**	--	0	**71**	--
Percent of Original List Price Received*	0.0%	**0.0%**	--	0.0%	**95.1%**	--
New Listings	0	**1**	--	2	**4**	+ 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



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