

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Mattapan

Single-Family Properties

Key Metrics	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	4	--	1	4	+ 300.0%
Closed Sales	0	0	--	1	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$400,000	\$0	- 100.0%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.2	0.5	- 58.3%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	44	0	- 100.0%
Percent of Original List Price Received*	0.0%	0.0%	--	84.2%	0.0%	- 100.0%
New Listings	2	1	- 50.0%	3	3	0.0%

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

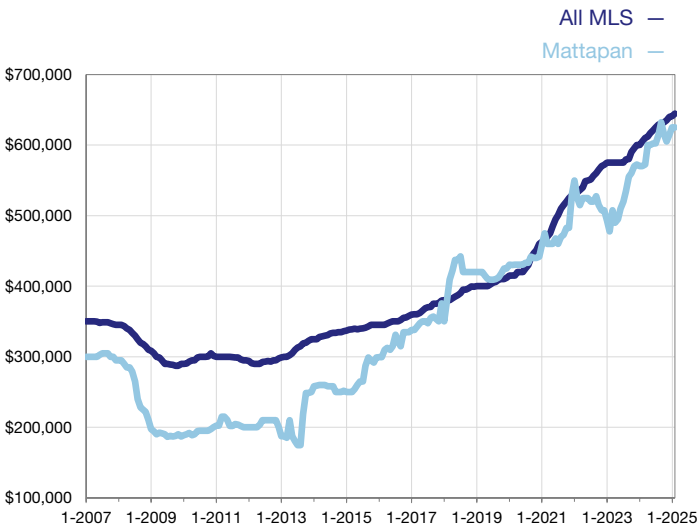
Condominium Properties

Key Metrics	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	5	--	1	5	+ 400.0%
Closed Sales	0	2	--	2	2	0.0%
Median Sales Price*	\$0	\$537,700	--	\$420,000	\$537,700	+ 28.0%
Inventory of Homes for Sale	2	4	+ 100.0%	--	--	--
Months Supply of Inventory	2.0	2.3	+ 15.0%	--	--	--
Cumulative Days on Market Until Sale	0	59	--	15	59	+ 293.3%
Percent of Original List Price Received*	0.0%	100.0%	--	112.5%	100.0%	- 11.1%
New Listings	1	5	+ 400.0%	1	7	+ 600.0%

* 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

