

Mattapan

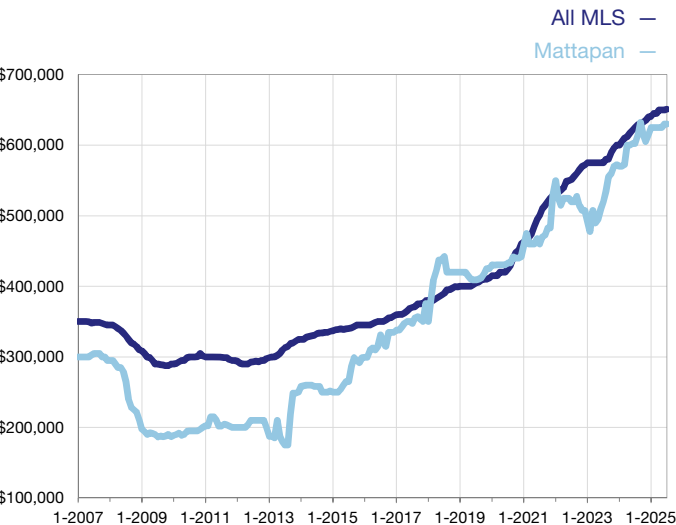
Single-Family Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	3	1	- 66.7%	10	10	0.0%
Closed Sales	2	2	0.0%	6	7	+ 16.7%
Median Sales Price*	\$742,450	\$648,500	- 12.7%	\$602,500	\$630,000	+ 4.6%
Inventory of Homes for Sale	5	1	- 80.0%	--	--	--
Months Supply of Inventory	2.5	0.5	- 80.0%	--	--	--
Cumulative Days on Market Until Sale	26	16	- 38.5%	32	26	- 18.8%
Percent of Original List Price Received*	103.2%	101.8%	- 1.4%	98.8%	102.5%	+ 3.7%
New Listings	5	1	- 80.0%	17	11	- 35.3%

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

Condominium Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	1	6	+ 500.0%	5	17	+ 240.0%
Closed Sales	1	2	+ 100.0%	5	15	+ 200.0%
Median Sales Price*	\$270,500	\$467,000	+ 72.6%	\$315,000	\$527,000	+ 67.3%
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	4.0	1.5	- 62.5%	--	--	--
Cumulative Days on Market Until Sale	25	13	- 48.0%	61	40	- 34.4%
Percent of Original List Price Received*	102.1%	99.8%	- 2.3%	103.5%	99.1%	- 4.3%
New Listings	3	1	- 66.7%	7	21	+ 200.0%

* 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

