

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Mattapan

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	3	--	16	16	0.0%
Closed Sales	2	4	+ 100.0%	16	13	- 18.8%
Median Sales Price*	\$617,450	\$635,000	+ 2.8%	\$615,000	\$625,000	+ 1.6%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	1.7	0.6	- 64.7%	--	--	--
Cumulative Days on Market Until Sale	50	41	- 18.0%	37	35	- 5.4%
Percent of Original List Price Received*	93.3%	97.1%	+ 4.1%	97.4%	98.8%	+ 1.4%
New Listings	2	0	- 100.0%	24	19	- 20.8%

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

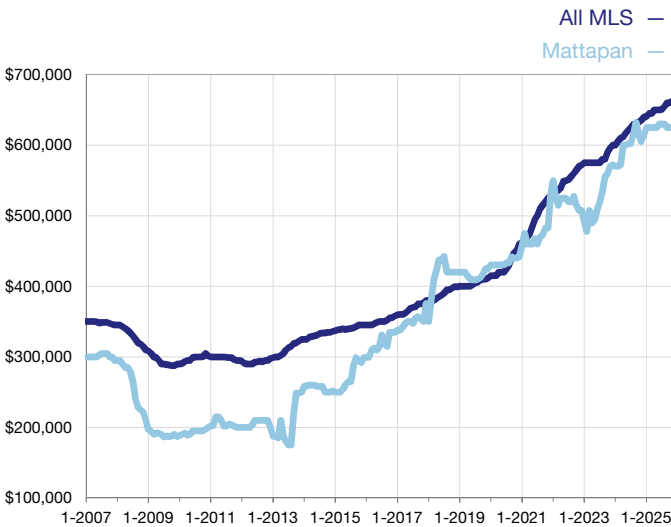
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	1	--	12	20	+ 66.7%
Closed Sales	0	2	--	10	22	+ 120.0%
Median Sales Price*	\$0	\$465,000	--	\$467,500	\$530,250	+ 13.4%
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	3.0	1.6	- 46.7%	--	--	--
Cumulative Days on Market Until Sale	0	124	--	44	56	+ 27.3%
Percent of Original List Price Received*	0.0%	91.5%	--	101.6%	98.3%	- 3.2%
New Listings	0	2	--	16	25	+ 56.3%

* 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

