

# Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Mattapan

### Single-Family Properties

| Key Metrics                              | February |      |          | Year to Date |           |         |
|--|----------|------|----------|--------------|-----------|---------|
|  | 2025     | 2026 | + / -    | 2025         | 2026      | + / -   |
| Pending Sales                            | 4        | 0    | - 100.0% | 4            | 2         | - 50.0% |
| Closed Sales                             | 0        | 0    | --       | 0            | 1         | --      |
| Median Sales Price*                      | \$0      | \$0  | --       | \$0          | \$650,000 | --      |
| Inventory of Homes for Sale              | 2        | 1    | - 50.0%  | --           | --        | --      |
| Months Supply of Inventory               | 0.9      | 0.7  | - 22.2%  | --           | --        | --      |
| Cumulative Days on Market Until Sale     | 0        | 0    | --       | 0            | 77        | --      |
| Percent of Original List Price Received* | 0.0%     | 0.0% | --       | 0.0%         | 94.2%     | --      |
| New Listings                             | 1        | 0    | - 100.0% | 3            | 1         | - 66.7% |

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

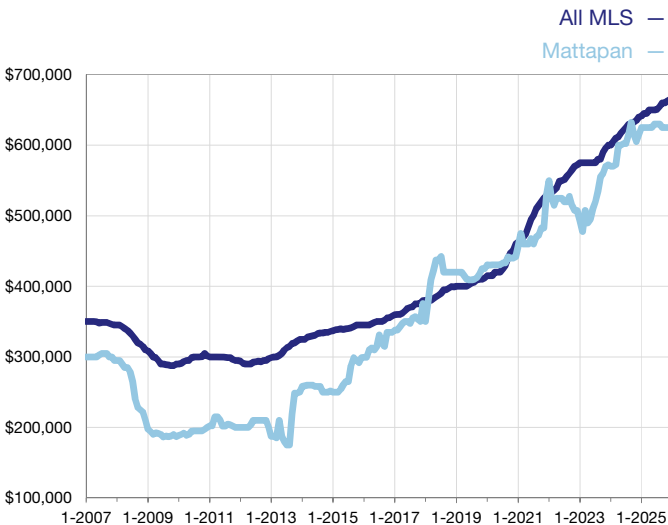
### Condominium Properties

| Key Metrics                              | February  |      |          | Year to Date |           |          |
|--|-----------|------|----------|--------------|-----------|----------|
|  | 2025      | 2026 | + / -    | 2025         | 2026      | + / -    |
| Pending Sales                            | 4         | 0    | - 100.0% | 4            | 0         | - 100.0% |
| Closed Sales                             | 2         | 0    | - 100.0% | 2            | 1         | - 50.0%  |
| Median Sales Price*                      | \$537,700 | \$0  | - 100.0% | \$537,700    | \$560,000 | + 4.1%   |
| Inventory of Homes for Sale              | 4         | 3    | - 25.0%  | --           | --        | --       |
| Months Supply of Inventory               | 2.4       | 1.3  | - 45.8%  | --           | --        | --       |
| Cumulative Days on Market Until Sale     | 59        | 0    | - 100.0% | 59           | 254       | + 330.5% |
| Percent of Original List Price Received* | 100.0%    | 0.0% | - 100.0% | 100.0%       | 89.3%     | - 10.7%  |
| New Listings                             | 4         | 0    | - 100.0% | 6            | 0         | - 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

