

Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Mattapan

Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	0	--	4	2	- 50.0%
Closed Sales	3	1	- 66.7%	3	2	- 33.3%
Median Sales Price*	\$625,000	\$450,000	- 28.0%	\$625,000	\$550,000	- 12.0%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	1.3	0.7	- 46.2%	--	--	--
Cumulative Days on Market Until Sale	38	58	+ 52.6%	38	68	+ 78.9%
Percent of Original List Price Received*	99.0%	90.0%	- 9.1%	99.0%	92.1%	- 7.0%
New Listings	1	0	- 100.0%	4	1	- 75.0%

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

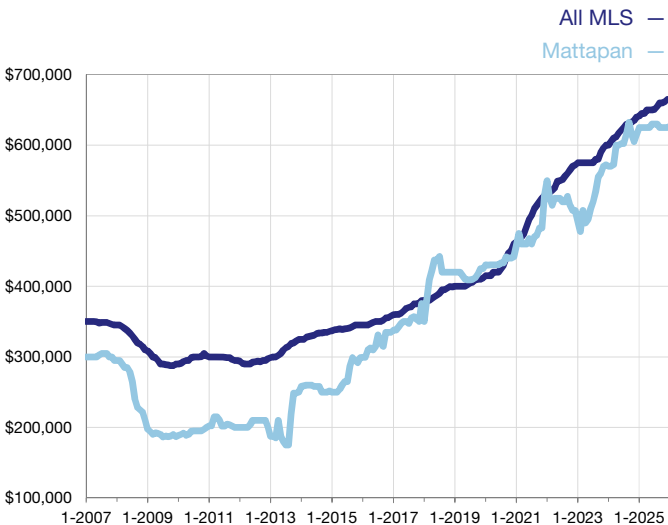
Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	5	1	- 80.0%	9	1	- 88.9%
Closed Sales	0	0	--	2	1	- 50.0%
Median Sales Price*	\$0	\$0	--	\$537,700	\$560,000	+ 4.1%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	0.9	1.2	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	59	254	+ 330.5%
Percent of Original List Price Received*	0.0%	0.0%	--	100.0%	89.3%	- 10.7%
New Listings	3	1	- 66.7%	9	1	- 88.9%

* 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

