

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Mattapan

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	2	+ 100.0%	5	4	- 20.0%
Closed Sales	0	0	--	3	2	- 33.3%
Median Sales Price*	\$0	\$0	--	\$625,000	\$550,000	- 12.0%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	1.8	1.3	- 27.8%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	38	68	+ 78.9%
Percent of Original List Price Received*	0.0%	0.0%	--	99.0%	92.1%	- 7.0%
New Listings	2	3	+ 50.0%	6	4	- 33.3%

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

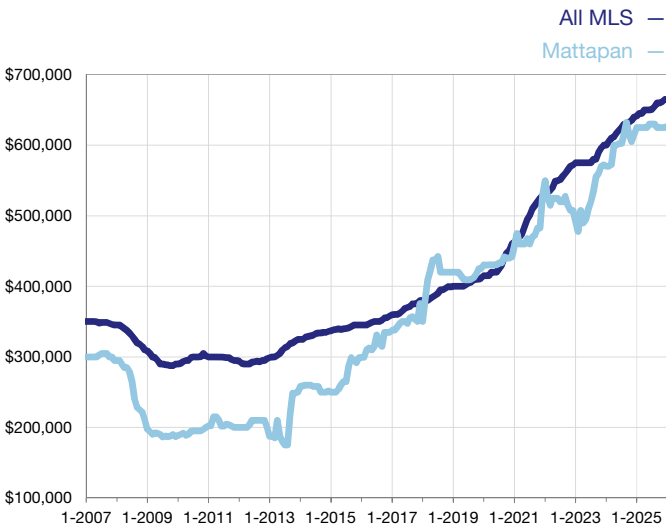
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	2	--	9	3	- 66.7%
Closed Sales	6	1	- 83.3%	8	2	- 75.0%
Median Sales Price*	\$522,000	\$470,000	- 10.0%	\$523,450	\$515,000	- 1.6%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	2.2	2.3	+ 4.5%	--	--	--
Cumulative Days on Market Until Sale	34	89	+ 161.8%	40	172	+ 330.0%
Percent of Original List Price Received*	97.9%	90.6%	- 7.5%	98.4%	89.9%	- 8.6%
New Listings	3	4	+ 33.3%	12	5	- 58.3%

* 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

