

Mattapan

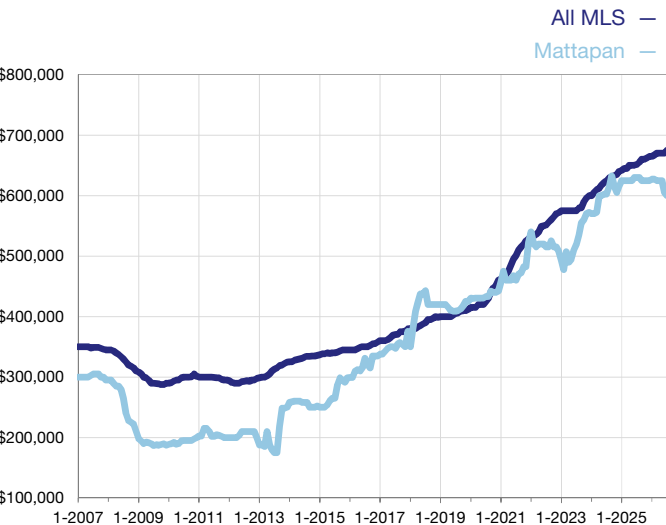
Single-Family Properties	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	0	0	--	8	8	0.0%
Closed Sales	2	0	- 100.0%	7	6	- 14.3%
Median Sales Price*	\$648,500	\$0	- 100.0%	\$630,000	\$560,000	- 11.1%
Inventory of Homes for Sale	5	5	0.0%	--	--	--
Months Supply of Inventory	2.9	3.0	+ 3.4%	--	--	--
Cumulative Days on Market Until Sale	16	0	- 100.0%	26	68	+ 161.5%
Percent of Original List Price Received*	101.8%	0.0%	- 100.0%	102.5%	95.3%	- 7.0%
New Listings	1	3	+ 200.0%	11	11	0.0%

* 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		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	4	0	- 100.0%	15	4	- 73.3%
Closed Sales	3	1	- 66.7%	16	5	- 68.8%
Median Sales Price*	\$542,500	\$539,000	- 0.6%	\$530,250	\$500,000	- 5.7%
Inventory of Homes for Sale	7	4	- 42.9%	--	--	--
Months Supply of Inventory	2.9	2.7	- 6.9%	--	--	--
Cumulative Days on Market Until Sale	26	74	+ 184.6%	40	95	+ 137.5%
Percent of Original List Price Received*	99.4%	89.8%	- 9.7%	99.1%	94.8%	- 4.3%
New Listings	1	1	0.0%	22	7	- 68.2%

* 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

