

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Mattapan

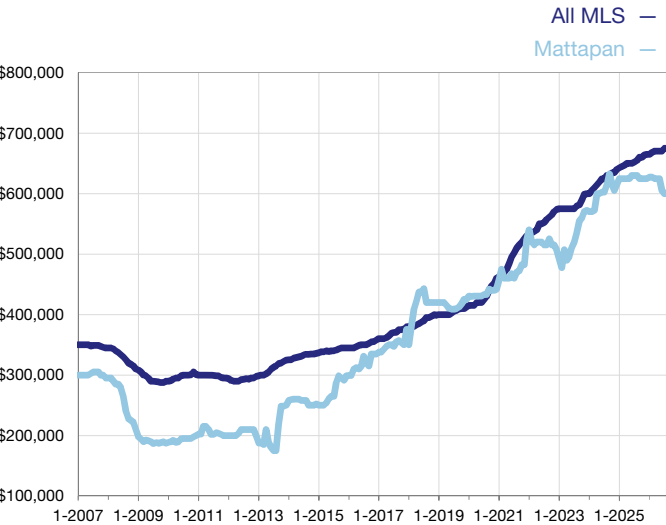
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	1	2	+ 100.0%	9	10	+ 11.1%
Closed Sales	0	2	--	7	8	+ 14.3%
Median Sales Price*	\$0	\$565,000	--	\$630,000	\$560,000	- 11.1%
Inventory of Homes for Sale	3	4	+ 33.3%	--	--	--
Months Supply of Inventory	2.0	2.3	+ 15.0%	--	--	--
Cumulative Days on Market Until Sale	0	21	--	26	56	+ 115.4%
Percent of Original List Price Received*	0.0%	95.3%	--	102.5%	95.3%	- 7.0%
New Listings	1	2	+ 100.0%	12	13	+ 8.3%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	1	2	+ 100.0%	16	6	- 62.5%
Closed Sales	3	0	- 100.0%	19	5	- 73.7%
Median Sales Price*	\$517,000	\$0	- 100.0%	\$527,000	\$500,000	- 5.1%
Inventory of Homes for Sale	6	4	- 33.3%	--	--	--
Months Supply of Inventory	2.6	2.4	- 7.7%	--	--	--
Cumulative Days on Market Until Sale	90	0	- 100.0%	48	95	+ 97.9%
Percent of Original List Price Received*	98.4%	0.0%	- 100.0%	98.9%	94.8%	- 4.1%
New Listings	1	3	+ 200.0%	23	11	- 52.2%

* 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

