

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Mattapan

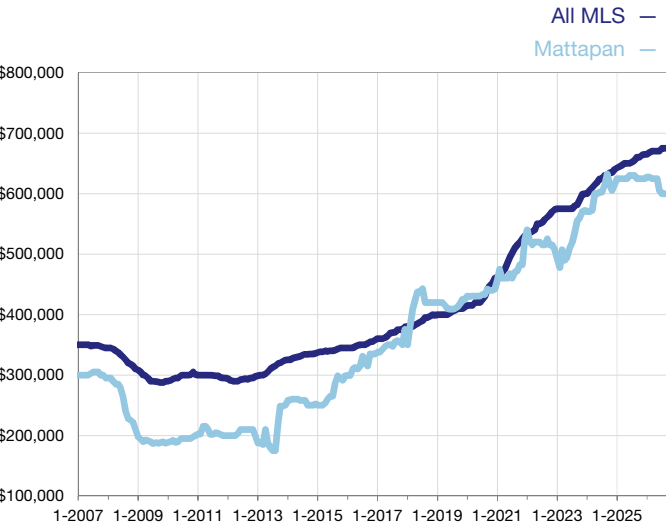
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	1	2	+ 100.0%	10	12	+ 20.0%
Closed Sales	1	1	0.0%	8	10	+ 25.0%
Median Sales Price*	\$600,000	\$650,000	+ 8.3%	\$627,500	\$560,000	- 10.8%
Inventory of Homes for Sale	5	2	- 60.0%	--	--	--
Months Supply of Inventory	3.3	1.1	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	47	18	- 61.7%	28	49	+ 75.0%
Percent of Original List Price Received*	92.3%	100.2%	+ 8.6%	101.2%	93.5%	- 7.6%
New Listings	4	0	- 100.0%	16	13	- 18.8%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	0	0	--	16	6	- 62.5%
Closed Sales	0	2	--	19	7	- 63.2%
Median Sales Price*	\$0	\$450,000	--	\$527,000	\$500,000	- 5.1%
Inventory of Homes for Sale	7	3	- 57.1%	--	--	--
Months Supply of Inventory	3.1	1.8	- 41.9%	--	--	--
Cumulative Days on Market Until Sale	0	23	--	48	74	+ 54.2%
Percent of Original List Price Received*	0.0%	100.0%	--	98.9%	96.3%	- 2.6%
New Listings	0	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

