Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Mattapan

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	1	**3**	+ 200.0%	11	**15**	+ 36.4%
Closed Sales	1	**2**	+ 100.0%	9	**12**	+ 33.3%
Median Sales Price*	$600,000	**$562,000**	- 6.3%	$625,000	**$560,000**	- 10.4%
Inventory of Homes for Sale	6	**2**	- 66.7%	--	--	--
Months Supply of Inventory	4.0	**0.9**	- 77.5%	--	--	--
Cumulative Days on Market Until Sale	63	**65**	+ 3.2%	32	**52**	+ 62.5%
Percent of Original List Price Received*	85.7%	**87.7%**	+ 2.3%	99.5%	**92.5%**	- 7.0%
New Listings	2	**3**	+ 50.0%	18	**16**	- 11.1%

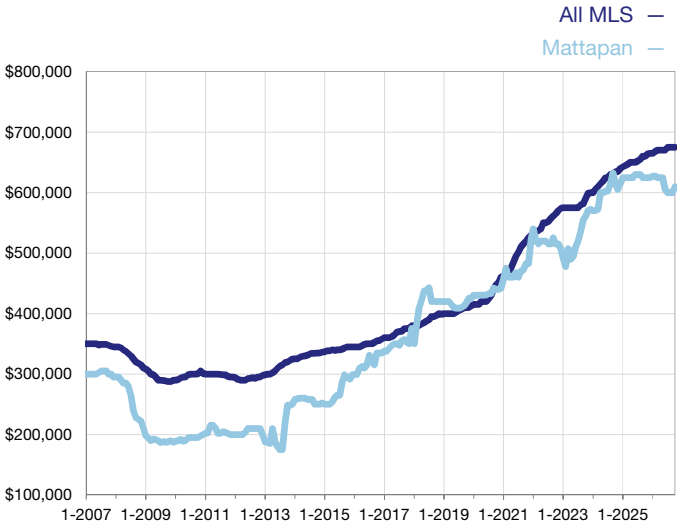
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

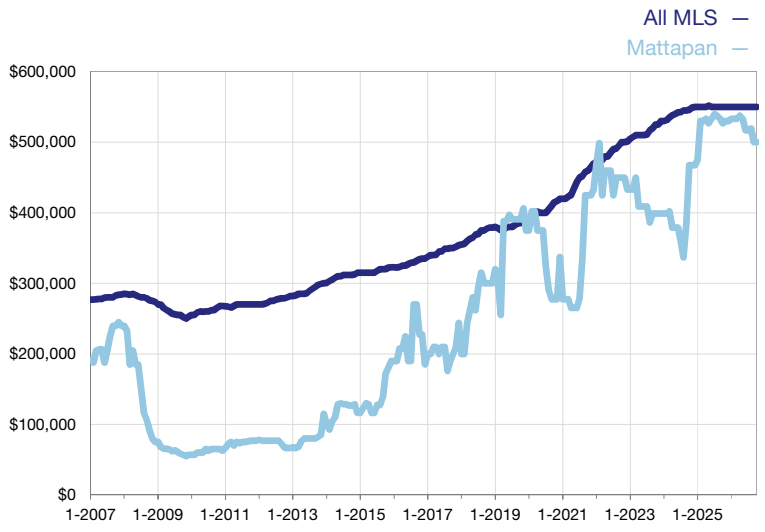
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	0	**1**	--	16	**7**	- 56.3%
Closed Sales	0	**0**	--	19	**7**	- 63.2%
Median Sales Price*	$0	**$0**	--	$527,000	**$500,000**	- 5.1%
Inventory of Homes for Sale	7	**4**	- 42.9%	--	--	--
Months Supply of Inventory	2.9	**2.5**	- 13.8%	--	--	--
Cumulative Days on Market Until Sale	0	**0**	--	48	**74**	+ 54.2%
Percent of Original List Price Received*	0.0%	**0.0%**	--	98.9%	**96.3%**	- 2.6%
New Listings	0	**3**	--	23	**13**	- 43.5%

* 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



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