

Mattapan, Boston — Market Data

A monthly market snapshot for agents to reference and share with clients & teams

37visuals.com · (781) 690-0054 · Greater Boston & the North Shore

HEADLINE NUMBERS

\$607,075

Typical Home Value (ZHVI)

▼ 1.1% YoY

\$665,000

Median Sale Price

Redfin, trailing 3 months

\$326/sqft

Median Price Per Sq Ft

▼ 20.8% YoY

25

Homes Currently For Sale

Active listings, all types

10

Homes Sold (Recent Month)

Small sample — read with caution

29 days

Avg. Days on Market

Redfin trailing period

MARKET DYNAMICS (REDFIN, TRAILING 3 MO.)

10

Sold recently

\$326/sqft

Median \$/sqft (▼ 20.8% YoY)

29 days

Avg. days on market

64 / 100

Complete Score — Somewhat Comp.

PRICE BY HOME SIZE (ESTIMATED)

UNIT TYPE	TYPICAL SIZE	EST. PRICE RANGE
Studio	~450–600 sq ft	\$135,000 – \$216,000
1 Bedroom	~650–850 sq ft	\$195,000 – \$306,000
2 Bedroom	~950–1,300 sq ft	\$285,000 – \$468,000
3+ Bed / Single-Family	~1,600–2,600 sq ft	\$480,000 – \$936,000

AGENT TAKEAWAY

Every published figure is unchanged this month: \$607K typical value, \$665K median sale, \$326/sqft, 29 days. Only ~10 sales and 25 listings — lean on individual comps, not the averages.

Sources: Zillow Home Value Index (ZHVI) for typical home value, active inventory and new listings.

Redfin neighborhood data for median sale price, price/sqft, homes sold, days on market, Complete Score. MAR for Greater Boston medians.

Price-by-size figures are modeled estimates (typical sq ft × current \$/sqft range), not sold comps — confirm with active listings for a specific unit.