

Mattapan 02126

ZIP code · MA · Massachusetts › Suffolk County

BUYER'S MARKET

\$541K

MEDIAN SALE PRICE

-31.0%

1-YR CHANGE

96

SALES (12 MO)

\$559K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



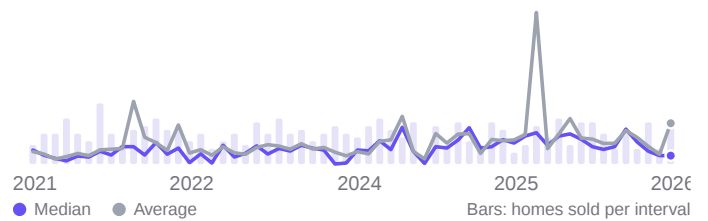
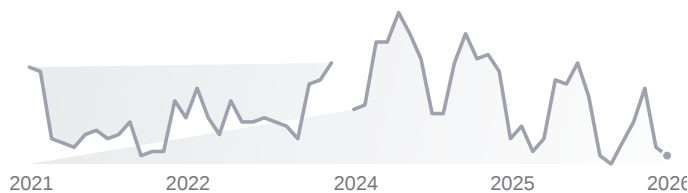
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

39 / 100

Sale prices

Median \$520K · Average \$985K

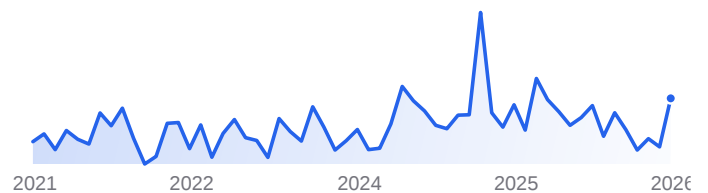
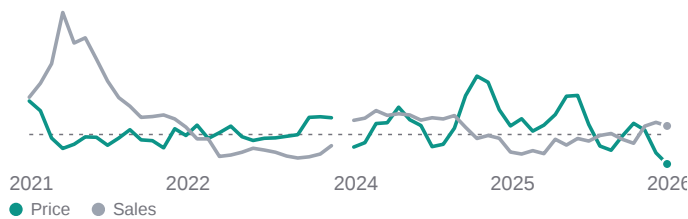


Growth (year over year)

Price -31.0% · Sales +9.1%

Price per square foot

\$400/ft²

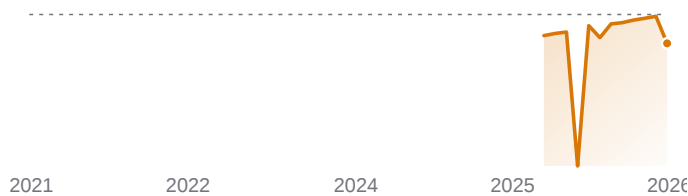


Sale premium vs estimated value

-4.2%

Annual turnover (share of homes sold)

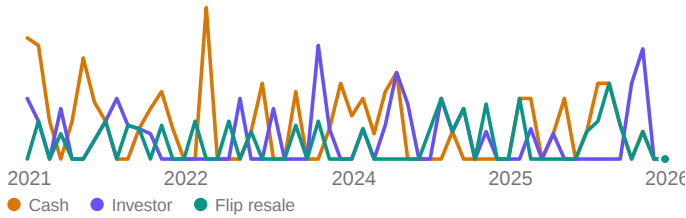
2.5%



BUYERS & OUTCOMES

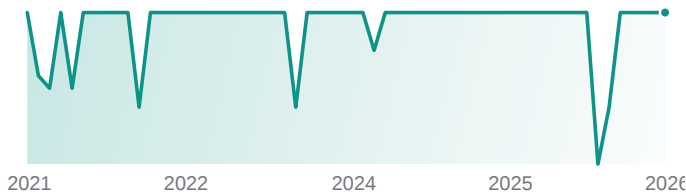
Buyer mix

Cash 0% · Investor 0% · Flip resale 0%



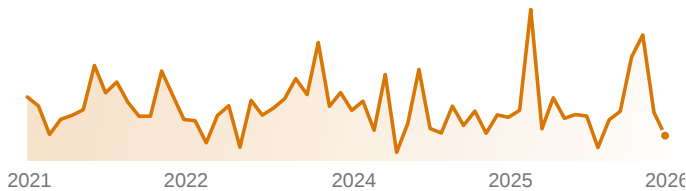
Sellers who sold at a gain

100%

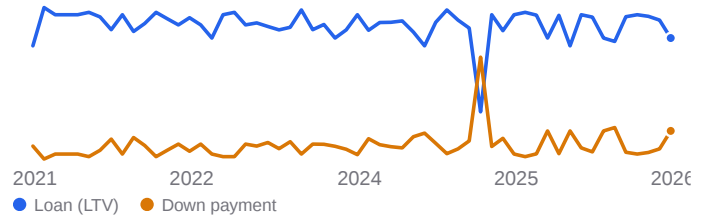


Median annualized return at resale

+3.0%

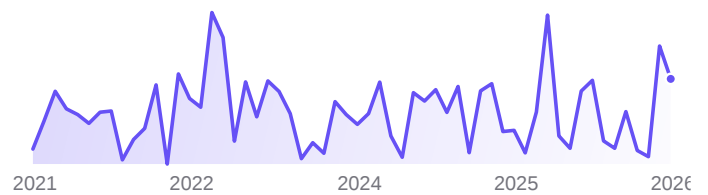


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



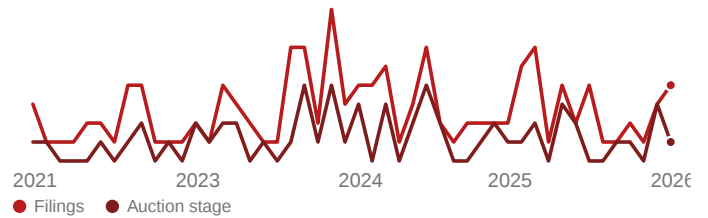
Typical hold before selling

20.3 yrs



Preforeclosure filings

Filings 4 · Auction stage 1



HOUSING STOCK

Homes	3,890
Median value (AVM)	\$559K
Median size	1,916 ft²
Median bedrooms	4
Median year built	1930
Single family	43%
Condos	9.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	1.6%
Owner occupied	79%
Company owned	15%
Median loan-to-value	46%

Typical ownership tenure

19.9 yrs

COMMUNITY

Population	22,143
Density	12,185 / mi²
Median household income	\$75K
Average household income	\$107K
Crime index (US avg 100)	84
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	75
Homes occupied	94%
Bachelor's or higher	16%
Poverty rate	17.5%
Unemployment	1.2%
Average temp	50°F
Annual precip	48 in
Sunshine	58%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.