

Mattapan

Main Streets Profile

March 2026



City of Boston
Planning Department
RESEARCH DIVISION

City of Boston Planning Department

RESEARCH DIVISION STAFF

ALVARO LIMA

Director of Research

CHRISTINA KIM

Deputy Director

PHILLIP GRANBERRY

Senior Demographer

MICHAEL ENDALE

Senior Economist - Data Scientist

FATIMA AQEEL

Senior Economist

KEVIN KANG

Senior Research Associate

EMILY KOREST

Research Associate

CECILIA TAKACS

Research Associate Coordinator - Data Analyst

SAM KLUGHERZ

Research Associate

NA YOUNG MOON

Research Assistant

TYLER YANDT

Research Assistant

GRACE JULIEN

Research Associate - Data Analyst

HANNAH CHAPMAN

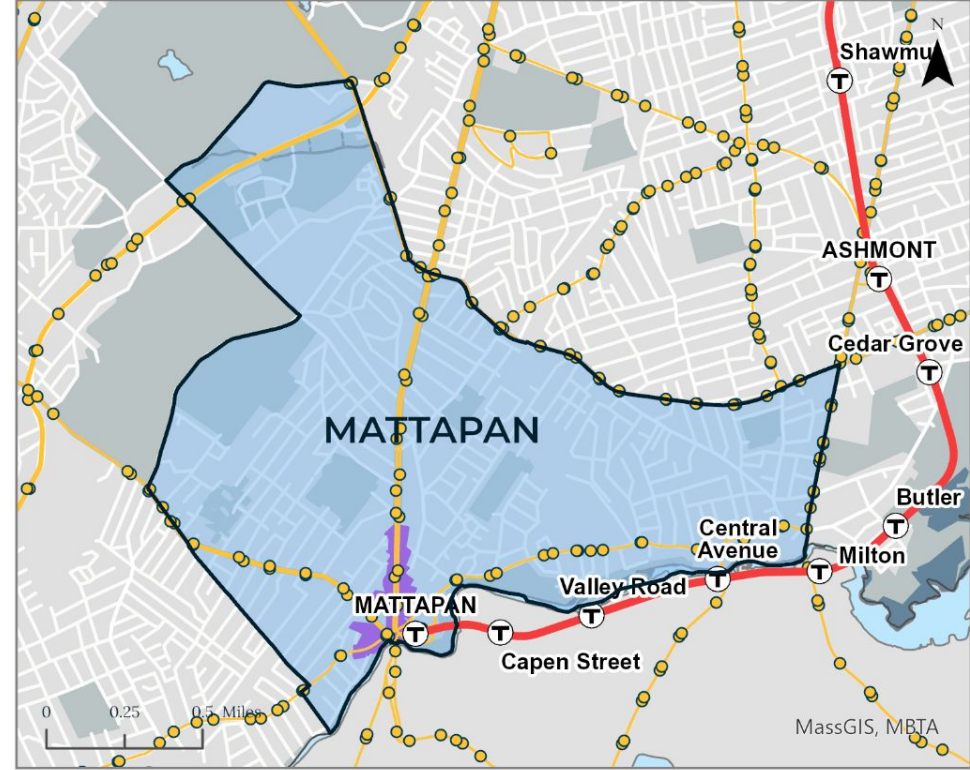
Intern

The following presentation is the work of the **City of Boston Planning Department Research Division**.

Use of our work **requires** the inclusion of the following citation: "City of Boston Planning Department Research Division Analysis."

Mattapan is a neighborhood with a large Haitian community

- 68.6% non-Hispanic Black/African-American
- 39.2% foreign-born
- 16.0% speak Haitian at home
- 37.2% of homes are owner-occupied
- 73.9% of households have 1 or more vehicles
- 26.0% of workers commute for 60+ minutes

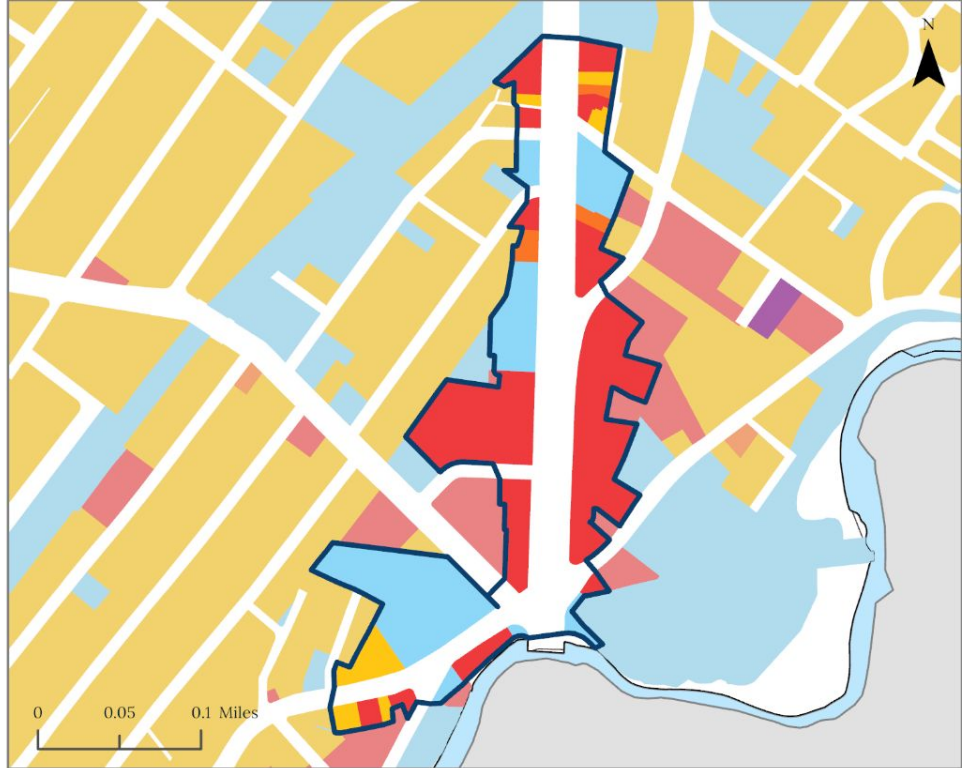


MATTAPAN NEIGHBORHOOD

- Mattapan Neighborhood
- Mattapan Main Street District
- Ⓣ MBTA Rapid Transit Stops
- Bus Stops
- Bus Routes

Mattapan Main Streets District includes mostly commercial parcels along Blue Hill Avenue

LAND USE CATEGORY	# PARCELS	SHARE
Commercial	47	44.8%
Residential	31	29.5%
Tax Exempt/Institutional	23	21.9%
Mixed Use	4	3.8%

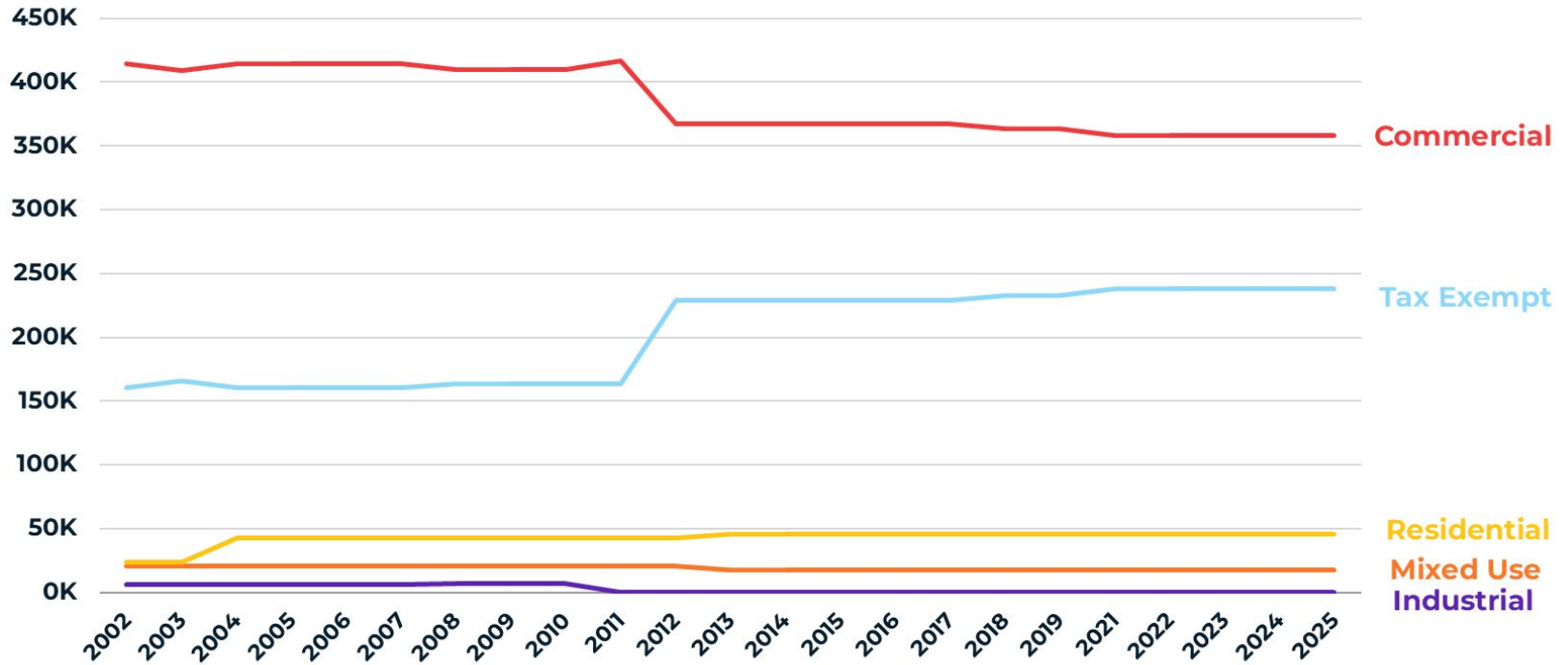


LAND USE

- Commercial
- Mixed Use
- Residential
- Tax Exempt/Institutional
- Mattapan Main Street District

The square feet of commercial land has declined while tax-exempt & institutional land has increased with the opening of the health center building in 2012

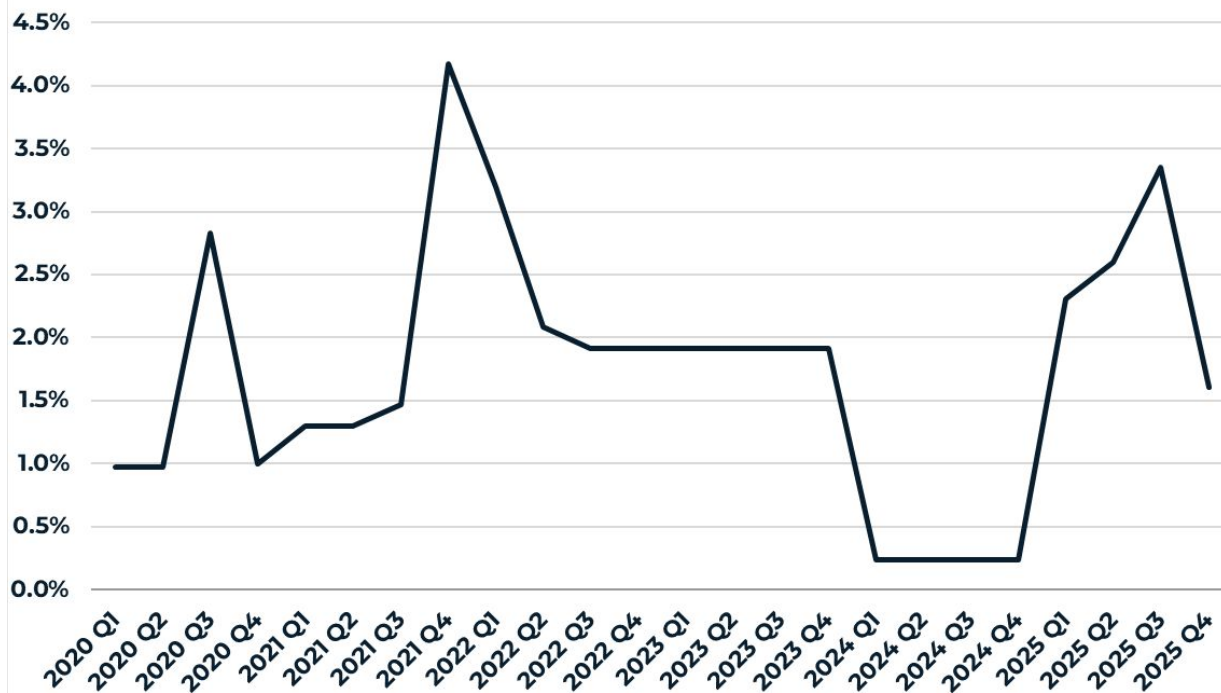
Square Feet of Parcel Land Area by Category in Three Squares Main Streets District by Fiscal Year, 2002-2025



Source: City of Boston Assessing Department FY2002-FY2005, City of Boston Planning Department Research Division Analysis

RETAIL VACANCY HAS FLUCTUATED OVER THE LAST 5 YEARS

Retail Vacancy Rates in Mattapan Main Streets District, 2020-2025



The retail vacancy rate hit a 5-year peak of **4.2%** in Q4 2021

Source: CoStar Real Estate Analytics, City of Boston Planning Department Research Division Analysis

Mattapan Main Streets is home to ~150 Businesses & Institutions

Top business sectors include:

- Retail Trade
- “Other Services” such as personal care and repair/maintenance services

Major businesses include:

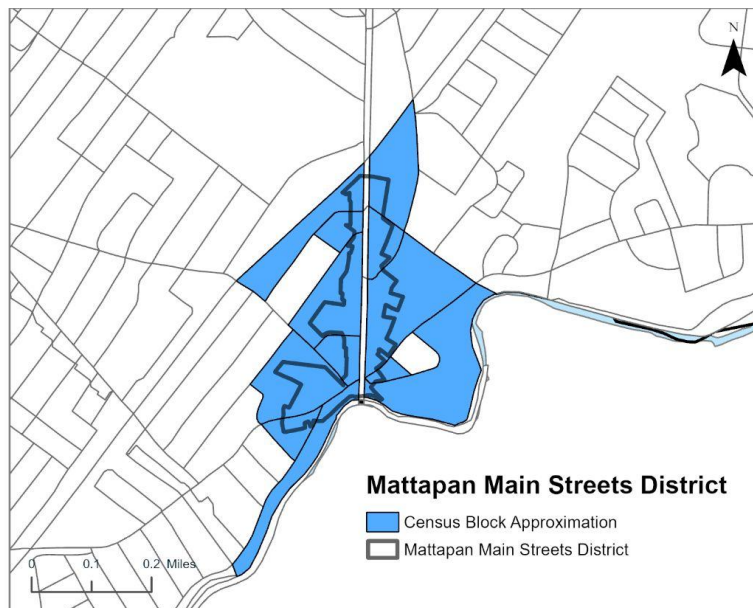
- Mattapan Community Health Center
- Mattapan Branch of the Boston Public Library (just outside of boundary)

SECTOR	ESTABLISHMENT SHARE
Retail Trade	20.0%
Other Services (except Public Administration)	19.3%
Healthcare and Social Assistance	15.9%
Accommodation and Food Services	13.1%
Finance and Insurance	9.7%
Professional, Scientific, and Technical Services	6.2%
Real Estate and Rental and Leasing	4.1%
Information	3.4%
Transportation and Warehousing	2.8%
Wholesale Trade	1.4%
Educational Services	1.4%
Administrative and Support and Waste Management and Remediation Services	1.4%
Manufacturing	0.7%
Construction	0.7%

Source: City of Boston Planning Department Research Division Business Database (Data Axle, Yelp, Bing, Yellow Pages, Boston Licensing Board), January 2025, Planning Department Research Division Analysis

~634 PAYROLL JOBS ARE WITHIN THE CENSUS BLOCK APPROXIMATION OF THE MATTAPAN MAIN STREETS DISTRICT

Mattapan Main Streets payroll employment is highly concentrated in Healthcare and Social Assistance, likely at the Community Health Center

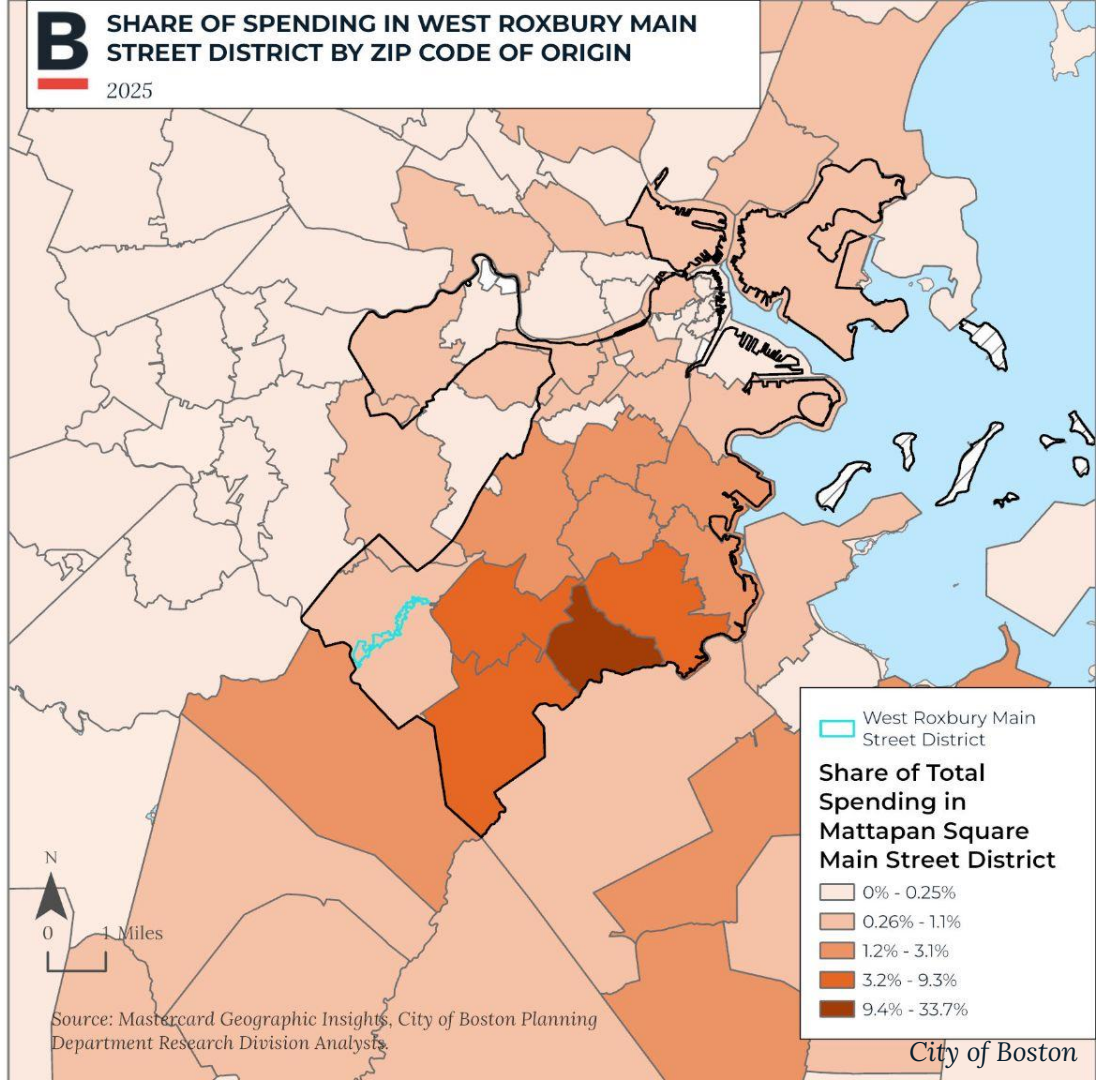


Source: OntheMap 2023 payroll jobs, City of Boston Planning Department Research Division Analysis.

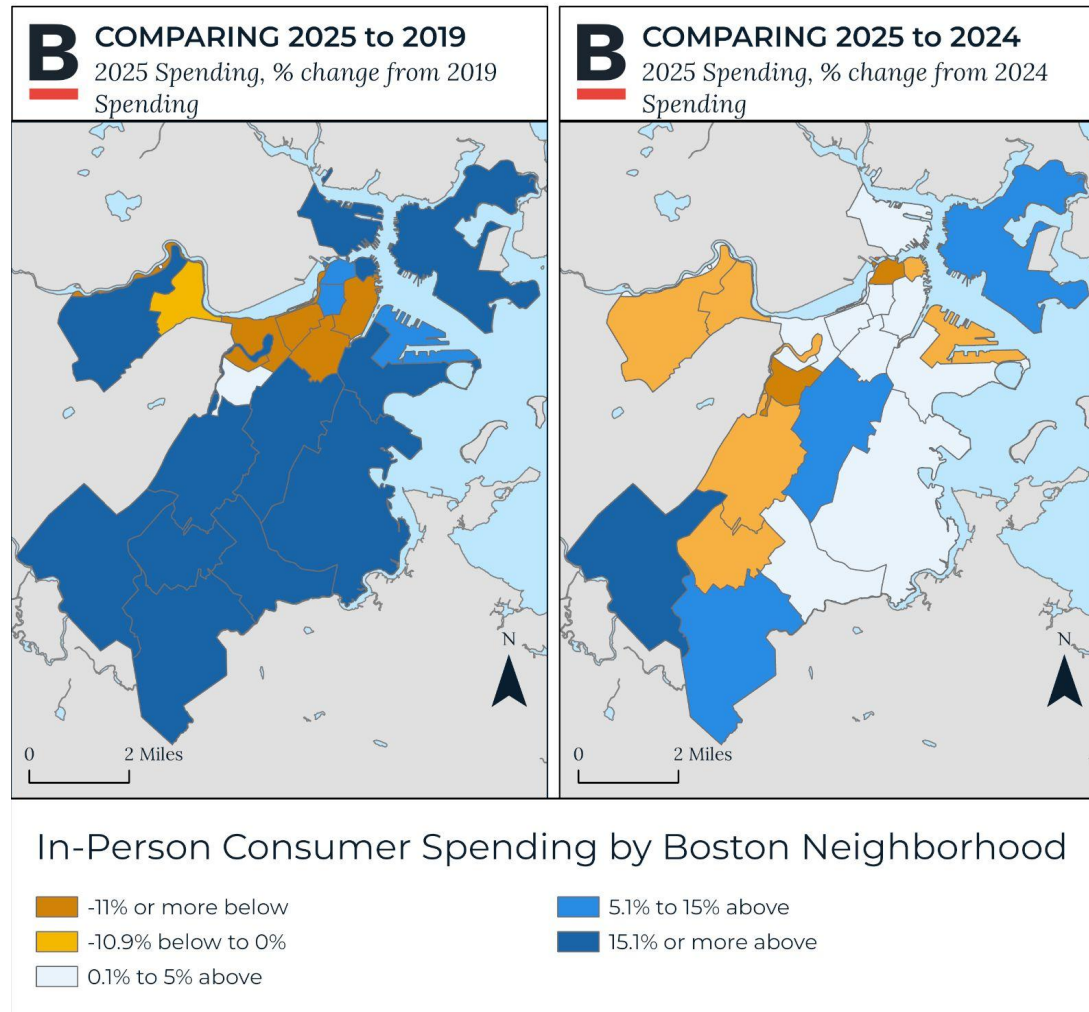
SECTOR	PAYROLL JOBS (2023)	SHARE OF PAYROLL JOBS
Health Care and Social Assistance	323	50.9%
Retail Trade	112	17.7%
Other Services (excluding Public Administration)	62	9.8%
Accommodation and Food Services	39	6.2%
Information	26	4.1%
Finance and Insurance	26	4.1%
Administration & Support, Waste Management and Remediation	22	3.5%
Professional, Scientific, and Technical Services	12	1.9%
Manufacturing	7	1.1%
Real Estate and Rental and Leasing	5	0.8%

33.7% of spending in the Mattapan Square Main Streets District originates in Mattapan.

An additional 24.3% comes from nearby Boston neighborhoods - Dorchester, Hyde Park, and Roslindale.

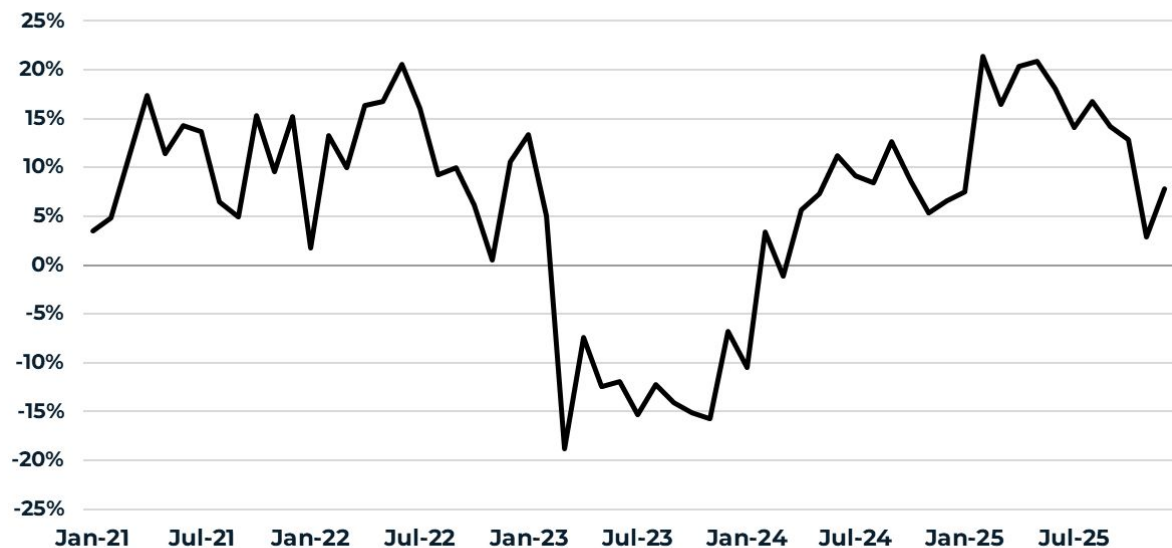


In 2025, consumer spending in Mattapan was 3.7% above 2024 levels and 17.4% above 2019 levels when adjusted for inflation.



Consumer spending dipped in 2023 but recovered in 2024

Total In-Person Consumer Spending in Mattapan Main Streets District, Jan 2021 - Dec 2025, Percentage Change from Same Month in 2019



In-person consumer spending in 2021-2022 was 25% higher than 2019 levels, but dropped in 2023, and recovered to 20% above pre-pandemic levels by 2024

Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Mattapan Main Streets District is approximated using 2010 block groups.

Consumer transaction counts dipped in 2023 but rebounded in late 2024, holding above 2019 levels through 2025.

Total In-Person Consumer Transaction Counts in Mattapan Main Streets District, Jan 2021 – Dec 2025, Percentage Change from Same Month in 2019



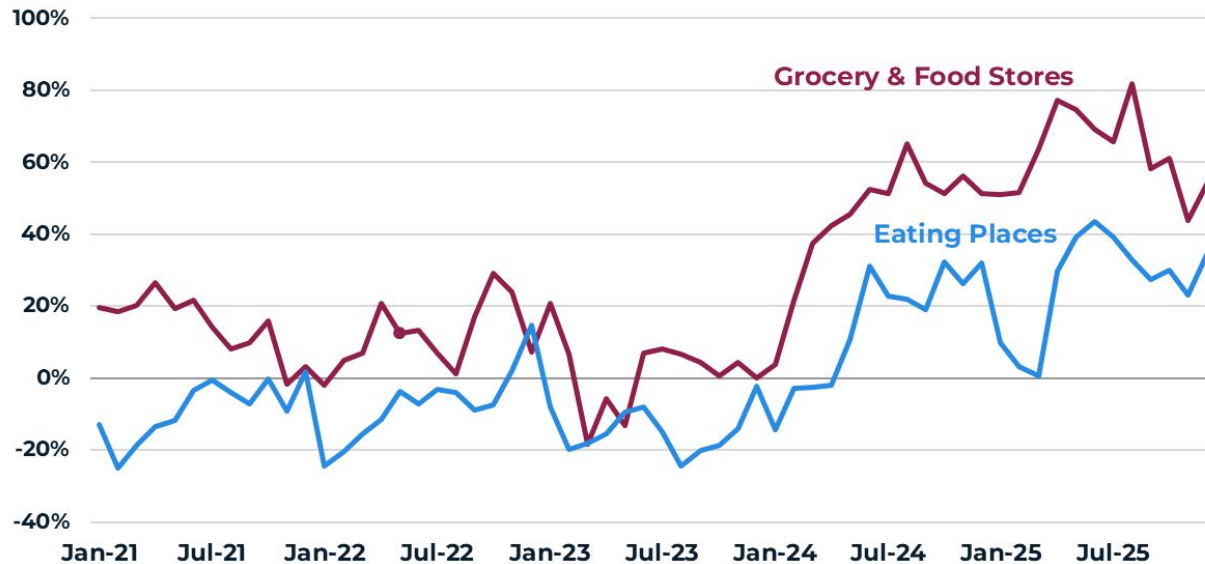
Transaction counts remained around 10-15% above 2019 levels through 2021 and 2022, declined in 2023, and rebounded in fall of 2024.

Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District.

Note: Mattapan Main Street District is approximated using 2010 block groups.

Grocery and restaurant spending increased in Mattapan Square Main Streets in 2025

Consumer Spending in Mattapan Main Streets District by Sector, Jan 2021 – Dec 2025, Percentage Change from Same Month in 2019



Grocery spending in 2021 and 2022 was 20% higher than 2019 levels, but dropped in 2023, and recovered in 2024.

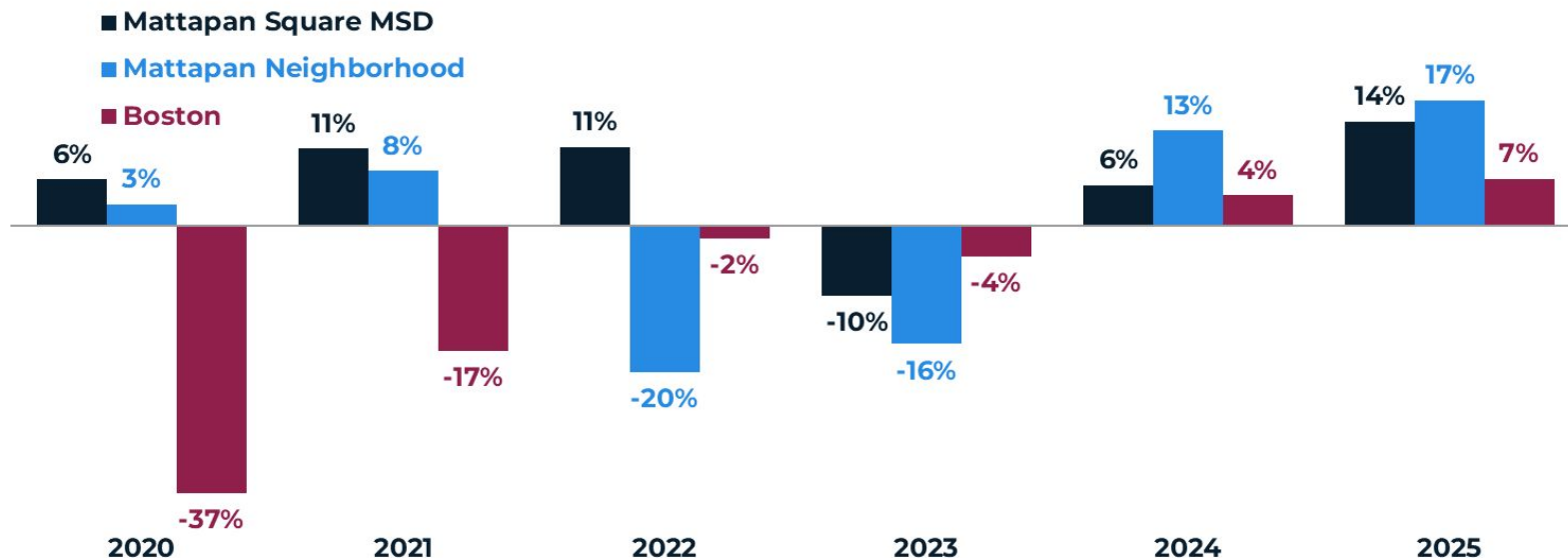
Restaurant spending reached more than 30% of 2019 levels in 2025.

Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Mattapan Main Streets District is approximated using 2010 block groups.

Mattapan Square in-person consumer spending in 2024 and 2025 recovered from losses in 2023.

Total In-Person Consumer Spending, Percentage Change from 2019

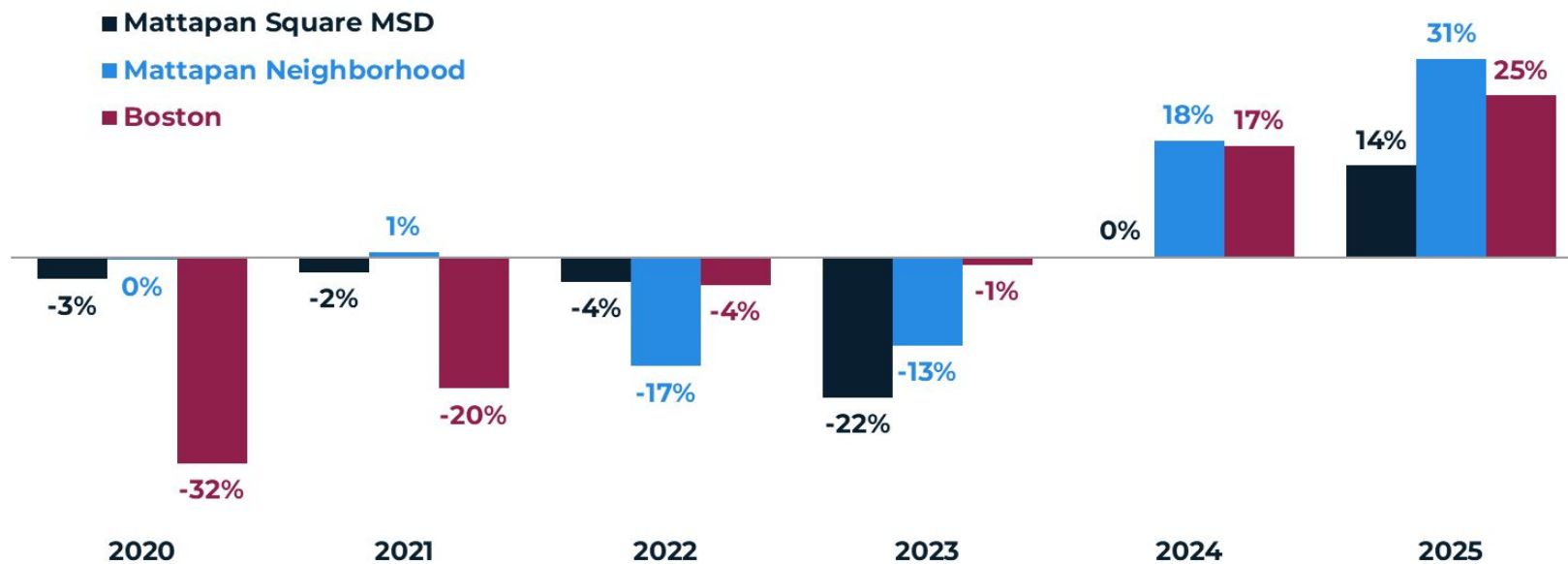


Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Four Corners Main Streets District is approximated using 2010 block groups. Spending data reflect credit card transactions and is adjusted for inflation. Total consumer spending includes: Eating Places, Grocery and Food Stores, Cosmetics and Beauty Services, Jewelry and Giftware, Bars/Taverns/Nightclubs, Department and General Merchandise, Apparel, Accommodations, Art/Entertainment/Recreation, Professional Scientific and Technical Services, Motor Vehicles excluding Fuel, Automobile Fuel

Mattapan Main Streets transaction counts reached 14% above 2019 levels by 2025.

Total In-Person Transaction Counts, Percentage Change from 2019

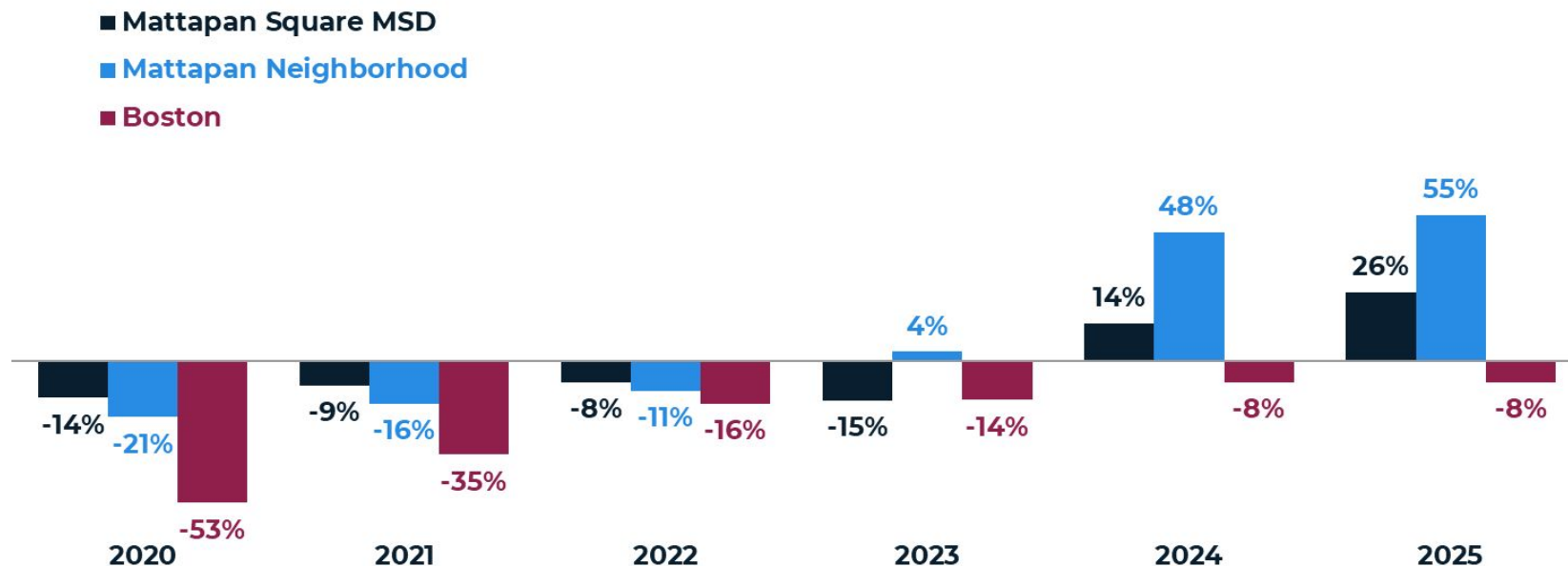


Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Mattapan Square Main Streets District is approximated using 2010 block groups. Spending data reflect credit card transactions.

Restaurant spending in Mattapan Square in 2024 and 2025 exceeded 2019 levels.

Total Restaurant In-Person Consumer Spending, Percentage Change from 2019

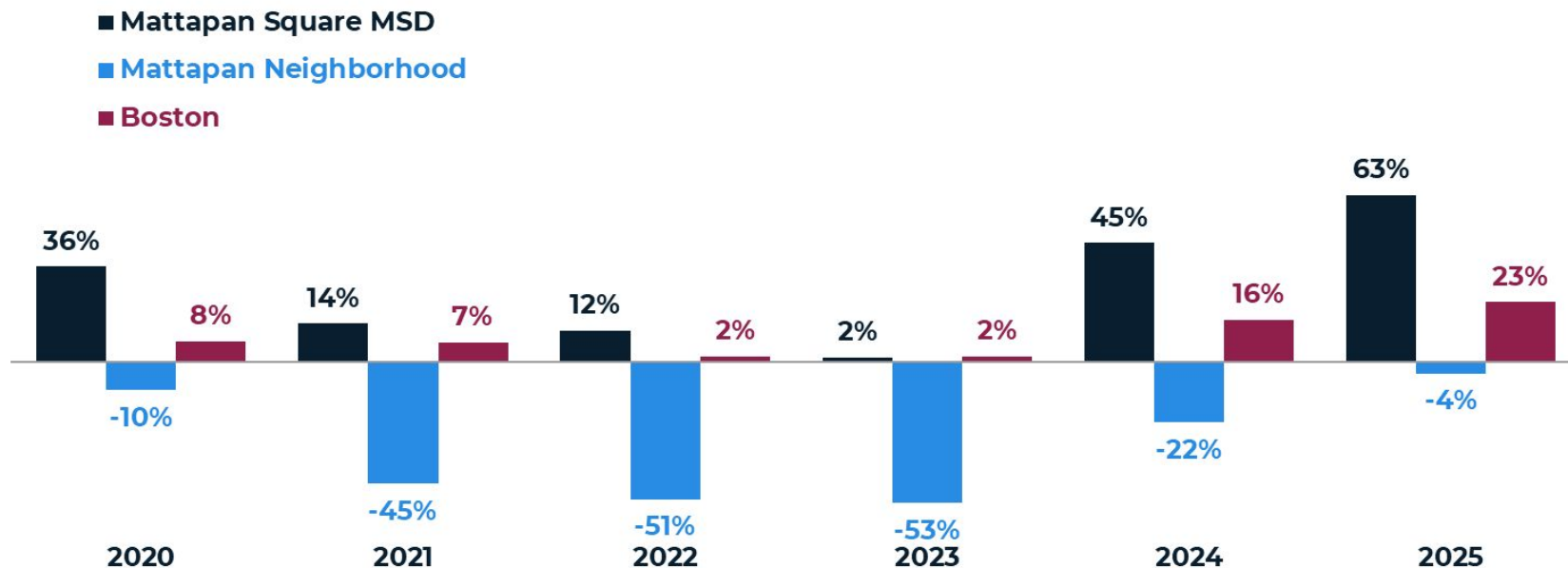


Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Mattapan Square Main Streets District is approximated using 2010 block groups. Spending data reflect credit card transactions and is adjusted for inflation.

Mattapan Square spending in groceries reached 63% above 2019 levels in 2025.

Total Grocery In-Person Consumer Spending, Percentage Change from 2019

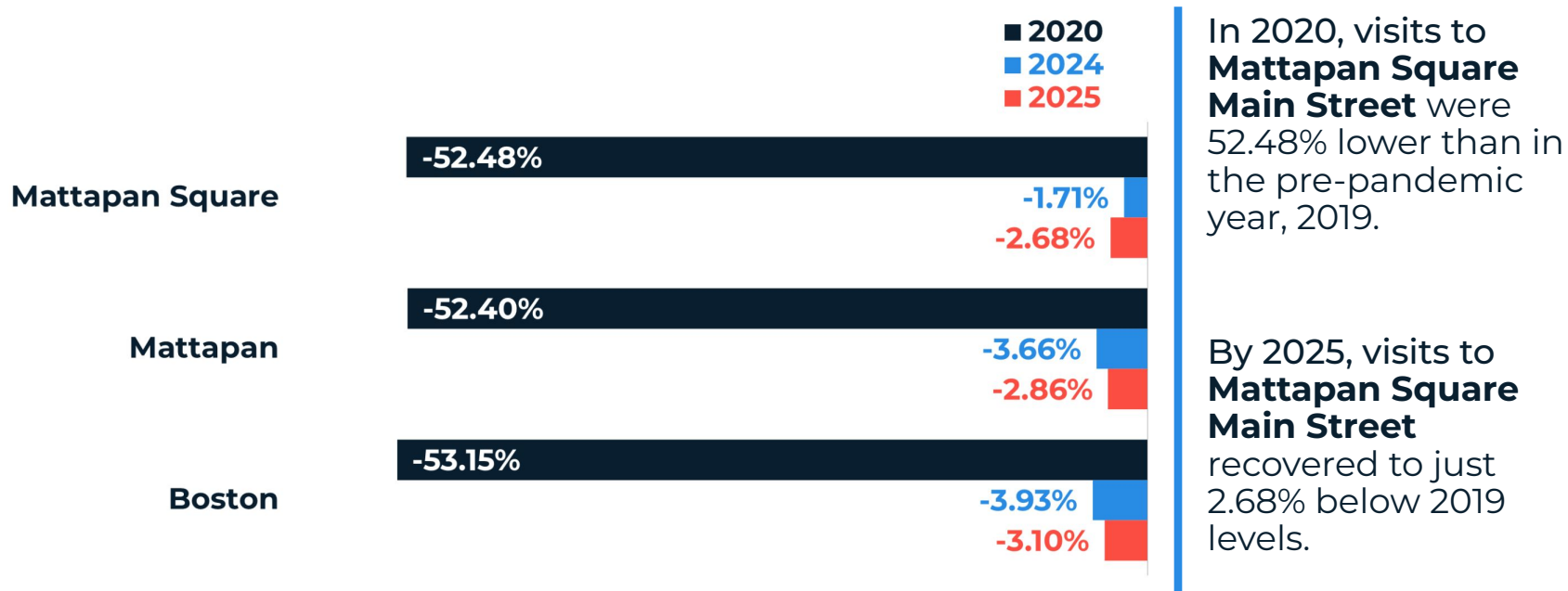


Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Mattapan Square Main Streets District is approximated using 2010 block groups. Spending data reflect credit card transactions and is adjusted for inflation.

While visits to Mattapan Square in 2025 nearly recovered to pre-pandemic levels, they decreased slightly relative to 2024

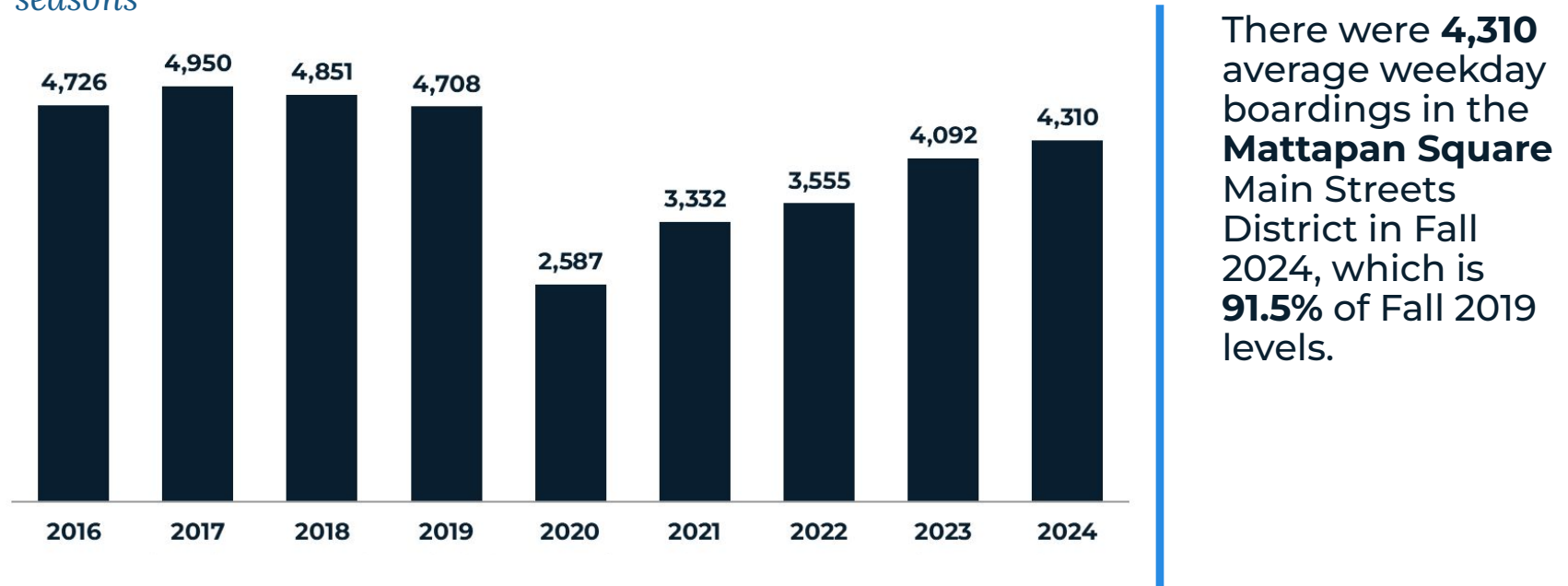
Annual Visits* to Mattapan Square Main Street, Mattapan Neighborhood, and Boston Compared to Visits in 2019



*Visits are defined as crossings from outside to inside geography boundaries. Event-related visitation peaks are not included. Source: Citydata.ai, City of Boston Planning Department Research Division Analysis.

Bus boarding in Mattapan Square Main Street District has rebounded since its 2020 low but remains below 2019 levels

Average Weekday Boardings at bus stops in Mattapan Square Main Streets District during the Fall seasons



Source: MBTA, Blue Book Open Data Portal, Bus Ridership By Trip, City of Boston Planning Department Research Division Analysis

Note: Boarding data comes from the Automated Passenger Counters (APC) installed on each bus.