



## PEOPLE

### POPULATION

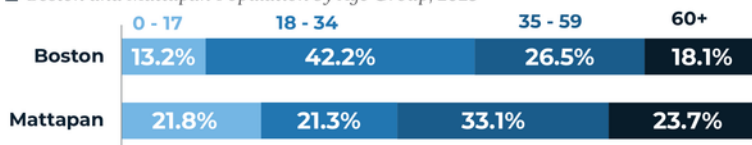
- In 2025, Mattapan had **24,424** residents, representing **3.4%** of Boston's population.

### AGE

- In 2025, **1 in 3** Mattapan residents were aged 35-59, compared to less than 27% of Boston residents citywide.

#### AGE GROUP DISTRIBUTION

Boston and Mattapan Population by Age Group, 2025



### DIVERSITY



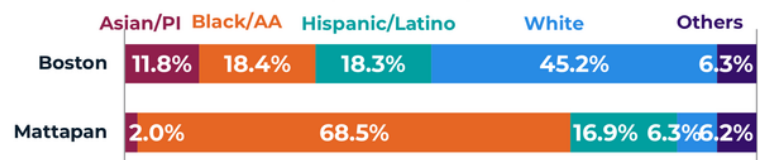
**37.9%** of Mattapan residents were foreign born in 2025, compared to 27.3% citywide.



**36.4%** spoke a language other than English at home and French, Haitian, or Cajun and Spanish were the languages most commonly spoken.

#### RACE/ETHNICITY DISTRIBUTION

Boston and Mattapan Population by Race/Ethnicity, 2025



Asian/PI: Asian or Pacific Islander, Black/AA: Black or African American.

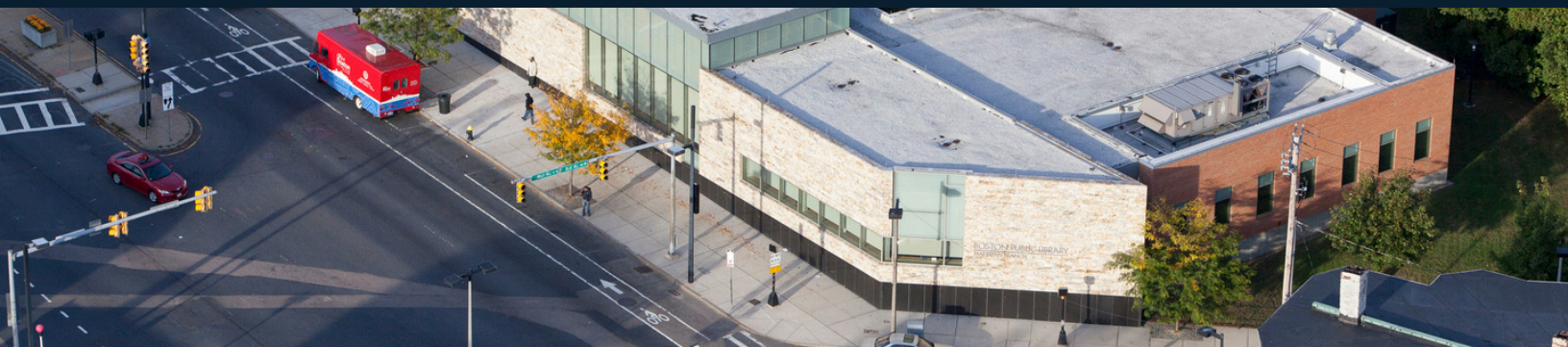
- In 2025, Mattapan had a larger Black or African American population relative to Boston citywide.

### EDUCATION

- 25.4%** of Mattapan residents aged 25+ had a bachelor's degree or higher, compared to 55.7% citywide.
- 7.2%** of Mattapan residents were enrolled in college or university.

### HOUSEHOLDS

- Of Mattapan's **9,173** households:
  - 68.5%** family households
  - 24.5%** one-person households
  - 7.0%** non-family households with 2+ people
- 34.0%** of households include children under 18.
- 44.6%** of households include older adults aged 60+.



## ECONOMY



## PLACE

### JOBS

- In 2023, Mattapan had **2,922** payroll jobs, making up 0.4% of Boston's payroll jobs.
  - 37.1%** of payroll jobs were in the Health Care and Social Assistance industry.
  - 17.0%** were in the Retail Trade industry.

### LABOR FORCE

- 10.3%** of Mattapan payroll workers live and work in Mattapan.
- 14.6%** of Mattapan resident workers report working primarily from home.

### INCOME

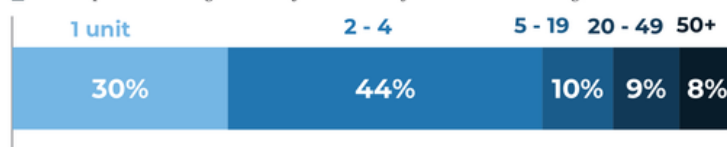
- In 2025, Mattapan's median household income was **\$72,449**, lower than Boston's of \$94,438.

### SPENDING

- Mattapan's 2025 total in-person consumer spending was **17.4%** above 2019 levels and **3.7%** above 2024 levels.
- Mattapan's restaurant spending is up **55%** from 2019.

### HOUSING UNITS BY STRUCTURE TYPE

Mattapan Housing Units By Number of Units in Building, 2025



### HOUSING

- Of the **9,863** housing units in Mattapan:



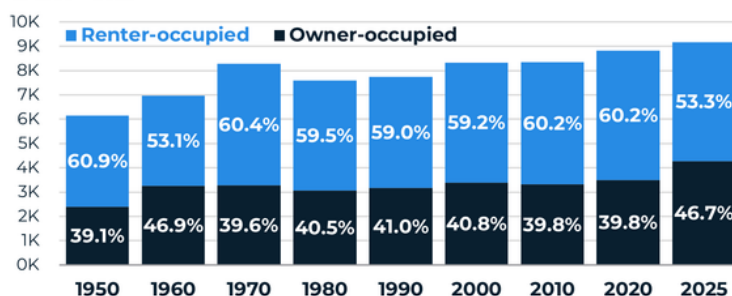
- 16.7%** 0-1 bedrooms
- 33.2%** 2 bedrooms
- 50.1%** 3+ bedrooms

### RENTERS AND OWNERS

- 53.3%** of housing units were renter-occupied, compared to 64.4% of units citywide.
- In 2024, median asking rent for market-rate 2-bed apartments was **\$2,775** in Mattapan and \$3,200 citywide.

### MATTAPAN OCCUPIED HOUSING UNITS BY TENURE

1950 - 2025





## MOBILITY

### VEHICLES

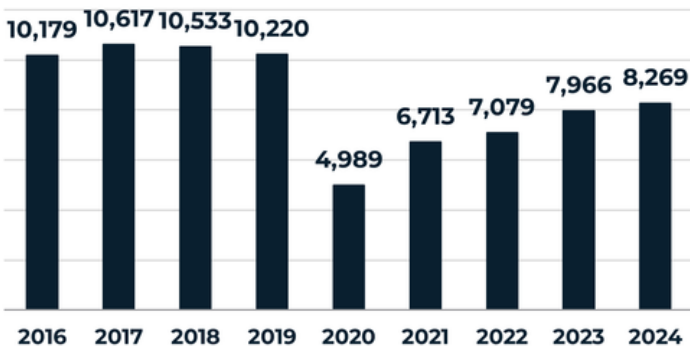
 **25.0%** of Mattapan households had 0 vehicles.

### TRANSPORTATION

- In 2025, to get to work:
  - **56.6%** of Mattapan resident workers drove or carpoled, **23.6%** took public transit, **2.5%** walked, and **2.7%** took a bike, taxicab, motorcycle, or other means.
- In 2024, Fall bus ridership for an average weekday in Mattapan was **80.9%** of its level in Fall 2019.

#### DAILY BUS BOARDINGS IN MATTAPAN ON WEEKDAY

Total Bus Riderships in Mattapan Bus Stops, Fall 2016 - Fall 2024

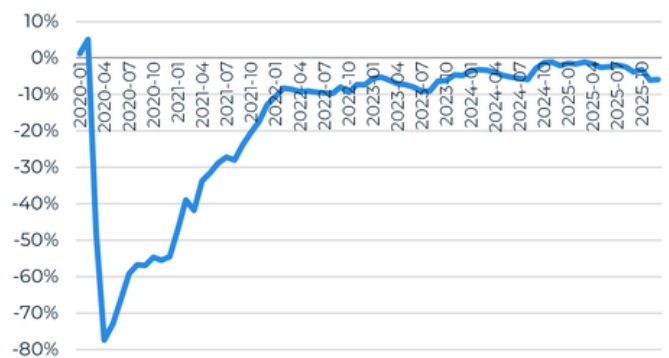


### VISITS

- Monthly visits to Mattapan saw a sharp pandemic-related drop in the spring months of 2020.
- In 2022, visits began to approach levels within 10% of pre-pandemic months.
- By 2024, visits to Mattapan were down 3.7% from their level in 2019.
- Visits in 2025 were 2.9% lower than in 2019.

#### MONTHLY VISITS\* TO MATTAPAN COMPARED TO 2019

Visits\* Relative to the Same Month in 2019, Jan 2020 - Dec 2025



\*Visits are defined as crossings from outside to inside Mattapan boundaries. Event-related visitation peaks are not included.

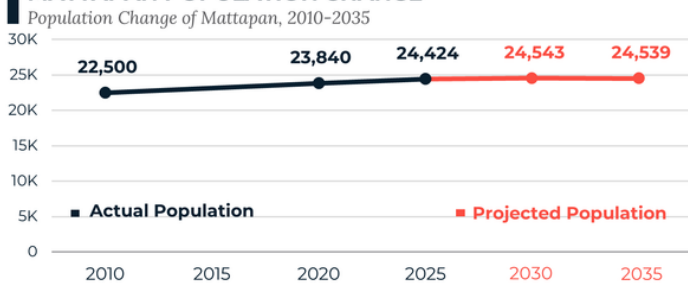


## TRENDS

### POPULATION GROWTH

- Between 2010 and 2025, Mattapan's population grew by **0.5%** per year.
- Growth is projected to slow to **~0.0%** per year through 2035.

#### MATTAPAN POPULATION CHANGE

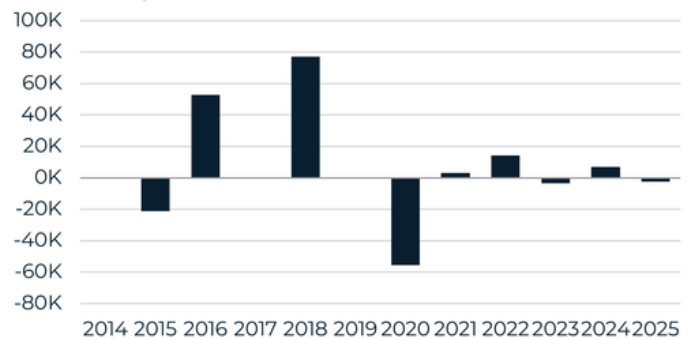


### REAL ESTATE DEVELOPMENT

- From 2020 to 2025:
  - **37,337** net new square feet of non-residential was removed.
  - **618** net new units of housing were completed.

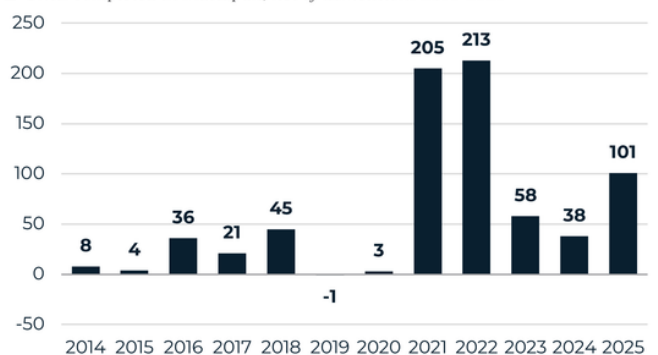
### NON-RESIDENTIAL COMPLETION PERMITS

Non-residential square footage completed in Mattapan, net of demolitions, 2014-2025



### TOTAL HOUSING UNITS COMPLETED

Units completed in Mattapan, net of demolitions 2014-2025



### LEARN MORE

Learn more about Boston's neighborhoods with the Research Division's interactive tools:

- [www.bostonplans.org/research/mydemographic-viewer](http://www.bostonplans.org/research/mydemographic-viewer)
- [www.bostonplans.org/research/exploring-neighborhood-change](http://www.bostonplans.org/research/exploring-neighborhood-change)

For more resources, including reports, interactive tools, and more, scan the QR Code!