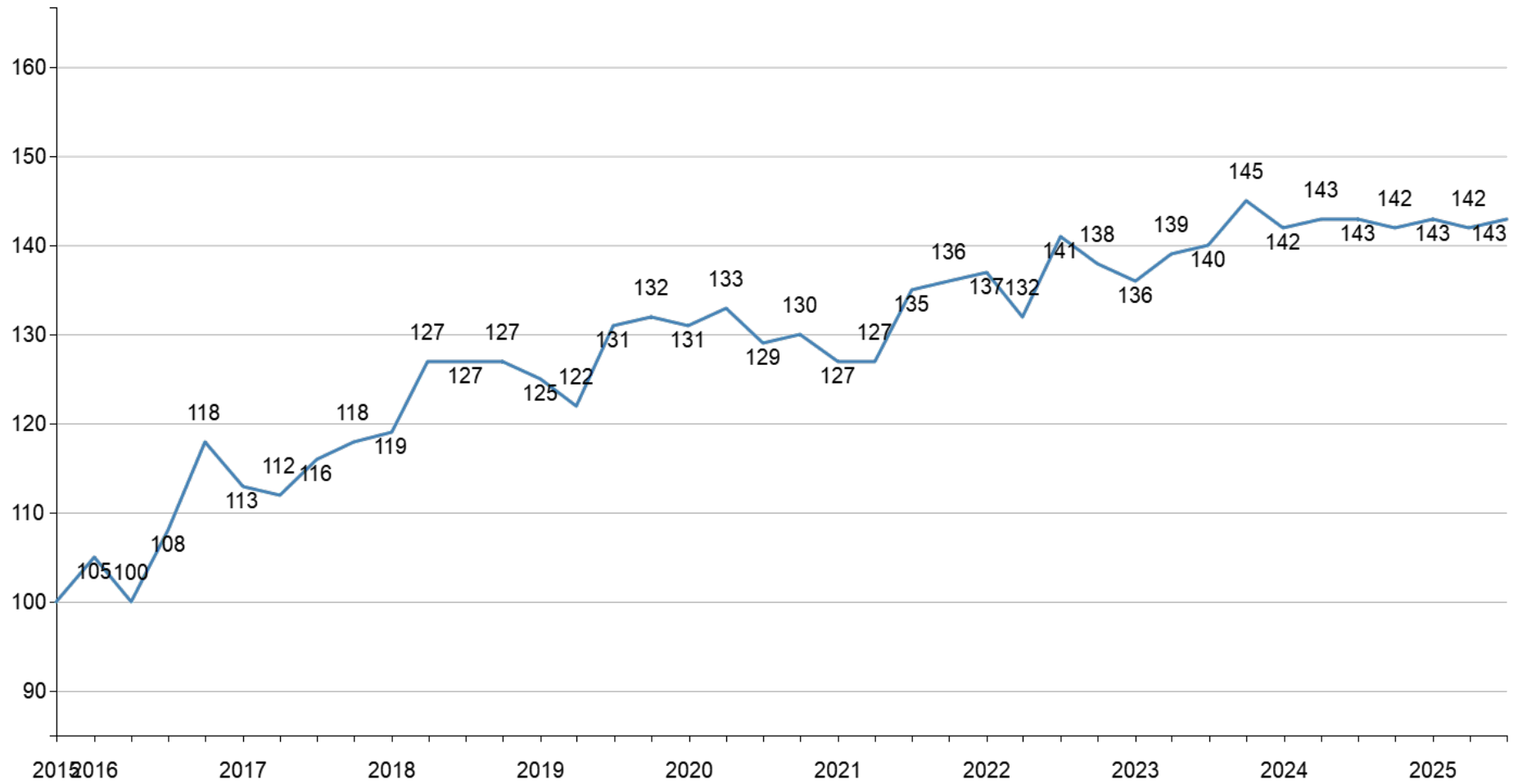


LINK

BOSTON
QUARTERLY SALES
SUMMARY
THIRD QUARTER 2025

LINK

Citywide Ten Year Price Index (Appreciation Rate)

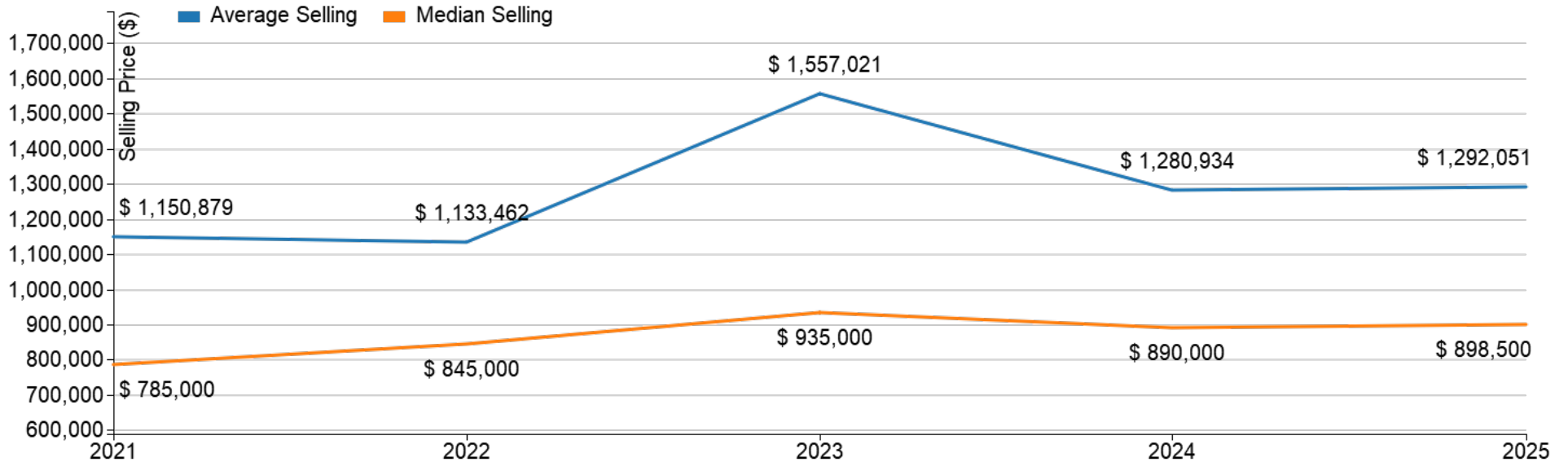




Citywide Quarterly Sales Summary 3rd Quarter 2025

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
2021	1,265	-	\$1,150,879	-	\$785,000	-	\$985	-	\$909	-
2022	862	-32%	\$1,133,462	-2%	\$845,000	8%	\$1,006	2%	\$933	3%
2023	817	-5%	\$1,557,021	37%	\$935,000	11%	\$1,197	19%	\$1,039	11%
2024	749	-8%	\$1,280,934	-18%	\$890,000	-5%	\$1,065	-11%	\$980	-6%
2025	700	-7%	\$1,292,051	1%	\$898,500	1%	\$1,075	1%	\$969	-1%

Average / Median Selling Price





Quarterly Sales By Area
3rd Quarter 2025

Area	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
Luxe Buildings	107	1%	\$2,587,710	-1%	\$1,967,500	9%	\$1,662	3%	\$1,548	5%
Back Bay	95	-10%	\$2,262,369	16%	\$1,360,000	4%	\$1,530	5%	\$1,333	2%
Beacon Hill	35	13%	\$1,634,629	-7%	\$875,000	-3%	\$1,320	-0%	\$1,264	-1%
Charlestown	62	-19%	\$1,040,114	-5%	\$930,000	-6%	\$880	-1%	\$880	0%
East Boston	72	-14%	\$653,067	-9%	\$645,000	-7%	\$659	-5%	\$634	-6%
Fenway	33	-15%	\$899,945	12%	\$630,000	11%	\$1,054	-3%	\$995	-3%
Downtown	37	-8%	\$2,004,122	-4%	\$1,400,000	9%	\$1,315	-8%	\$1,189	-9%
North End	18	-22%	\$692,194	-21%	\$570,000	-21%	\$1,077	-4%	\$1,062	-1%
Seaport	38	52%	\$2,007,033	-3%	\$1,257,500	14%	\$1,425	-0%	\$1,208	-15%
South Boston	154	3%	\$891,852	-5%	\$830,250	-2%	\$837	4%	\$842	5%
South End	112	-10%	\$1,239,064	-10%	\$1,038,500	-6%	\$1,159	-1%	\$1,168	-1%
Waterfront	33	0%	\$1,360,288	-2%	\$1,330,000	11%	\$1,051	-3%	\$1,000	-4%
West End	11	-39%	\$654,864	-5%	\$575,000	-4%	\$746	-1%	\$726	4%



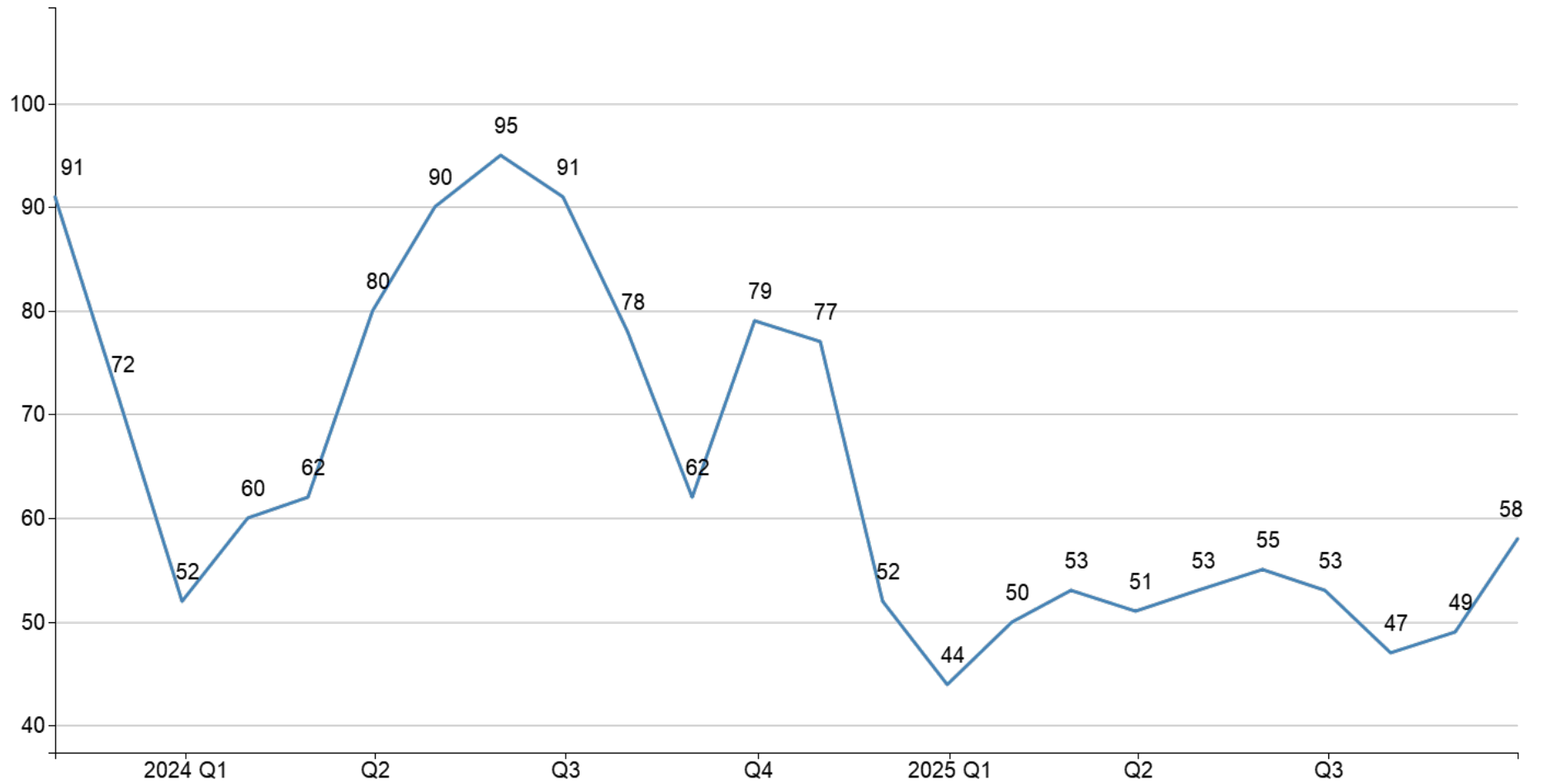
Citywide
Sales Comparison by Number of Bedrooms
3rd Quarter 2025

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
Studio	2023	69	60%	\$778,977	2%	\$632,500	20%	\$1,474	14%	\$1,297	20%
	2024	46	-33%	\$541,283	-31%	\$430,000	-32%	\$1,219	-17%	\$1,191	-8%
	2025	33	-28%	\$624,699	15%	\$600,000	40%	\$1,068	-12%	\$1,017	-15%
One Bed	2023	220	-14%	\$838,813	14%	\$694,500	1%	\$1,106	12%	\$1,048	10%
	2024	208	-5%	\$765,830	-9%	\$658,750	-5%	\$1,075	-3%	\$1,009	-4%
	2025	204	-2%	\$811,781	6%	\$699,500	6%	\$1,068	-1%	\$997	-1%
Two Beds	2023	398	-5%	\$1,497,478	38%	\$1,050,000	18%	\$1,122	17%	\$964	8%
	2024	360	-10%	\$1,273,555	-15%	\$1,032,500	-2%	\$1,025	-9%	\$925	-4%
	2025	344	-4%	\$1,281,521	1%	\$952,500	-8%	\$1,058	3%	\$933	1%
Three Plus Beds	2023	130	-10%	\$3,367,702	61%	\$2,075,000	27%	\$1,436	33%	\$1,207	22%
	2024	135	4%	\$2,346,281	-30%	\$1,610,000	-22%	\$1,103	-23%	\$906	-25%
	2025	119	-12%	\$2,330,876	-1%	\$1,610,000	0%	\$1,136	3%	\$897	-1%



Citywide
Sales Comparison by Square Footage
3rd Quarter 2025

Sq Feet	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
700 or less	2023	183	2%	\$671,845	13%	\$609,000	11%	\$1,229	13%	\$1,115	11%
	2024	171	-7%	\$598,670	-11%	\$567,500	-7%	\$1,139	-7%	\$1,083	-3%
	2025	145	-15%	\$603,281	1%	\$575,000	1%	\$1,080	-5%	\$1,039	-4%
701- 1000	2023	205	-25%	\$871,740	13%	\$800,000	8%	\$1,022	11%	\$926	5%
	2024	185	-10%	\$834,179	-4%	\$775,000	-3%	\$982	-4%	\$911	-2%
	2025	203	10%	\$819,663	-2%	\$770,000	-1%	\$977	-0%	\$906	-1%
1001- 1500	2023	245	-4%	\$1,277,827	13%	\$1,085,000	4%	\$1,025	10%	\$902	5%
	2024	229	-7%	\$1,176,468	-8%	\$1,075,000	-1%	\$957	-7%	\$874	-3%
	2025	220	-4%	\$1,237,898	5%	\$1,100,000	2%	\$1,014	6%	\$908	4%
1501- 1800	2023	91	26%	\$2,031,935	11%	\$1,825,900	0%	\$1,232	11%	\$1,172	6%
	2024	75	-18%	\$1,745,944	-14%	\$1,575,000	-14%	\$1,063	-14%	\$968	-17%
	2025	54	-28%	\$1,676,773	-4%	\$1,425,000	-10%	\$1,023	-4%	\$884	-9%
1801- 2400	2023	58	4%	\$3,736,333	56%	\$3,000,000	40%	\$1,832	59%	\$1,501	37%
	2024	55	-5%	\$2,446,288	-35%	\$2,050,000	-32%	\$1,223	-33%	\$987	-34%
	2025	51	-7%	\$2,726,378	11%	\$2,600,000	27%	\$1,327	8%	\$1,318	34%
Over 2400	2023	35	46%	\$7,307,157	70%	\$6,477,000	48%	\$2,109	47%	\$2,179	62%
	2024	34	-3%	\$4,935,906	-32%	\$4,222,500	-35%	\$1,617	-23%	\$1,467	-33%
	2025	27	-21%	\$5,505,176	12%	\$5,100,000	21%	\$1,898	17%	\$1,635	11%



LINK

LUXURY FULL SERVICE
QUARTERLY SALES
SUMMARY
THIRD QUARTER 2025

Luxury Full Service

Luxe Boutique

1-3 Commonwealth
10 Farnsworth
100 Beacon
109 Commonwealth
236 Beacon
239 Commonwealth Ave
24 Commonwealth
25 Beacon
274 Beacon
280 Beacon
3 Winter Place
319 A Street
37 Beacon
377 West First
393 Marlborough
45 Commonwealth
50 Commonwealth Ave
56 & 60 Commonwealth
717 Atlantic
Amory on the Park
Arlington Court
Arlington House
Athens 150
Beacon Place - 125
Beacon Place - 341
Beacon Waterside
Boulevard on The Greenway
The Bradley Mansion
Burrage Mansion
Chanel No. 6
The Chevron
The Factory
Fifty One Commonwealth
Four51 Marlborough
Haddon Hall
The Henry
Independence Condo
Lawrence Court
Le Jardin
Lincolnshire
The Lucas

Luxe Boutique (cont)

The Lydon
Maison Commonwealth
Maison Vernon
The Marais
The Meads
Mooreland House
Phillips Square
Residences at 9 Arlington St
The Riverside
The Savoy
Signet Residences
The Thorndike
The Tudor
Two Clarendon Square
The Whitwell
Zero Marlborough

Luxe Classic

1 Charles St South
100 Shawmut
180 Beacon
330 Beacon St
44 Prince
45 Province
50 Liberty
Albert A Pope
The Archer Residences
Atelier 505
Belvedere
The Bryant Back Bay
Burroughs Wharf
Church Court
The Clarendon
The Cosmopolitan
Echelon Tower One
Echelon Tower Two
The Esplanade
Grandview
Heritage
Lovejoy Wharf
The Mezz
Millennium Place
Millennium Tower
Pier Four
Pierce Boston
The Quinn
Residences at 566 Columbus
River Court
Sepia the Condos @ Ink Block
Siena the Condos @ Ink Block
Slip45
Slip65
St Regis Residences
The Sudbury
Trinity Place
Twenty Two Liberty
Winthrop Center
XII Stoneholm

Luxe Hotel

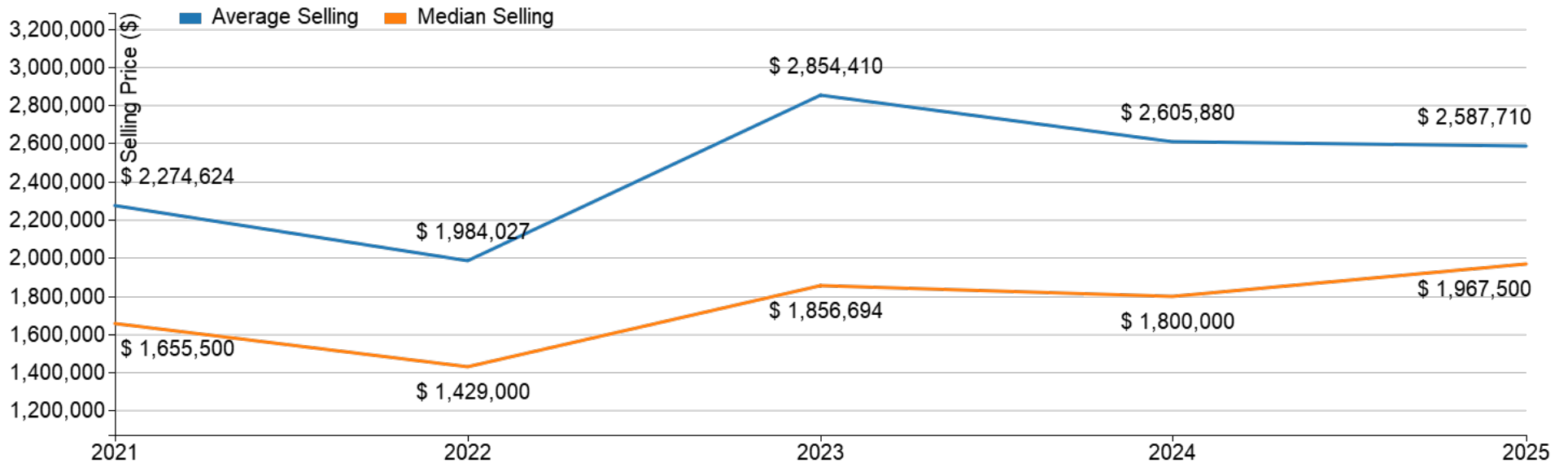
Alloy
Battery Wharf
The Carlton House
Four Seasons
The Intercontinental
The Mandarin
One Dalton Four Seasons
Raffles
Regatta Riverview
Ritz Tower I
Ritz Tower II
Rowes Wharf
W Boston



Luxury Full Service
Sales Summary
3rd Quarter 2025

Year	Sales	% +/-	Avg Sell	% +/-	Med Sell	% +/-	Avg Psf	% +/-	Med Psf	% +/-
2021	185	-	\$2,274,624	-	\$1,655,500	-	\$1,502	-	\$1,400	-
2022	105	-43%	\$1,984,027	-13%	\$1,429,000	-14%	\$1,432	-5%	\$1,327	-5%
2023	245	133%	\$2,854,410	44%	\$1,856,694	30%	\$1,773	24%	\$1,572	18%
2024	106	-57%	\$2,605,880	-9%	\$1,800,000	-3%	\$1,614	-9%	\$1,468	-7%
2025	107	1%	\$2,587,710	-1%	\$1,967,500	9%	\$1,662	3%	\$1,548	5%

Average / Median Selling Price





Luxury Full Service
Sales by Number of Bedrooms
3rd Quarter 2025

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
Studio	2023	33	560%	\$1,039,654	51%	\$1,037,000	66%	\$1,849	44%	\$1,834	53%
	2024	7	-79%	\$1,034,000	-1%	\$895,000	-14%	\$1,821	-2%	\$1,720	-6%
	2025	3	-57%	\$694,333	-33%	\$630,000	-30%	\$1,413	-22%	\$1,272	-26%
One Bed	2023	61	65%	\$1,341,916	23%	\$1,100,000	-1%	\$1,464	13%	\$1,410	13%
	2024	29	-52%	\$1,209,690	-10%	\$1,153,000	5%	\$1,418	-3%	\$1,234	-12%
	2025	34	17%	\$1,375,772	14%	\$1,077,500	-7%	\$1,478	4%	\$1,365	11%
Two Beds	2023	103	134%	\$2,820,458	42%	\$2,150,000	16%	\$1,722	21%	\$1,489	12%
	2024	48	-53%	\$2,480,922	-12%	\$2,187,500	2%	\$1,585	-8%	\$1,490	0%
	2025	57	19%	\$2,769,491	12%	\$2,075,000	-5%	\$1,693	7%	\$1,582	6%
Three Plus Beds	2023	48	153%	\$6,097,037	50%	\$4,897,500	25%	\$2,223	27%	\$1,904	9%
	2024	22	-54%	\$5,219,091	-14%	\$3,682,000	-25%	\$1,867	-16%	\$1,611	-15%
	2025	13	-41%	\$5,397,288	3%	\$4,550,000	24%	\$2,061	10%	\$1,635	1%



Luxury Full Service
Sales by Square Footage
3rd Quarter 2025

Sq Feet	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
700 or less	2023	38	171%	\$994,024	16%	\$998,500	37%	\$1,793	28%	\$1,734	36%
	2024	14	-63%	\$891,893	-10%	\$749,500	-25%	\$1,539	-14%	\$1,375	-21%
	2025	9	-36%	\$746,833	-16%	\$730,000	-3%	\$1,348	-12%	\$1,272	-8%
701- 1000	2023	49	88%	\$1,305,093	27%	\$1,100,000	14%	\$1,484	17%	\$1,410	22%
	2024	18	-63%	\$1,262,361	-3%	\$1,156,500	5%	\$1,475	-1%	\$1,279	-9%
	2025	24	33%	\$1,140,302	-10%	\$1,037,500	-10%	\$1,378	-7%	\$1,339	5%
1001- 1500	2023	64	113%	\$1,953,523	20%	\$1,772,500	19%	\$1,490	10%	\$1,391	5%
	2024	33	-48%	\$1,841,620	-6%	\$1,640,000	-7%	\$1,452	-3%	\$1,356	-3%
	2025	37	12%	\$2,054,230	12%	\$1,967,500	20%	\$1,603	10%	\$1,582	17%
1501- 1800	2023	38	138%	\$2,826,049	24%	\$2,437,500	22%	\$1,705	23%	\$1,461	16%
	2024	13	-66%	\$2,535,369	-10%	\$2,400,000	-2%	\$1,523	-11%	\$1,445	-1%
	2025	10	-23%	\$2,778,000	10%	\$2,487,500	4%	\$1,707	12%	\$1,526	6%
1801- 2400	2023	32	220%	\$4,703,522	24%	\$4,357,949	14%	\$2,311	26%	\$2,342	35%
	2024	15	-53%	\$3,563,000	-24%	\$3,200,000	-27%	\$1,785	-23%	\$1,458	-38%
	2025	16	7%	\$3,510,313	-1%	\$3,652,500	14%	\$1,686	-6%	\$1,672	15%
Over 2400	2023	24	167%	\$8,945,000	74%	\$7,800,000	50%	\$2,476	33%	\$2,668	37%
	2024	13	-46%	\$7,218,154	-19%	\$5,400,000	-31%	\$2,189	-12%	\$1,966	-26%
	2025	11	-15%	\$7,531,341	4%	\$7,500,000	39%	\$2,657	21%	\$2,852	45%

LINK

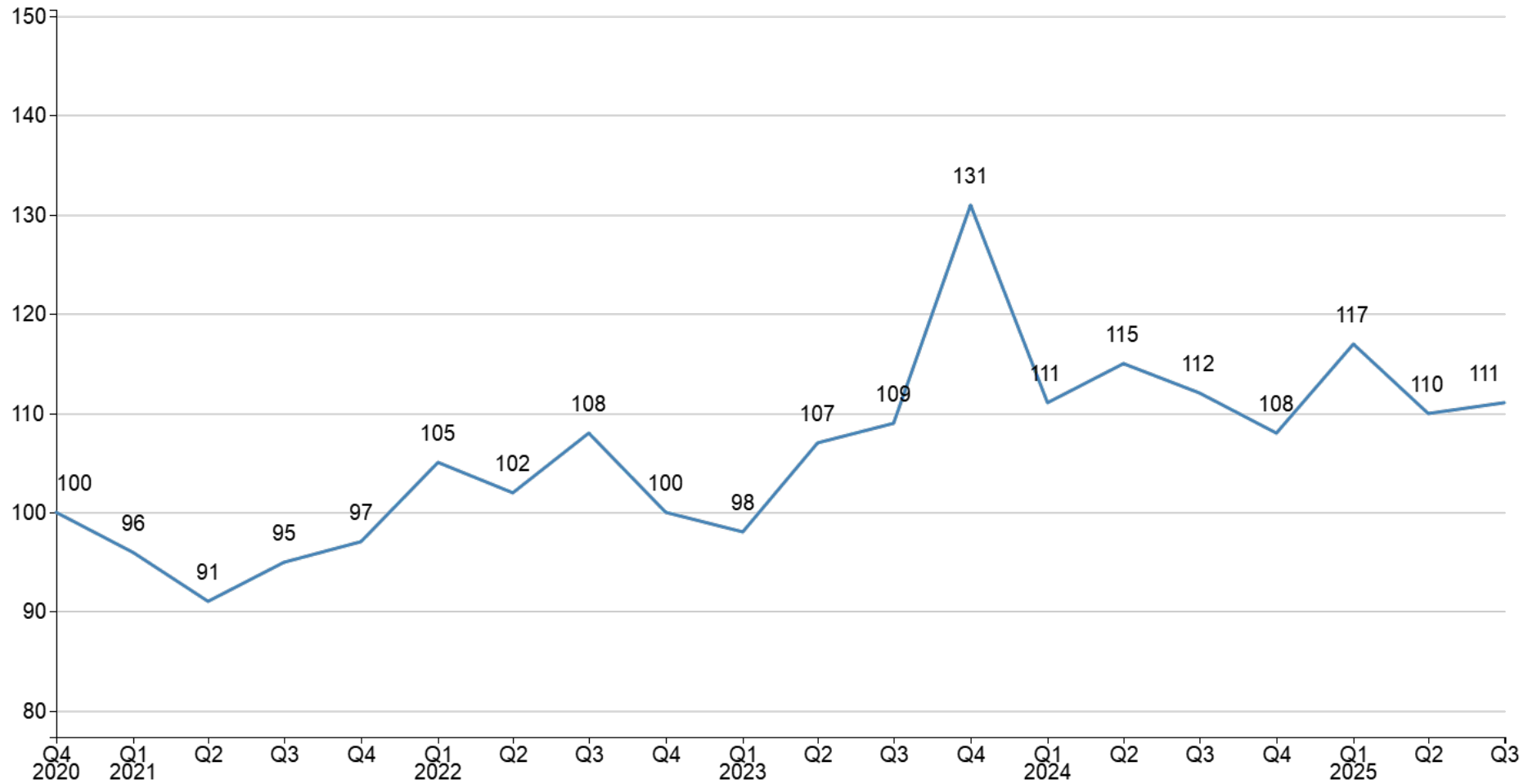
BACK BAY

**QUARTERLY SALES
SUMMARY**

THIRD QUARTER 2025

LINK

Back Bay Five Year Price Index (Appreciation Rate)

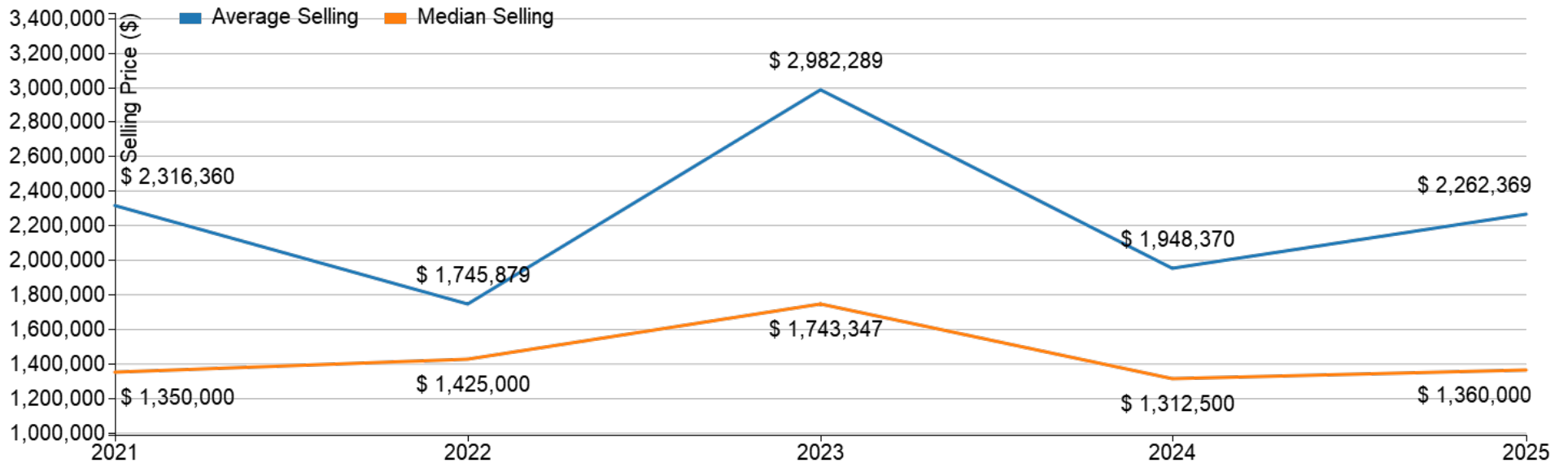




Back Bay
Sales Summary
3rd Quarter 2025

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
2021	131	-	\$2,316,360	-	\$1,350,000	-	\$1,388	-	\$1,202	-
2022	98	-25%	\$1,745,879	-25%	\$1,425,000	6%	\$1,383	-0%	\$1,281	7%
2023	162	65%	\$2,982,289	71%	\$1,743,347	22%	\$1,874	36%	\$1,700	33%
2024	105	-35%	\$1,948,370	-35%	\$1,312,500	-25%	\$1,459	-22%	\$1,309	-23%
2025	95	-10%	\$2,262,369	16%	\$1,360,000	4%	\$1,530	5%	\$1,333	2%

Average / Median Selling Price





Back Bay
Sales by Number of Bedrooms
3rd Quarter 2025

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
Studio	2023	33	230%	\$1,000,127	21%	\$1,037,000	99%	\$1,858	-6%	\$1,838	35%
	2024	9	-73%	\$758,444	-24%	\$525,000	-49%	\$1,701	-8%	\$1,256	-32%
	2025	6	-33%	\$676,583	-11%	\$634,000	21%	\$1,335	-22%	\$1,277	2%
One Bed	2023	37	23%	\$1,090,425	16%	\$852,000	6%	\$1,443	23%	\$1,283	9%
	2024	29	-22%	\$890,152	-18%	\$775,000	-9%	\$1,236	-14%	\$1,198	-7%
	2025	32	10%	\$1,053,563	18%	\$892,000	15%	\$1,294	5%	\$1,202	0%
Two Beds	2023	61	97%	\$2,966,146	76%	\$2,225,900	31%	\$1,781	32%	\$1,544	18%
	2024	52	-15%	\$1,895,933	-36%	\$1,563,750	-30%	\$1,388	-22%	\$1,308	-15%
	2025	39	-25%	\$2,579,628	36%	\$1,550,000	-1%	\$1,622	17%	\$1,370	5%
Three Plus Beds	2023	31	19%	\$7,382,126	134%	\$6,920,000	135%	\$2,591	82%	\$2,631	105%
	2024	15	-52%	\$4,890,000	-34%	\$4,875,000	-30%	\$1,994	-23%	\$1,755	-33%
	2025	18	20%	\$4,252,556	-13%	\$3,265,000	-33%	\$1,816	-9%	\$1,590	-9%



Back Bay
Sales Comparison by Square Footage
3rd Quarter 2025

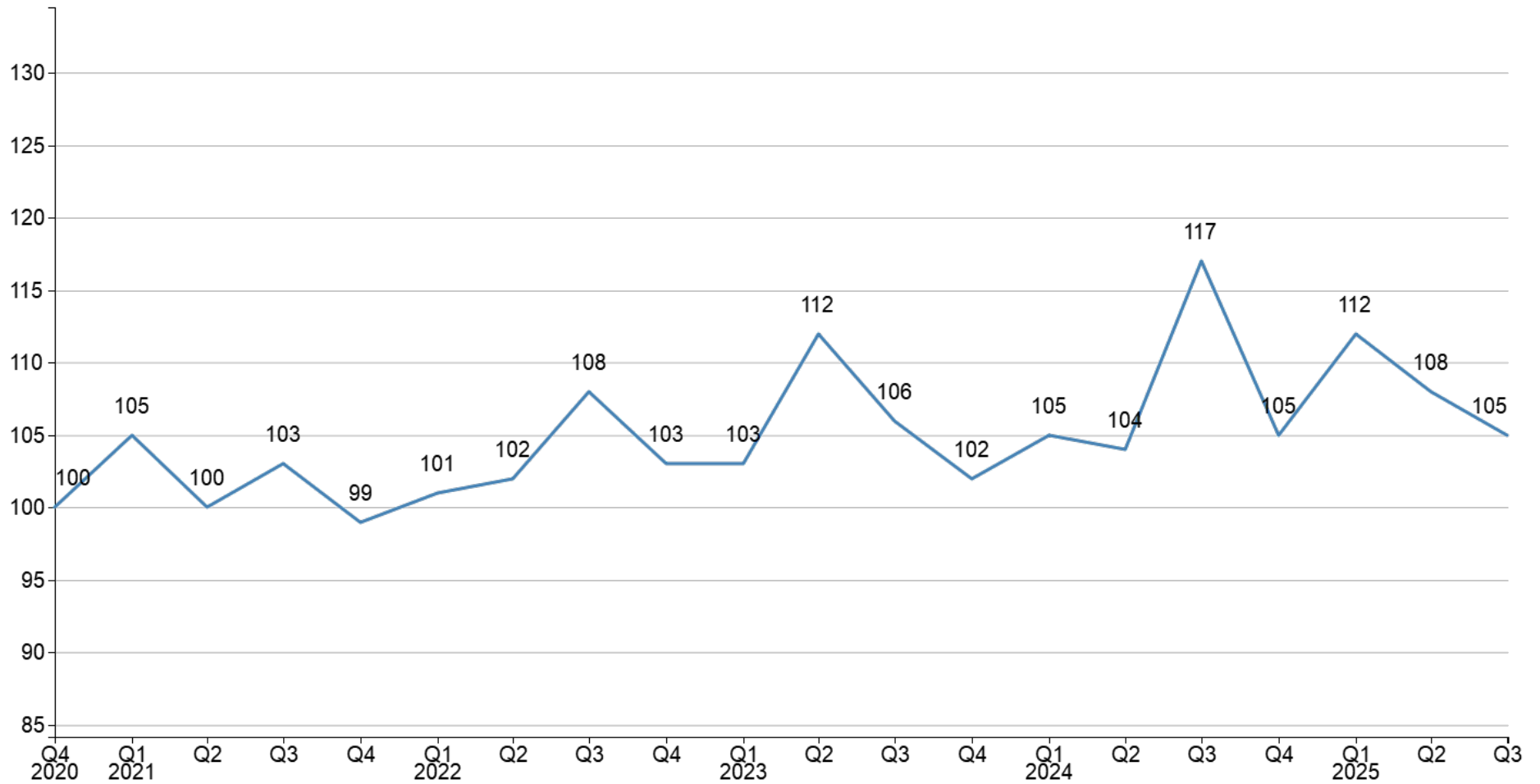
Sq Feet	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
700 or less	2023	48	109%	\$882,695	22%	\$848,500	39%	\$1,651	6%	\$1,651	33%
	2024	23	-52%	\$698,148	-21%	\$637,000	-25%	\$1,404	-15%	\$1,256	-24%
	2025	19	-17%	\$715,289	2%	\$715,000	12%	\$1,231	-12%	\$1,216	-3%
701- 1000	2023	31	63%	\$1,273,960	31%	\$1,025,000	21%	\$1,461	26%	\$1,283	20%
	2024	29	-6%	\$1,052,414	-17%	\$1,000,000	-2%	\$1,239	-15%	\$1,198	-7%
	2025	23	-21%	\$1,119,479	6%	\$1,050,000	5%	\$1,313	6%	\$1,215	1%
1001- 1500	2023	28	17%	\$2,130,030	30%	\$1,975,000	28%	\$1,658	23%	\$1,551	17%
	2024	21	-25%	\$1,603,548	-25%	\$1,562,500	-21%	\$1,324	-20%	\$1,355	-13%
	2025	23	10%	\$1,892,848	18%	\$1,400,000	-10%	\$1,541	16%	\$1,227	-9%
1501- 1800	2023	16	0%	\$3,478,631	54%	\$3,292,252	52%	\$2,061	51%	\$2,102	58%
	2024	13	-19%	\$2,433,462	-30%	\$2,450,000	-26%	\$1,450	-30%	\$1,514	-28%
	2025	7	-46%	\$2,823,571	16%	\$2,575,000	5%	\$1,716	18%	\$1,529	1%
1801- 2400	2023	20	150%	\$4,881,885	74%	\$4,747,949	62%	\$2,406	98%	\$2,379	92%
	2024	10	-50%	\$3,528,000	-28%	\$3,217,500	-32%	\$1,836	-24%	\$1,578	-34%
	2025	14	40%	\$3,130,071	-11%	\$2,850,000	-11%	\$1,509	-18%	\$1,410	-11%
Over 2400	2023	19	138%	\$9,912,211	107%	\$8,595,000	65%	\$2,716	57%	\$2,825	52%
	2024	9	-53%	\$6,379,111	-36%	\$5,500,000	-36%	\$2,222	-18%	\$1,966	-30%
	2025	9	0%	\$7,607,222	19%	\$7,500,000	36%	\$2,576	16%	\$2,501	27%

LINK

BEACON HILL
QUARTERLY SALES
SUMMARY
THIRD QUARTER 2025

LINK

Beacon Hill
Five Year Price Index
(Appreciation Rate)

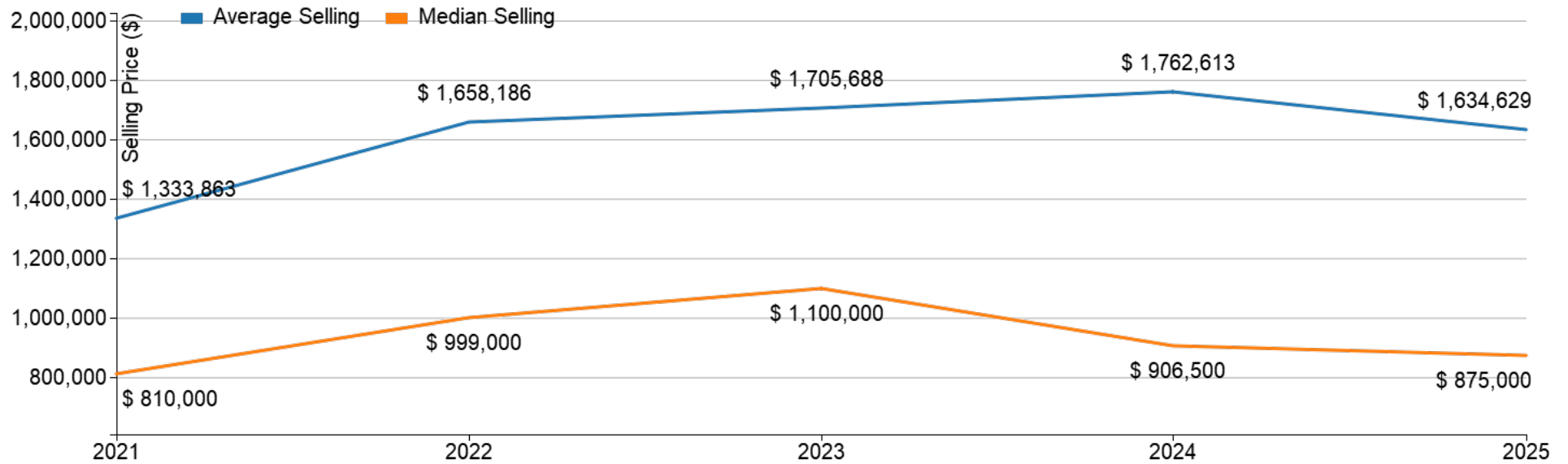




Beacon Hill
Sales Summary
3rd Quarter 2025

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
2021	59	-	\$1,333,863	-	\$810,000	-	\$1,180	-	\$1,142	-
2022	33	-44%	\$1,658,186	24%	\$999,000	23%	\$1,236	5%	\$1,162	2%
2023	41	24%	\$1,705,688	3%	\$1,100,000	10%	\$1,264	2%	\$1,172	1%
2024	31	-24%	\$1,762,613	3%	\$906,500	-18%	\$1,326	5%	\$1,275	9%
2025	35	13%	\$1,634,629	-7%	\$875,000	-3%	\$1,320	-0%	\$1,264	-1%

Average / Median Selling Price





Beacon Hill
Sales by Number of Bedrooms
3rd Quarter 2025

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
Studio	2023	3	50%	\$521,667	-10%	\$525,000	-10%	\$1,223	-5%	\$1,154	-10%
	2024	4	33%	\$459,250	-12%	\$403,500	-23%	\$1,236	1%	\$1,260	9%
	2025	2	-50%	\$700,000	52%	\$700,000	73%	\$1,392	13%	\$1,392	11%
One Bed	2023	13	30%	\$866,992	33%	\$635,000	8%	\$1,160	7%	\$1,150	16%
	2024	11	-15%	\$558,155	-36%	\$599,000	-6%	\$1,136	-2%	\$1,184	3%
	2025	14	27%	\$706,929	27%	\$674,500	13%	\$1,234	9%	\$1,204	2%
Two Beds	2023	19	19%	\$1,541,437	3%	\$1,280,000	14%	\$1,204	-3%	\$1,154	-1%
	2024	7	-63%	\$2,309,900	50%	\$1,800,000	41%	\$1,438	19%	\$1,301	13%
	2025	12	71%	\$1,191,250	-48%	\$1,108,750	-38%	\$1,255	-13%	\$1,191	-8%
Three Plus Beds	2023	6	20%	\$4,635,000	0%	\$4,197,500	8%	\$1,701	14%	\$1,696	26%
	2024	9	50%	\$3,388,333	-27%	\$2,800,000	-33%	\$1,512	-11%	\$1,509	-11%
	2025	7	-22%	\$4,517,143	33%	\$4,050,000	45%	\$1,584	5%	\$1,578	5%



Beacon Hill
Sales Comparison by Square Footage
3rd Quarter 2025

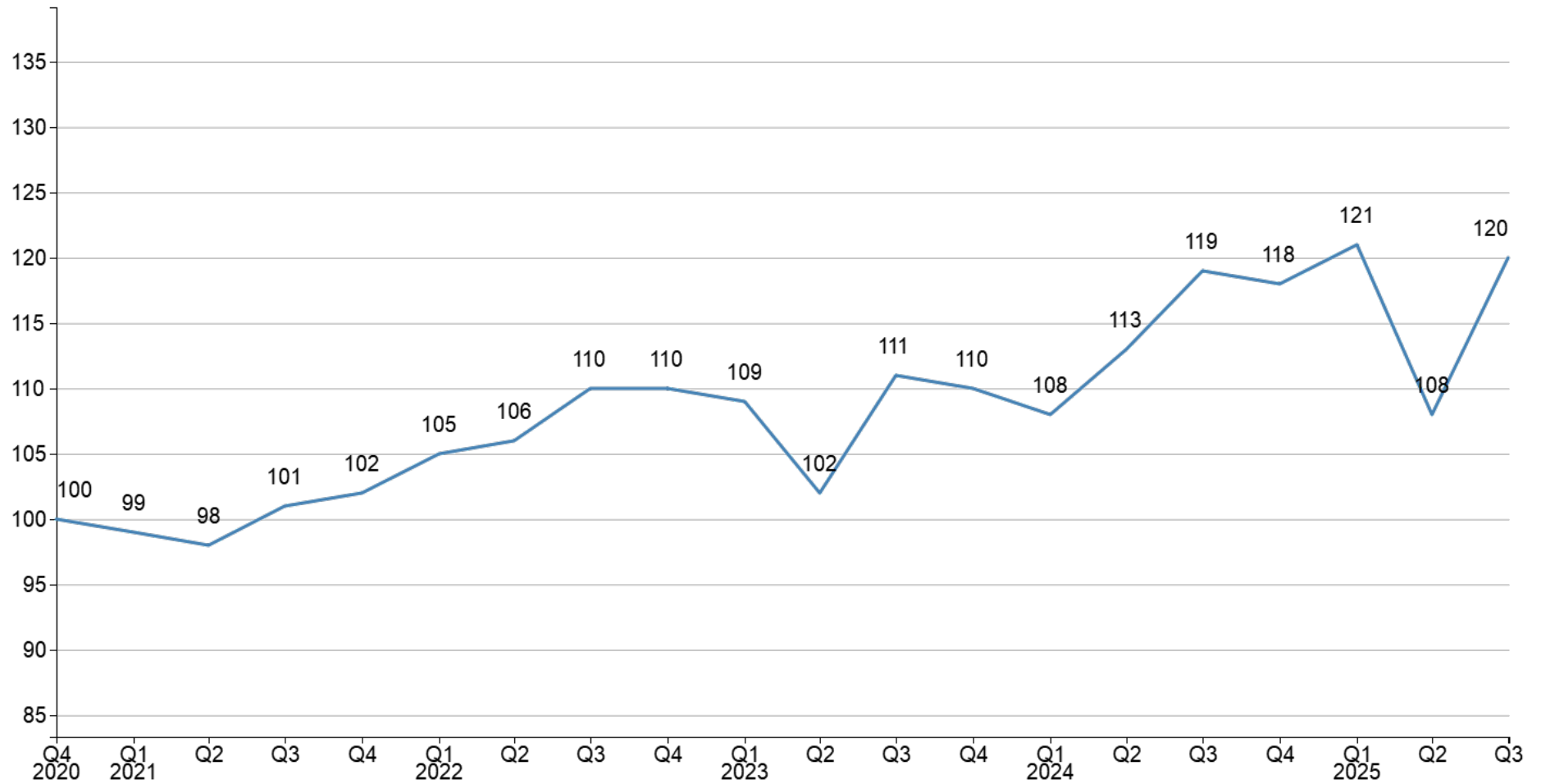
Sq Feet	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
700 or less	2023	16	45%	\$590,400	-2%	\$622,250	19%	\$1,201	6%	\$1,152	6%
	2024	15	-6%	\$531,780	-10%	\$570,000	-8%	\$1,163	-3%	\$1,245	8%
	2025	14	-7%	\$650,143	22%	\$685,000	20%	\$1,269	9%	\$1,269	2%
701- 1000	2023	3	-70%	\$875,167	-4%	\$840,000	-5%	\$1,027	-10%	\$1,077	-4%
	2024	2	-33%	\$978,250	12%	\$978,250	16%	\$1,077	5%	\$1,077	-0%
	2025	8	300%	\$893,438	-9%	\$877,500	-10%	\$1,166	8%	\$1,200	11%
1001- 1500	2023	9	200%	\$1,546,111	-0%	\$1,510,000	-10%	\$1,224	-4%	\$1,182	-5%
	2024	4	-56%	\$1,832,500	19%	\$1,710,000	13%	\$1,323	8%	\$1,307	11%
	2025	6	50%	\$1,557,083	-15%	\$1,292,500	-24%	\$1,339	1%	\$1,191	-9%
1501- 1800	2023	6	100%	\$1,908,884	-14%	\$1,812,500	-5%	\$1,177	-8%	\$1,135	-0%
	2024	3	-50%	\$2,051,667	7%	\$1,685,000	-7%	\$1,307	11%	\$1,091	-4%
	2025	2	-33%	\$2,137,500	4%	\$2,137,500	27%	\$1,294	-1%	\$1,294	19%
1801- 2400	2023	1	-50%	\$3,175,000	15%	\$3,175,000	15%	\$1,475	18%	\$1,475	18%
	2024	3	200%	\$2,699,667	-15%	\$2,800,000	-12%	\$1,385	-6%	\$1,343	-9%
	2025	0	-	-	-	-	-	-	-	-	-
Over 2400	2023	6	50%	\$4,886,333	-11%	\$4,611,500	-18%	\$1,664	-1%	\$1,587	-11%
	2024	4	-33%	\$5,780,950	18%	\$5,514,400	20%	\$2,038	22%	\$1,996	26%
	2025	5	25%	\$5,469,000	-5%	\$5,100,000	-8%	\$1,700	-17%	\$1,621	-19%

LINK

CHARLESTOWN
QUARTERLY SALES
SUMMARY
THIRD QUARTER 2025

LINK

Charlestown
Five Year Price Index
(Appreciation Rate)

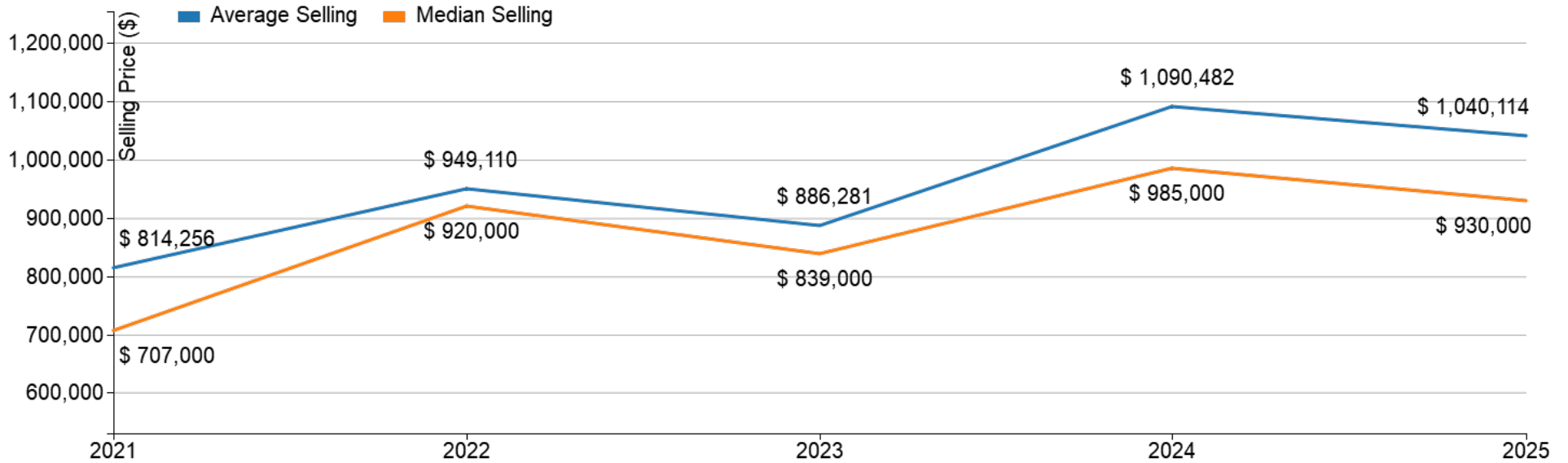




Charlestown
Sales Summary
3rd Quarter 2025

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
2021	96	-	\$814,256	-	\$707,000	-	\$777	-	\$784	-
2022	83	-14%	\$949,110	17%	\$920,000	30%	\$842	8%	\$846	8%
2023	53	-36%	\$886,281	-7%	\$839,000	-9%	\$839	-0%	\$803	-5%
2024	77	45%	\$1,090,482	23%	\$985,000	17%	\$885	6%	\$880	10%
2025	62	-19%	\$1,040,114	-5%	\$930,000	-6%	\$880	-1%	\$880	0%

Average / Median Selling Price





Charlestown
Sales by Number of Bedrooms
3rd Quarter 2025

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
Studio	2023	1	0%	\$450,000	8%	\$450,000	8%	\$1,039	-12%	\$1,039	-12%
	2024	0	-	-	-	-	-	-	-	-	-
	2025	3	-	\$514,667	-	\$457,000	-	\$917	-	\$901	-
One Bed	2023	13	-13%	\$618,385	7%	\$602,000	5%	\$836	5%	\$793	2%
	2024	21	62%	\$737,361	19%	\$616,000	2%	\$910	9%	\$897	13%
	2025	13	-38%	\$686,981	-7%	\$630,000	2%	\$849	-7%	\$843	-6%
Two Beds	2023	33	-33%	\$929,603	-5%	\$850,000	-9%	\$847	-0%	\$844	1%
	2024	33	0%	\$1,029,803	11%	\$890,000	5%	\$876	3%	\$880	4%
	2025	30	-9%	\$946,583	-8%	\$872,500	-2%	\$886	1%	\$900	2%
Three Plus Beds	2023	6	-67%	\$1,301,167	8%	\$1,291,000	11%	\$764	-8%	\$746	-14%
	2024	23	283%	\$1,499,957	15%	\$1,375,000	7%	\$876	15%	\$869	17%
	2025	16	-30%	\$1,600,925	7%	\$1,542,500	12%	\$885	1%	\$877	1%



Charlestown
Sales Comparison by Square Footage
3rd Quarter 2025

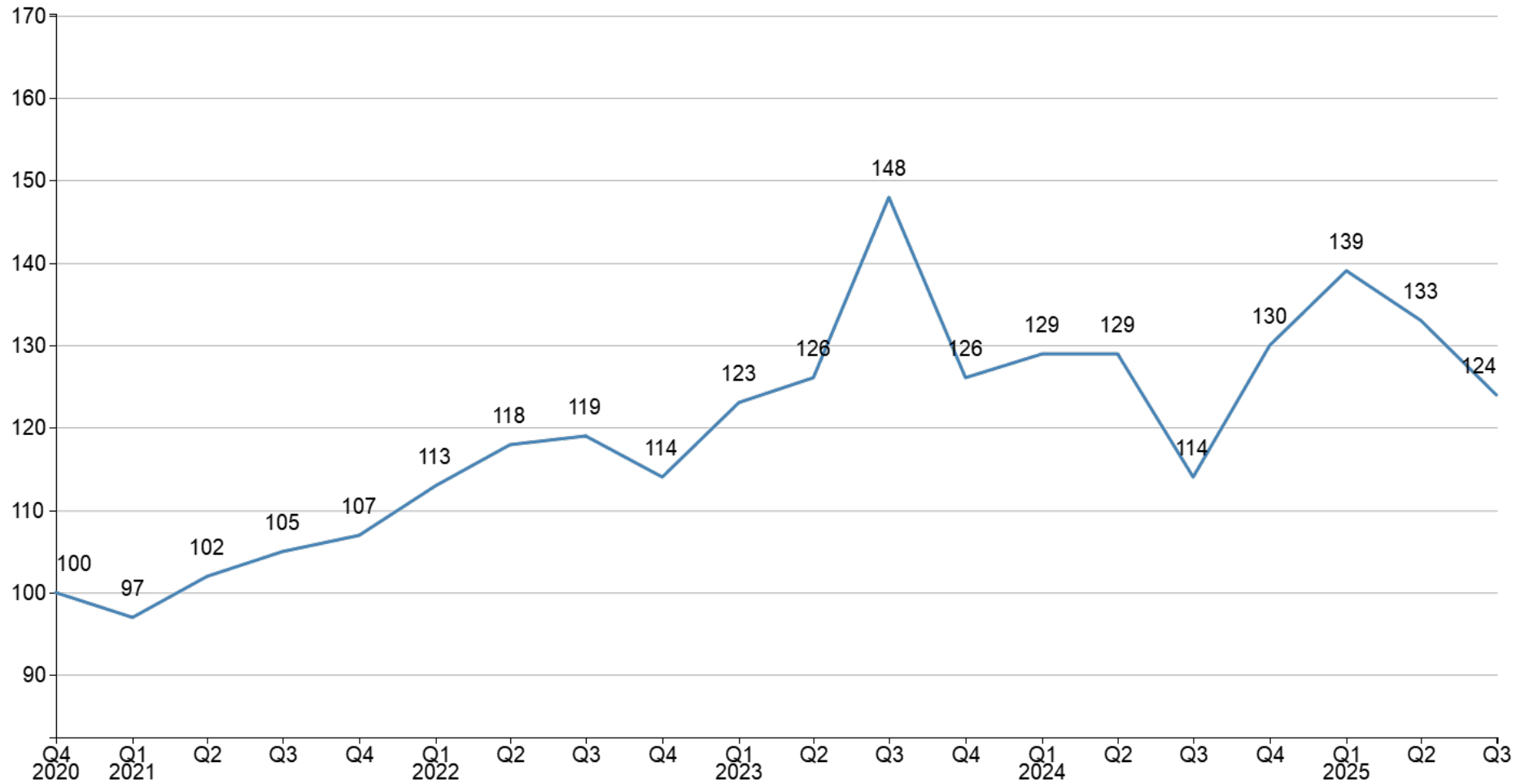
Sq Feet	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
700 or less	2023	10	-9%	\$575,600	9%	\$567,500	-0%	\$937	2%	\$964	6%
	2024	13	30%	\$533,744	-7%	\$539,000	-5%	\$897	-4%	\$905	-6%
	2025	8	-38%	\$593,000	11%	\$630,000	17%	\$960	7%	\$984	9%
701- 1000	2023	18	0%	\$761,272	7%	\$765,000	11%	\$875	2%	\$886	14%
	2024	17	-6%	\$793,465	4%	\$789,000	3%	\$936	7%	\$911	3%
	2025	20	18%	\$708,425	-11%	\$711,250	-10%	\$856	-8%	\$811	-11%
1001- 1500	2023	16	-62%	\$935,625	-9%	\$910,000	-8%	\$768	-8%	\$779	-9%
	2024	24	50%	\$1,065,834	14%	\$1,098,500	21%	\$860	12%	\$879	13%
	2025	20	-17%	\$1,070,438	0%	\$1,063,500	-3%	\$865	1%	\$878	-0%
1501- 1800	2023	6	0%	\$1,246,167	-0%	\$1,247,500	5%	\$748	-2%	\$750	4%
	2024	12	100%	\$1,457,875	17%	\$1,400,000	12%	\$901	21%	\$882	18%
	2025	6	-50%	\$1,414,000	-3%	\$1,412,500	1%	\$867	-4%	\$862	-2%
1801- 2400	2023	3	-50%	\$1,689,000	6%	\$1,837,000	15%	\$849	6%	\$919	14%
	2024	7	133%	\$1,772,857	5%	\$1,775,000	-3%	\$871	3%	\$849	-8%
	2025	5	-29%	\$1,841,360	4%	\$1,890,000	6%	\$958	10%	\$1,010	19%
Over 2400	2023	0	-	-	-	-	-	-	-	-	-
	2024	4	-	\$2,013,750	-	\$2,132,500	-	\$760	-	\$763	-
	2025	3	-25%	\$2,158,333	7%	\$2,400,000	13%	\$817	8%	\$874	15%

LINK

EAST BOSTON
QUARTERLY SALES
SUMMARY
THIRD QUARTER 2025

LINK

East Boston Five Year Price Index (Appreciation Rate)

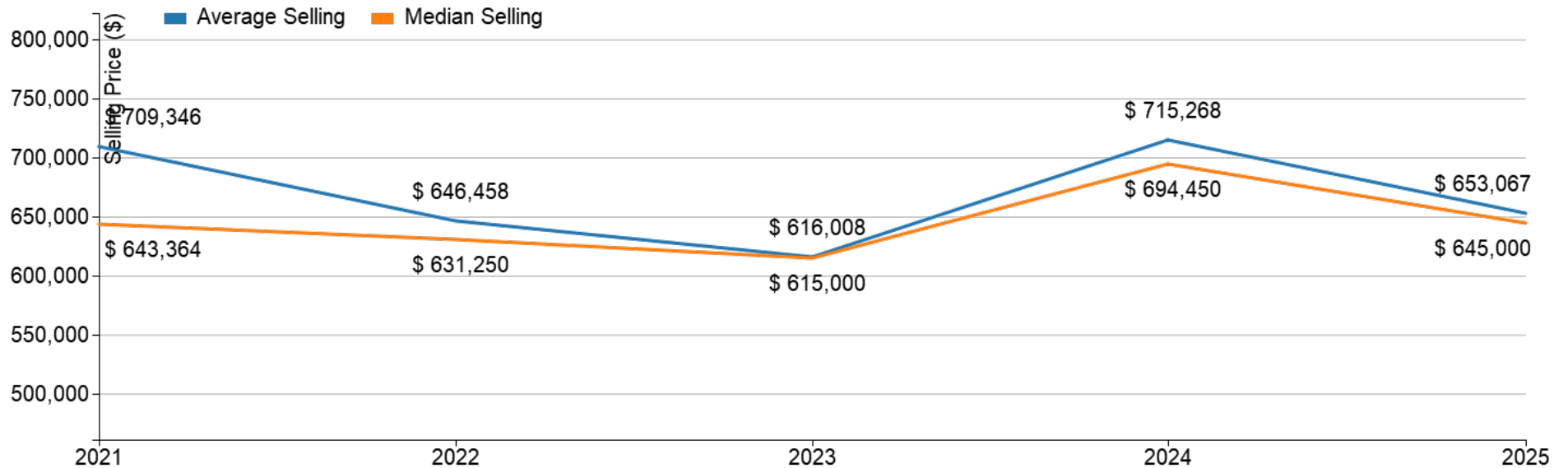




East Boston
Sales Summary
3rd Quarter 2025

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
2021	267	-	\$709,346	-	\$643,364	-	\$795	-	\$739	-
2022	139	-48%	\$646,458	-9%	\$631,250	-2%	\$731	-8%	\$736	-0%
2023	80	-42%	\$616,008	-5%	\$615,000	-3%	\$626	-14%	\$629	-15%
2024	84	5%	\$715,268	16%	\$694,450	13%	\$694	11%	\$672	7%
2025	72	-14%	\$653,067	-9%	\$645,000	-7%	\$659	-5%	\$634	-6%

Average / Median Selling Price





East Boston
Sales by Number of Bedrooms
3rd Quarter 2025

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
Studio	2023	1	-89%	\$500,000	-5%	\$500,000	-2%	\$706	-20%	\$706	-21%
	2024	1	0%	\$515,000	3%	\$515,000	3%	\$907	28%	\$907	28%
	2025	1	0%	\$732,500	42%	\$732,500	42%	\$655	-28%	\$655	-28%
One Bed	2023	20	-51%	\$513,540	-9%	\$515,750	-2%	\$617	-18%	\$596	-25%
	2024	14	-30%	\$568,429	11%	\$562,500	9%	\$767	24%	\$767	29%
	2025	14	0%	\$505,550	-11%	\$497,000	-12%	\$768	0%	\$784	2%
Two Beds	2023	45	-39%	\$621,986	-6%	\$615,700	-5%	\$650	-11%	\$666	-9%
	2024	51	13%	\$719,858	16%	\$685,000	11%	\$697	7%	\$676	1%
	2025	42	-18%	\$654,521	-9%	\$645,000	-6%	\$650	-7%	\$625	-7%
Three Plus Beds	2023	14	-7%	\$751,464	-12%	\$679,500	-14%	\$552	-0%	\$539	-0%
	2024	18	29%	\$827,600	10%	\$802,500	18%	\$619	12%	\$601	12%
	2025	15	-17%	\$781,383	-6%	\$800,000	-0%	\$585	-5%	\$570	-5%

LINK

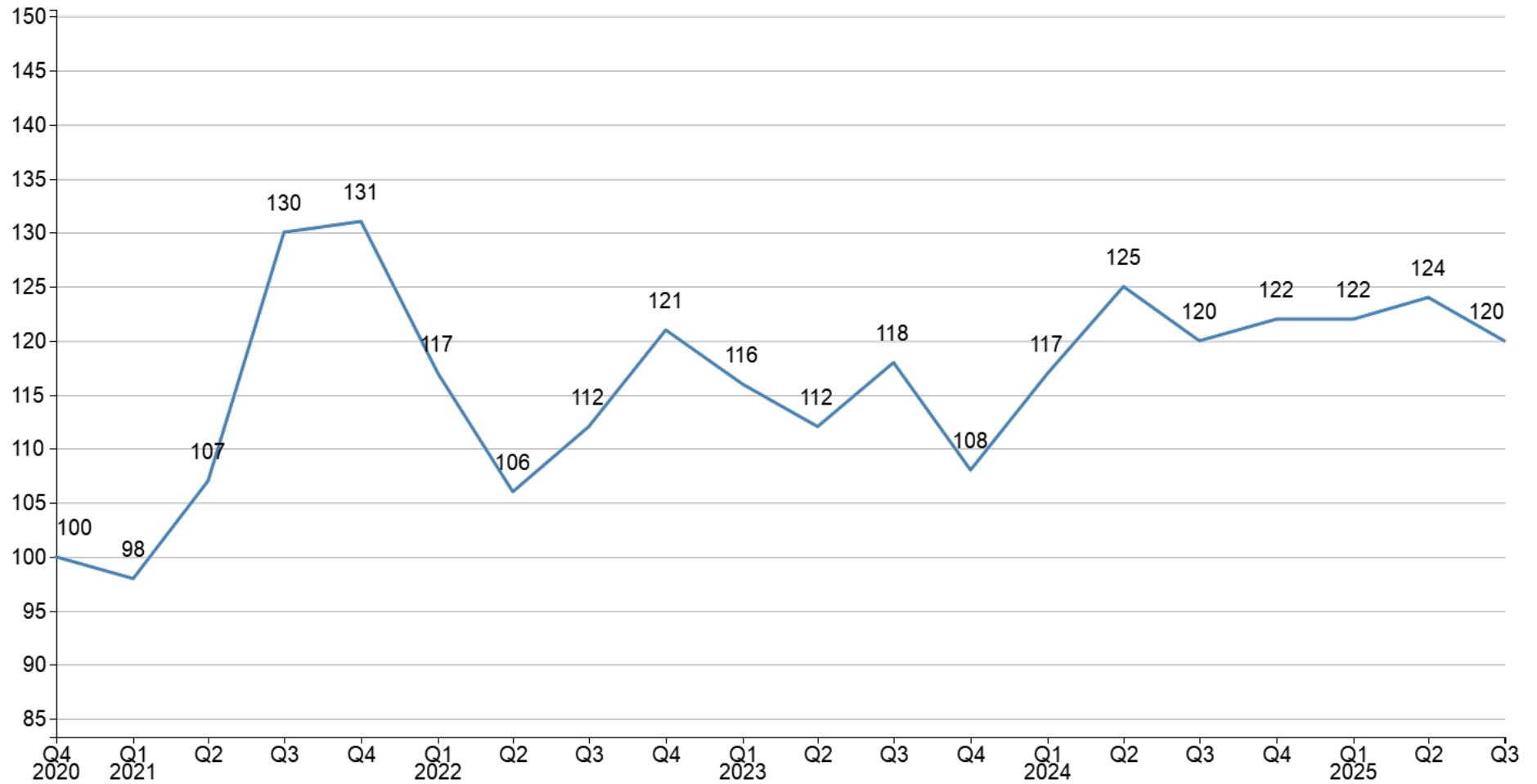
FENWAY

**QUARTERLY SALES
SUMMARY**

THIRD QUARTER 2025

LINK

Fenway Five Year Price Index (Appreciation Rate)

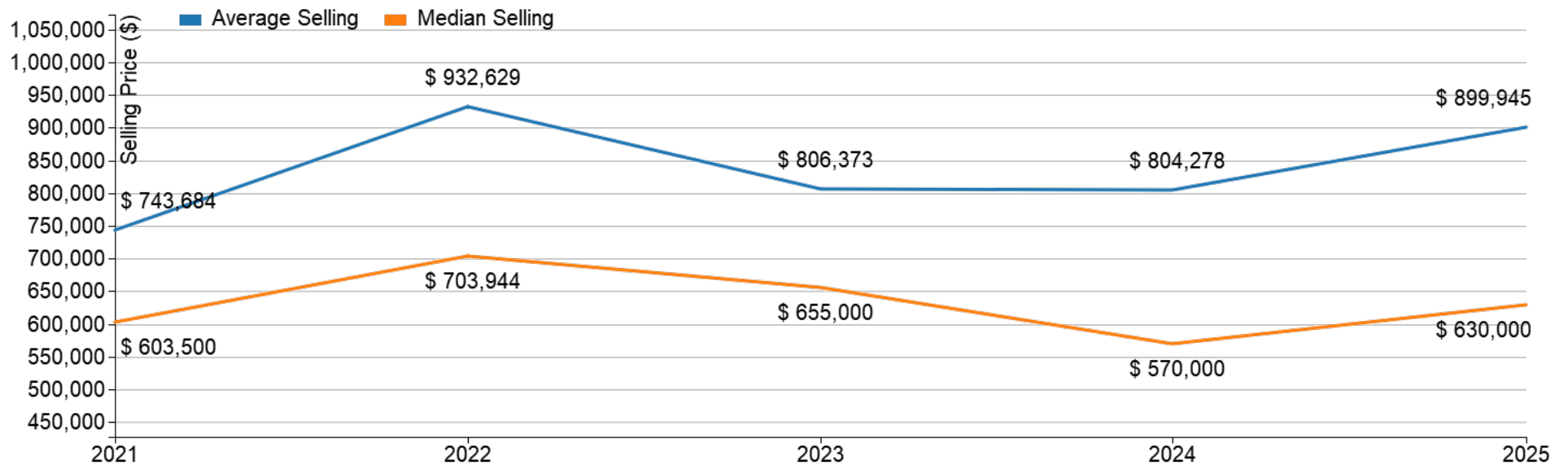




Fenway
Sales Summary
3rd Quarter 2025

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
2021	52	-	\$743,684	-	\$603,500	-	\$984	-	\$972	-
2022	36	-31%	\$932,629	25%	\$703,944	17%	\$1,079	10%	\$993	2%
2023	32	-11%	\$806,373	-14%	\$655,000	-7%	\$1,091	1%	\$1,047	6%
2024	39	22%	\$804,278	-0%	\$570,000	-13%	\$1,086	-1%	\$1,024	-2%
2025	33	-15%	\$899,945	12%	\$630,000	11%	\$1,054	-3%	\$995	-3%

Average / Median Selling Price





Fenway
Sales by Number of Bedrooms
3rd Quarter 2025

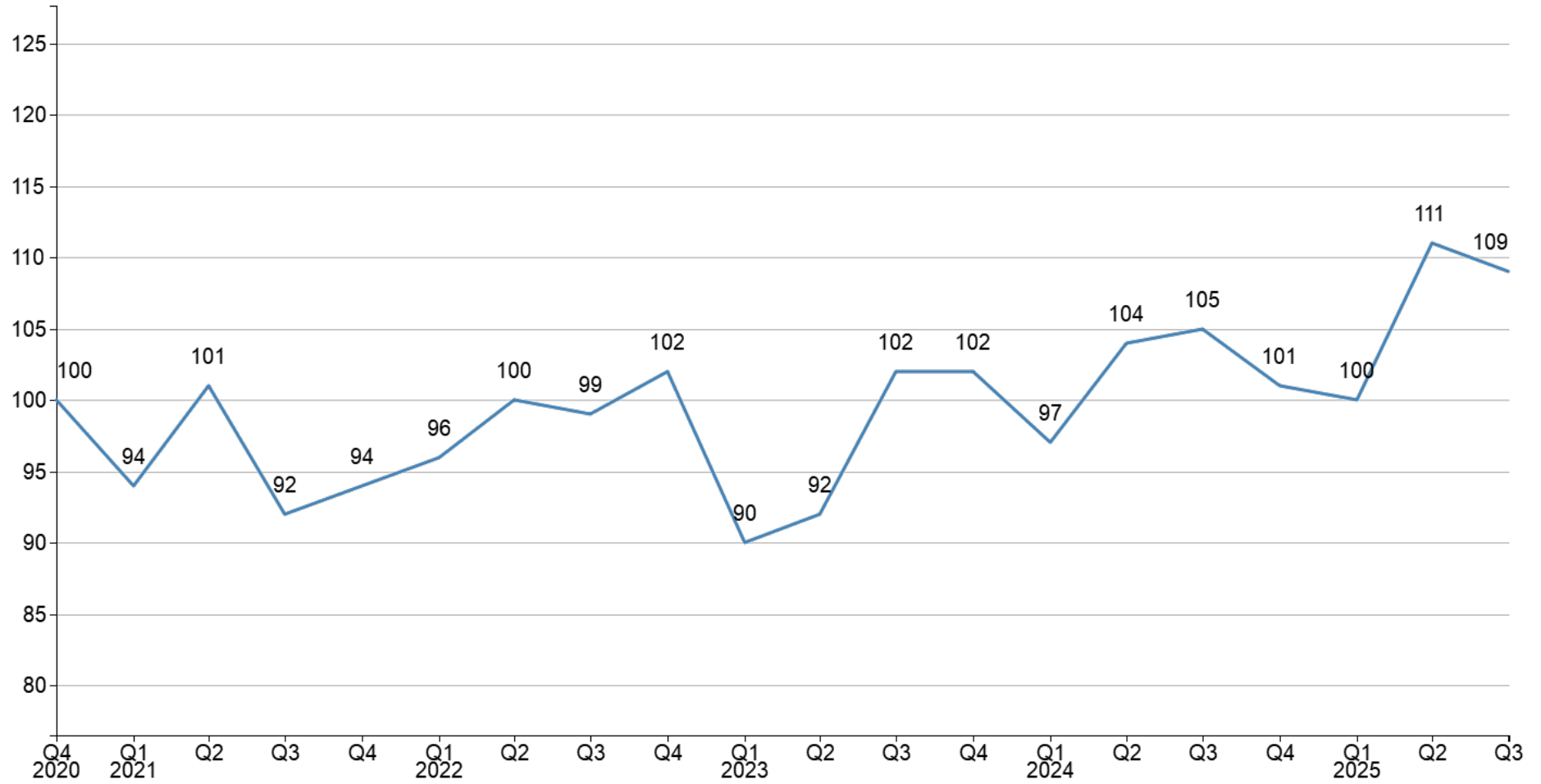
Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
Studio	2023	8	167%	\$464,063	2%	\$406,000	7%	\$1,233	-3%	\$1,167	-7%
	2024	11	38%	\$414,000	-11%	\$410,000	1%	\$1,171	-5%	\$1,143	-2%
	2025	5	-55%	\$410,000	-1%	\$405,000	-1%	\$1,058	-10%	\$1,007	-12%
One Bed	2023	13	-19%	\$790,065	22%	\$615,000	10%	\$1,170	8%	\$1,061	7%
	2024	13	0%	\$587,962	-26%	\$485,000	-21%	\$1,043	-11%	\$1,012	-5%
	2025	12	-8%	\$556,642	-5%	\$580,250	20%	\$963	-8%	\$986	-3%
Two Beds	2023	9	-40%	\$821,289	-23%	\$805,000	-5%	\$787	-23%	\$813	-13%
	2024	10	11%	\$1,246,533	52%	\$976,167	21%	\$1,114	42%	\$1,004	23%
	2025	14	40%	\$1,292,393	4%	\$965,000	-1%	\$1,118	0%	\$992	-1%
Three Plus Beds	2023	2	0%	\$2,214,500	-23%	\$2,214,500	-23%	\$1,384	11%	\$1,384	11%
	2024	5	150%	\$1,340,800	-39%	\$949,000	-57%	\$951	-31%	\$837	-39%
	2025	2	-60%	\$1,437,500	7%	\$1,437,500	51%	\$1,141	20%	\$1,141	36%

LINK

DOWNTOWN
QUARTERLY SALES
SUMMARY
THIRD QUARTER 2025

LINK

Downtown Five Year Price Index (Appreciation Rate)

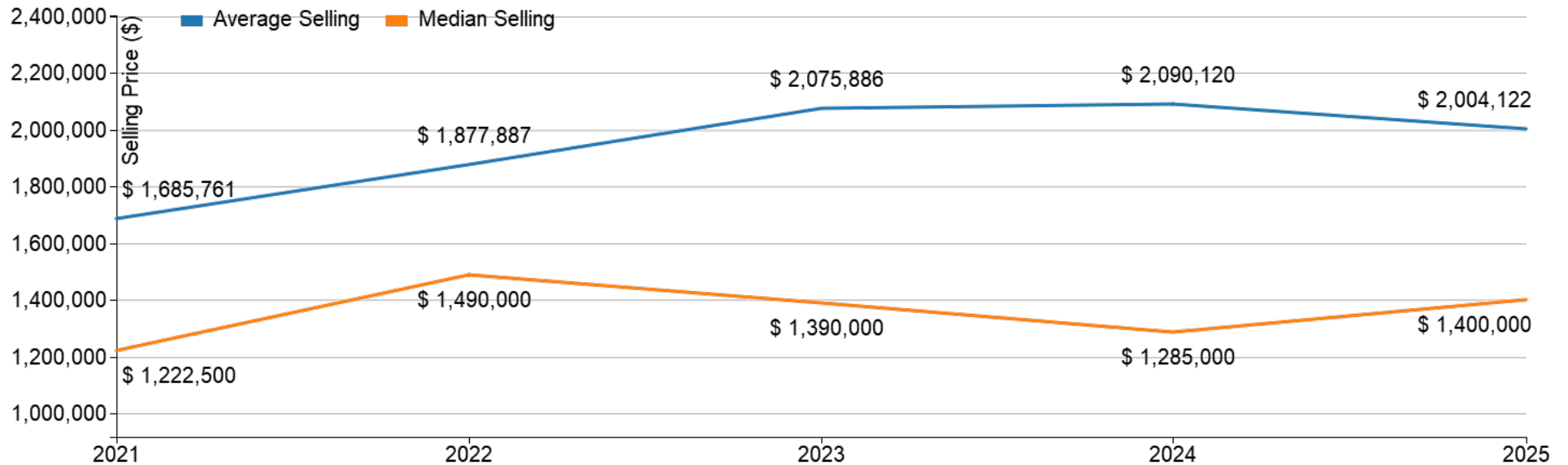




Downtown
Sales Summary
3rd Quarter 2025

Year	Sales	% +/-	Avg Sell	% +/-	Med Sell	% +/-	Avg Psf	% +/-	Med Psf	% +/-
2021	44	-	\$1,685,761	-	\$1,222,500	-	\$1,160	-	\$1,088	-
2022	30	-32%	\$1,877,887	11%	\$1,490,000	22%	\$1,215	5%	\$1,172	8%
2023	55	83%	\$2,075,886	11%	\$1,390,000	-7%	\$1,394	15%	\$1,297	11%
2024	40	-27%	\$2,090,120	1%	\$1,285,000	-8%	\$1,422	2%	\$1,304	1%
2025	37	-8%	\$2,004,122	-4%	\$1,400,000	9%	\$1,315	-8%	\$1,189	-9%

Average / Median Selling Price





Downtown
Sales by Number of Bedrooms
3rd Quarter 2025

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
Studio	2023	3	50%	\$689,333	-28%	\$599,000	-37%	\$1,093	9%	\$1,297	29%
	2024	3	0%	\$669,667	-3%	\$675,000	13%	\$1,258	15%	\$1,209	-7%
	2025	1	-67%	\$1,180,000	76%	\$1,180,000	75%	\$1,017	-19%	\$1,017	-16%
One Bed	2023	19	73%	\$1,235,105	45%	\$1,070,000	38%	\$1,349	35%	\$1,297	28%
	2024	13	-32%	\$1,219,462	-1%	\$1,000,000	-7%	\$1,329	-1%	\$1,284	-1%
	2025	16	23%	\$1,322,219	8%	\$1,065,000	6%	\$1,254	-6%	\$1,279	-0%
Two Beds	2023	24	167%	\$1,940,406	-13%	\$1,675,000	-16%	\$1,320	-7%	\$1,196	-18%
	2024	21	-12%	\$2,158,371	11%	\$1,640,000	-2%	\$1,427	8%	\$1,221	2%
	2025	15	-29%	\$1,952,133	-10%	\$1,455,000	-11%	\$1,252	-12%	\$1,154	-5%
Three Plus Beds	2023	9	12%	\$4,674,333	50%	\$4,275,000	49%	\$1,790	34%	\$1,617	27%
	2024	3	-67%	\$6,805,667	46%	\$4,692,000	10%	\$1,961	10%	\$1,533	-5%
	2025	5	67%	\$4,507,000	-34%	\$4,550,000	-3%	\$1,761	-10%	\$1,582	3%



Downtown
Sales Comparison by Square Footage
3rd Quarter 2025

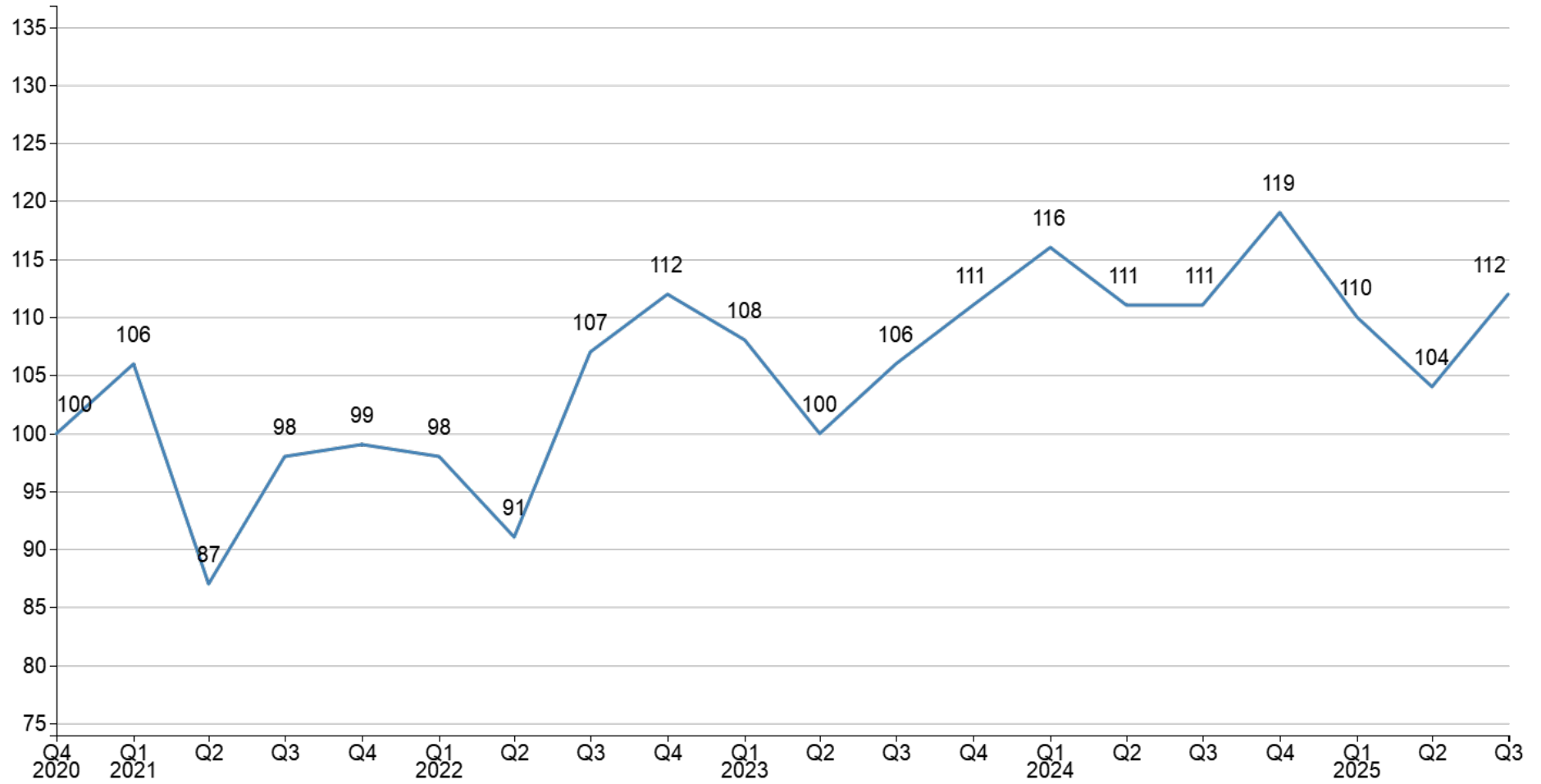
Sq Feet	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
700 or less	2023	7	250%	\$641,143	1%	\$615,000	-3%	\$1,187	28%	\$1,273	37%
	2024	6	-14%	\$769,000	20%	\$757,000	23%	\$1,323	11%	\$1,340	5%
	2025	0	-	-	-	-	-	-	-	-	-
701- 1000	2023	9	12%	\$1,282,556	50%	\$1,300,000	52%	\$1,522	40%	\$1,466	37%
	2024	5	-44%	\$1,274,600	-1%	\$1,153,000	-11%	\$1,565	3%	\$1,324	-10%
	2025	9	80%	\$1,003,222	-21%	\$980,000	-15%	\$1,249	-20%	\$1,338	1%
1001- 1500	2023	20	233%	\$1,556,400	16%	\$1,267,500	-0%	\$1,201	6%	\$1,041	-11%
	2024	17	-15%	\$1,631,176	5%	\$1,270,000	0%	\$1,271	6%	\$1,155	11%
	2025	16	-6%	\$1,616,813	-1%	\$1,430,000	13%	\$1,259	-1%	\$1,140	-1%
1501- 1800	2023	11	57%	\$2,236,795	7%	\$2,450,000	27%	\$1,353	7%	\$1,498	22%
	2024	6	-45%	\$2,430,133	9%	\$2,697,500	10%	\$1,445	7%	\$1,595	6%
	2025	4	-33%	\$1,162,375	-52%	\$1,028,750	-62%	\$667	-54%	\$591	-63%
1801- 2400	2023	5	25%	\$4,412,000	56%	\$4,275,000	54%	\$1,979	38%	\$2,149	49%
	2024	3	-40%	\$3,296,667	-25%	\$3,895,000	-9%	\$1,655	-16%	\$2,108	-2%
	2025	6	100%	\$3,571,667	8%	\$3,635,000	-7%	\$1,703	3%	\$1,687	-20%
Over 2400	2023	3	0%	\$6,783,333	43%	\$5,250,000	3%	\$1,964	31%	\$1,617	23%
	2024	3	0%	\$6,805,667	0%	\$4,692,000	-11%	\$1,961	-0%	\$1,533	-5%
	2025	2	-33%	\$6,587,500	-3%	\$6,587,500	40%	\$2,192	12%	\$2,192	43%

LINK

NORTH END
QUARTERLY SALES
SUMMARY
THIRD QUARTER 2025

LINK

North End Five Year Price Index (Appreciation Rate)

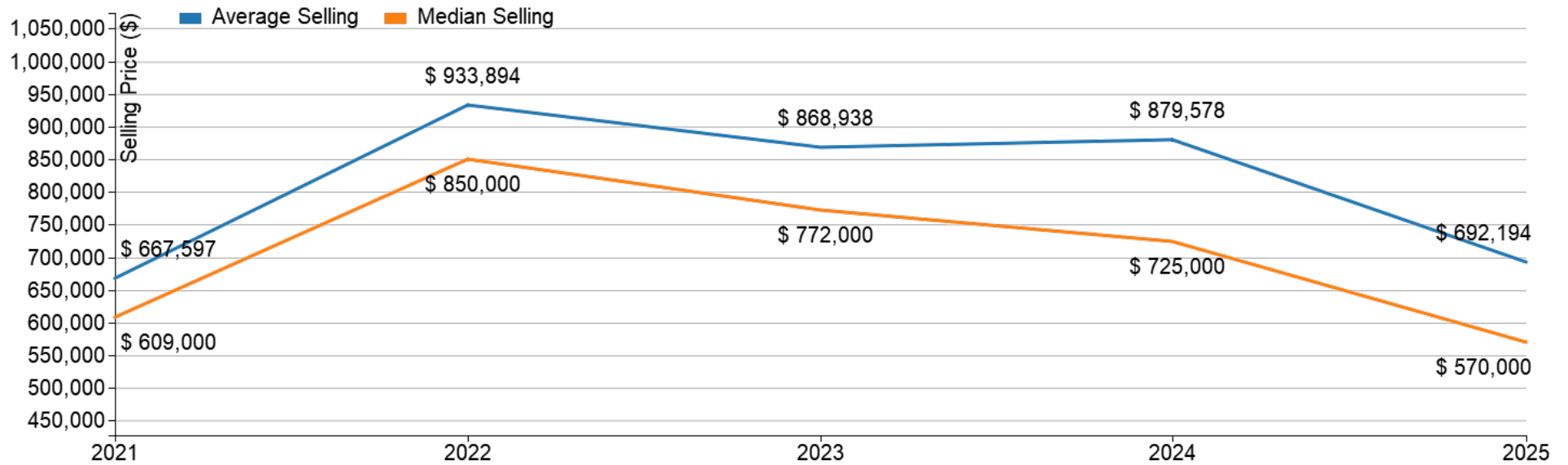




North End
Sales Summary
3rd Quarter 2025

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
2021	31	-	\$667,597	-	\$609,000	-	\$930	-	\$964	-
2022	27	-13%	\$933,894	40%	\$850,000	40%	\$1,019	9%	\$983	2%
2023	24	-11%	\$868,938	-7%	\$772,000	-9%	\$1,016	-0%	\$981	-0%
2024	23	-4%	\$879,578	1%	\$725,000	-6%	\$1,122	10%	\$1,071	9%
2025	18	-22%	\$692,194	-21%	\$570,000	-21%	\$1,077	-4%	\$1,062	-1%

Average / Median Selling Price





North End
Sales by Number of Bedrooms
3rd Quarter 2025

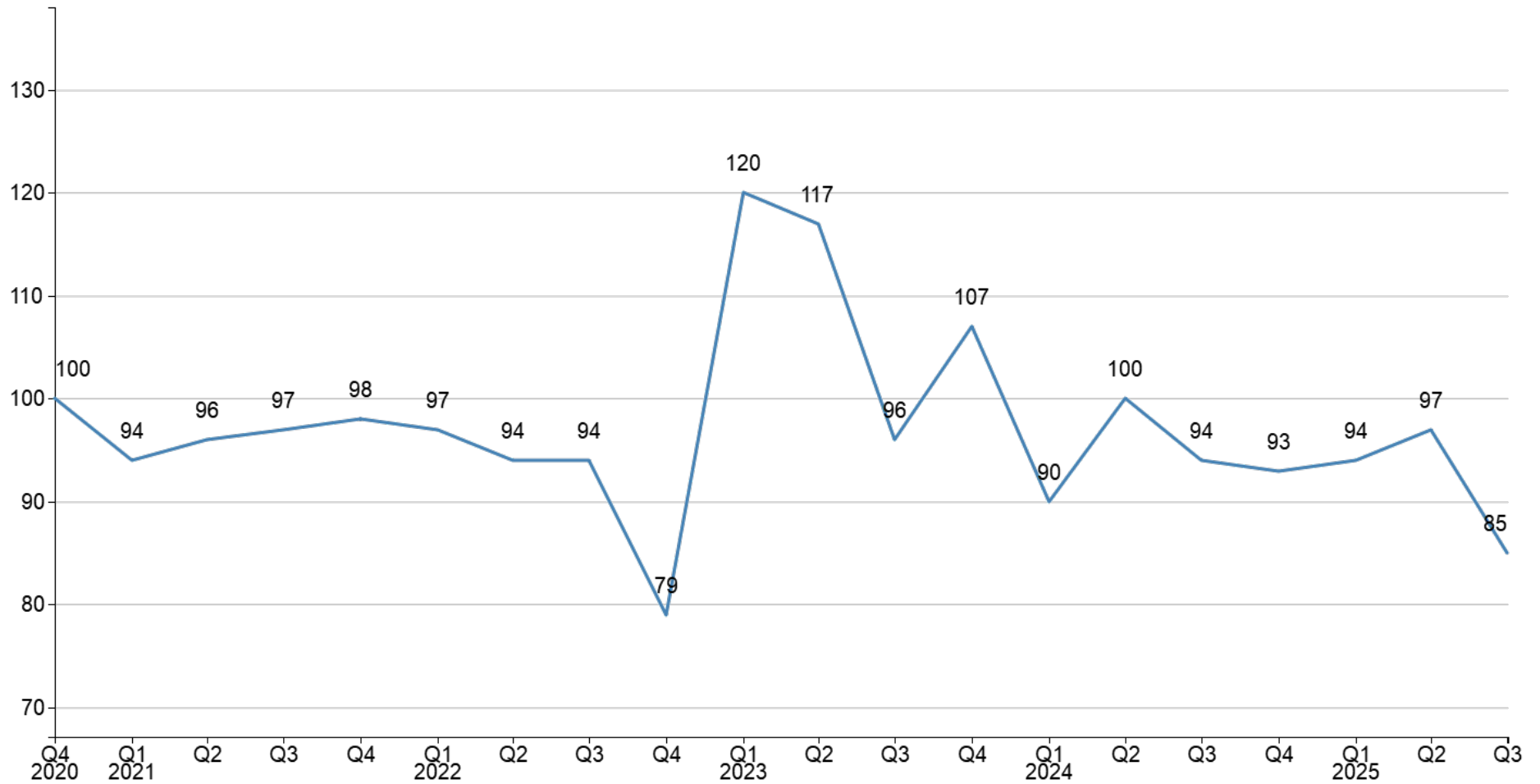
Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
Studio	2023	0	-	-	-	-	-	-	-	-	-
	2024	2	-	\$405,000	-	\$405,000	-	\$1,111	-	\$1,111	-
	2025	1	-50%	\$460,000	14%	\$460,000	14%	\$1,195	8%	\$1,195	8%
One Bed	2023	7	-12%	\$642,714	-17%	\$509,000	-26%	\$1,112	9%	\$1,160	21%
	2024	12	71%	\$608,150	-5%	\$541,250	6%	\$1,157	4%	\$1,137	-2%
	2025	10	-17%	\$534,000	-12%	\$551,250	2%	\$1,090	-6%	\$1,060	-7%
Two Beds	2023	15	-17%	\$922,033	-8%	\$775,000	-12%	\$978	-5%	\$945	-7%
	2024	8	-47%	\$1,190,313	29%	\$1,175,000	52%	\$1,047	7%	\$1,040	10%
	2025	6	-25%	\$993,583	-17%	\$828,750	-29%	\$1,095	5%	\$1,062	2%
Three Plus Beds	2023	2	100%	\$1,262,500	37%	\$1,262,500	37%	\$964	21%	\$964	21%
	2024	1	-50%	\$2,600,000	106%	\$2,600,000	106%	\$1,316	37%	\$1,316	37%
	2025	1	0%	\$698,000	-73%	\$698,000	-73%	\$728	-45%	\$728	-45%

LINK

SEAPORT
QUARTERLY SALES
SUMMARY
THIRD QUARTER 2025

LINK

Seaport Five Year Price Index (Appreciation Rate)

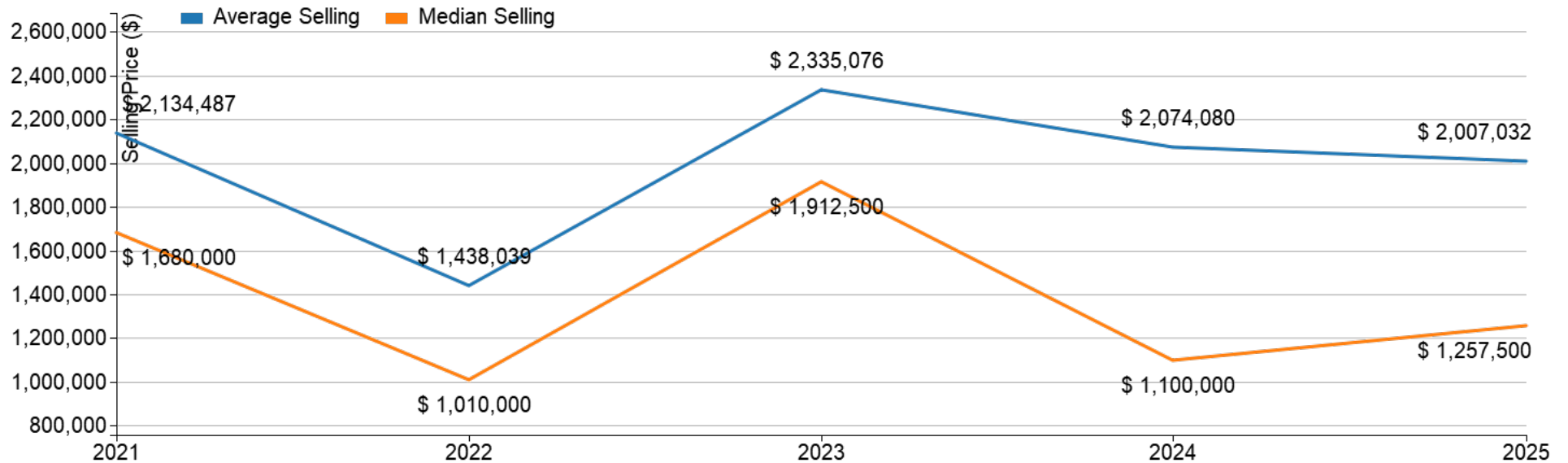




Seaport Sales Summary 3rd Quarter 2025

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
2021	71	-	\$2,134,487	-	\$1,680,000	-	\$1,546	-	\$1,578	-
2022	26	-63%	\$1,438,039	-33%	\$1,010,000	-40%	\$1,270	-18%	\$911	-42%
2023	25	-4%	\$2,335,076	62%	\$1,912,500	89%	\$1,721	35%	\$1,611	77%
2024	25	0%	\$2,074,080	-11%	\$1,100,000	-42%	\$1,432	-17%	\$1,420	-12%
2025	38	52%	\$2,007,033	-3%	\$1,257,500	14%	\$1,425	-0%	\$1,208	-15%

Average / Median Selling Price





Seaport
Sales by Number of Bedrooms
3rd Quarter 2025

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
Studio	2023	4	33%	\$801,750	-3%	\$798,500	-11%	\$1,308	5%	\$1,328	11%
	2024	3	-25%	\$841,667	5%	\$895,000	12%	\$1,558	19%	\$1,720	30%
	2025	5	67%	\$729,600	-13%	\$710,000	-21%	\$927	-41%	\$855	-50%
One Bed	2023	7	-46%	\$1,586,057	74%	\$1,325,000	54%	\$1,558	38%	\$1,611	98%
	2024	13	86%	\$1,057,000	-33%	\$999,000	-25%	\$1,206	-23%	\$1,010	-37%
	2025	10	-23%	\$1,217,750	15%	\$1,007,500	1%	\$1,372	14%	\$1,417	40%
Two Beds	2023	12	33%	\$2,989,375	51%	\$2,508,750	73%	\$1,887	41%	\$1,712	79%
	2024	8	-33%	\$1,904,750	-36%	\$1,975,000	-21%	\$1,470	-22%	\$1,744	2%
	2025	18	125%	\$2,214,277	16%	\$1,976,250	0%	\$1,480	1%	\$1,581	-9%
Three Plus Beds	2023	2	100%	\$4,097,500	-23%	\$4,097,500	-23%	\$2,116	-16%	\$2,116	-16%
	2024	1	-50%	\$20,348,000	397%	\$20,348,000	397%	\$3,683	74%	\$3,683	74%
	2025	5	400%	\$4,116,950	-80%	\$1,550,000	-92%	\$1,832	-50%	\$1,020	-72%



Seaport
Sales Comparison by Square Footage
3rd Quarter 2025

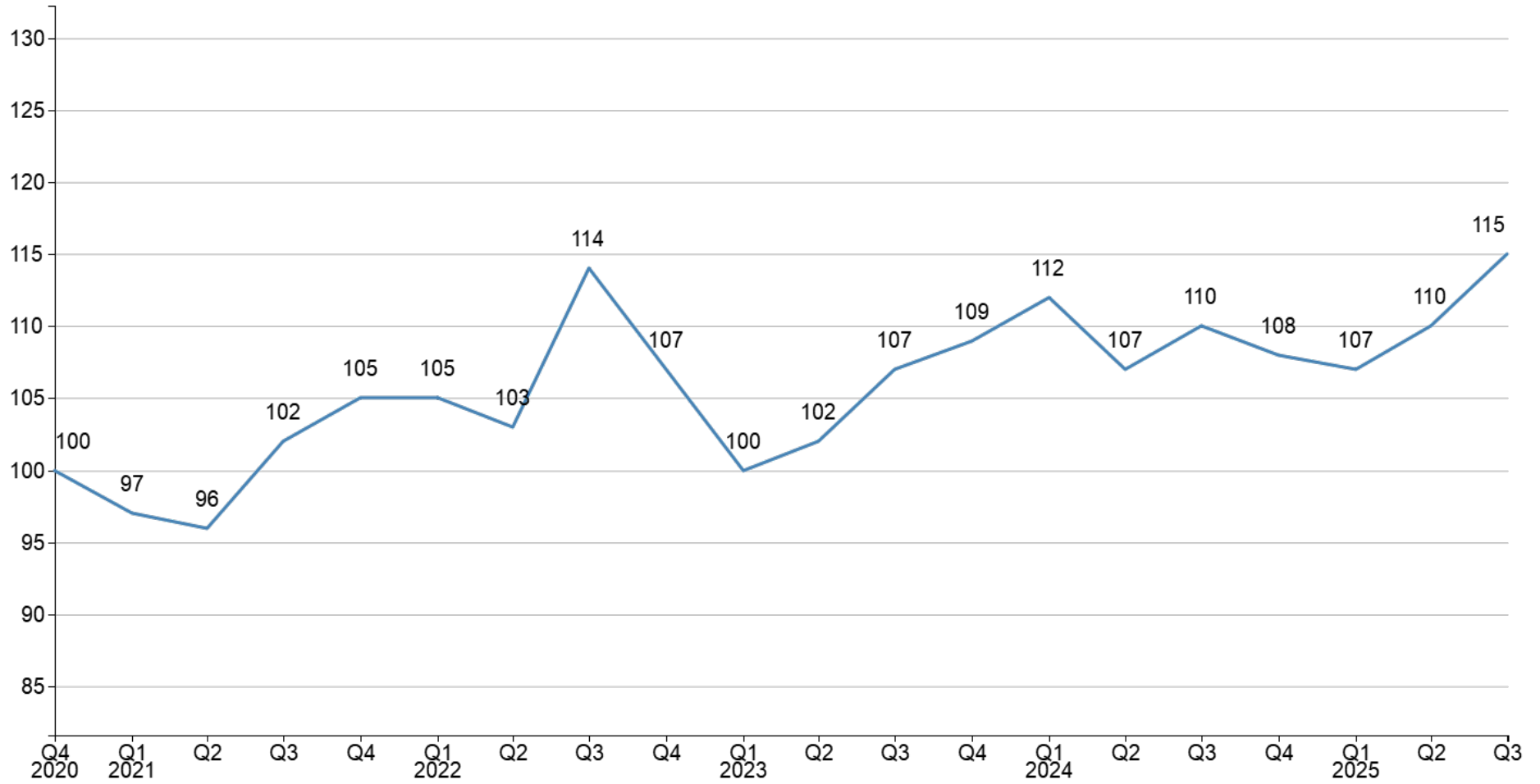
Sq Feet	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
700 or less	2023	4	-43%	\$823,000	-16%	\$798,500	-29%	\$1,483	-5%	\$1,531	-11%
	2024	6	50%	\$889,833	8%	\$935,000	17%	\$1,472	-1%	\$1,589	4%
	2025	2	-67%	\$763,750	-14%	\$763,750	-18%	\$1,407	-4%	\$1,407	-11%
701- 1000	2023	5	25%	\$1,337,480	70%	\$930,000	24%	\$1,495	59%	\$1,089	36%
	2024	7	40%	\$1,019,571	-24%	\$870,000	-6%	\$1,179	-21%	\$995	-9%
	2025	8	14%	\$936,000	-8%	\$857,500	-1%	\$1,152	-2%	\$966	-3%
1001- 1500	2023	8	-27%	\$1,959,375	64%	\$1,797,500	87%	\$1,580	59%	\$1,561	96%
	2024	9	12%	\$1,616,667	-17%	\$1,475,000	-18%	\$1,346	-15%	\$1,420	-9%
	2025	20	122%	\$1,511,849	-6%	\$1,187,500	-19%	\$1,239	-8%	\$992	-30%
1501- 1800	2023	2	100%	\$2,370,000	-21%	\$2,370,000	-21%	\$1,521	-21%	\$1,521	-21%
	2024	2	0%	\$2,239,000	-6%	\$2,239,000	-6%	\$1,456	-4%	\$1,456	-4%
	2025	3	50%	\$2,133,333	-5%	\$1,550,000	-31%	\$1,381	-5%	\$1,020	-30%
1801- 2400	2023	6	100%	\$4,663,750	24%	\$5,100,000	13%	\$2,322	26%	\$2,451	4%
	2024	0	-	-	-	-	-	-	-	-	-
	2025	3	-	\$4,743,333	-	\$4,650,000	-	\$2,277	-	\$2,161	-
Over 2400	2023	0	-	-	-	-	-	-	-	-	-
	2024	1	-	\$20,348,000	-	\$20,348,000	-	\$3,683	-	\$3,683	-
	2025	2	100%	\$8,192,375	-60%	\$8,192,375	-60%	\$3,185	-14%	\$3,185	-14%

LINK

SOUTH BOSTON
QUARTERLY SALES
SUMMARY
THIRD QUARTER 2025



South Boston
Five Year Price Index
(Appreciation Rate)

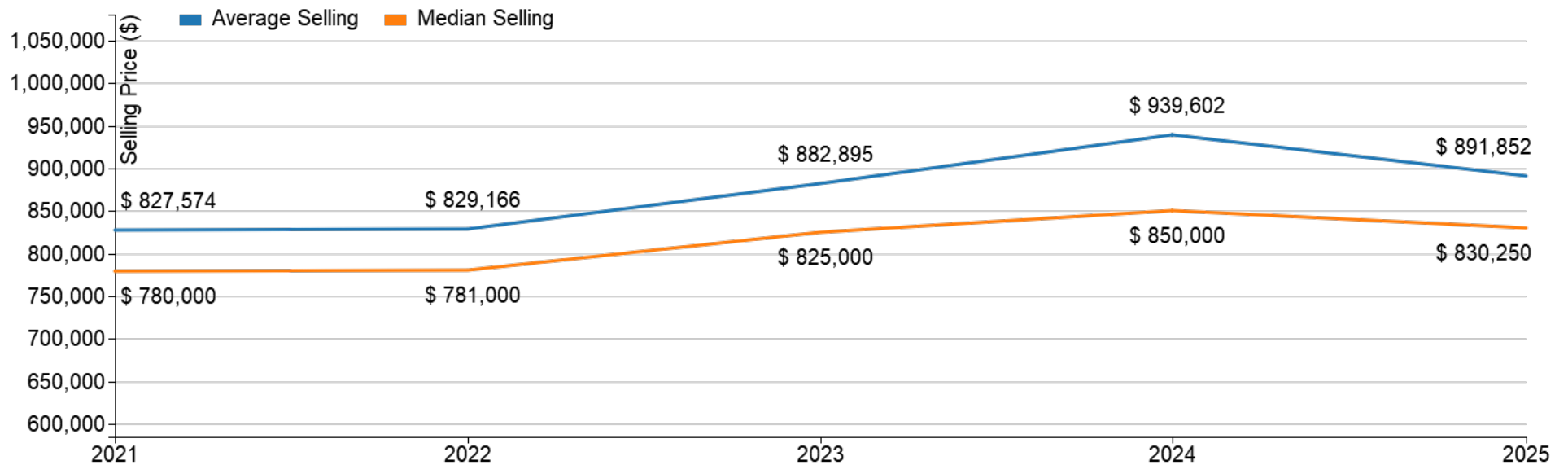




South Boston
Sales Summary
3rd Quarter 2025

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
2021	269	-	\$827,574	-	\$780,000	-	\$798	-	\$792	-
2022	172	-36%	\$829,166	0%	\$781,000	0%	\$807	1%	\$812	3%
2023	130	-24%	\$882,895	6%	\$825,000	6%	\$819	2%	\$823	1%
2024	150	15%	\$939,602	6%	\$850,000	3%	\$809	-1%	\$801	-3%
2025	154	3%	\$891,852	-5%	\$830,250	-2%	\$837	4%	\$842	5%

Average / Median Selling Price





South Boston
Sales by Number of Bedrooms
3rd Quarter 2025

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
Studio	2023	1	-50%	\$610,000	-13%	\$610,000	-13%	\$1,119	-20%	\$1,119	-20%
	2024	1	0%	\$450,000	-26%	\$450,000	-26%	\$1,049	-6%	\$1,049	-6%
	2025	1	0%	\$434,900	-3%	\$434,900	-3%	\$843	-20%	\$843	-20%
One Bed	2023	22	-37%	\$518,513	-12%	\$537,000	-2%	\$878	4%	\$908	9%
	2024	25	14%	\$578,036	11%	\$556,600	4%	\$926	5%	\$951	5%
	2025	28	12%	\$600,679	4%	\$550,000	-1%	\$909	-2%	\$897	-6%
Two Beds	2023	80	-24%	\$851,469	5%	\$844,000	8%	\$811	3%	\$816	4%
	2024	89	11%	\$881,307	4%	\$850,000	1%	\$785	-3%	\$788	-3%
	2025	91	2%	\$849,405	-4%	\$840,000	-1%	\$838	7%	\$838	6%
Three Plus Beds	2023	27	-10%	\$1,283,022	8%	\$1,225,000	9%	\$785	-1%	\$809	2%
	2024	35	30%	\$1,360,090	6%	\$1,173,000	-4%	\$777	-1%	\$716	-11%
	2025	34	-3%	\$1,258,690	-7%	\$1,205,000	3%	\$773	-0%	\$762	6%



South Boston
Sales Comparison by Square Footage
3rd Quarter 2025

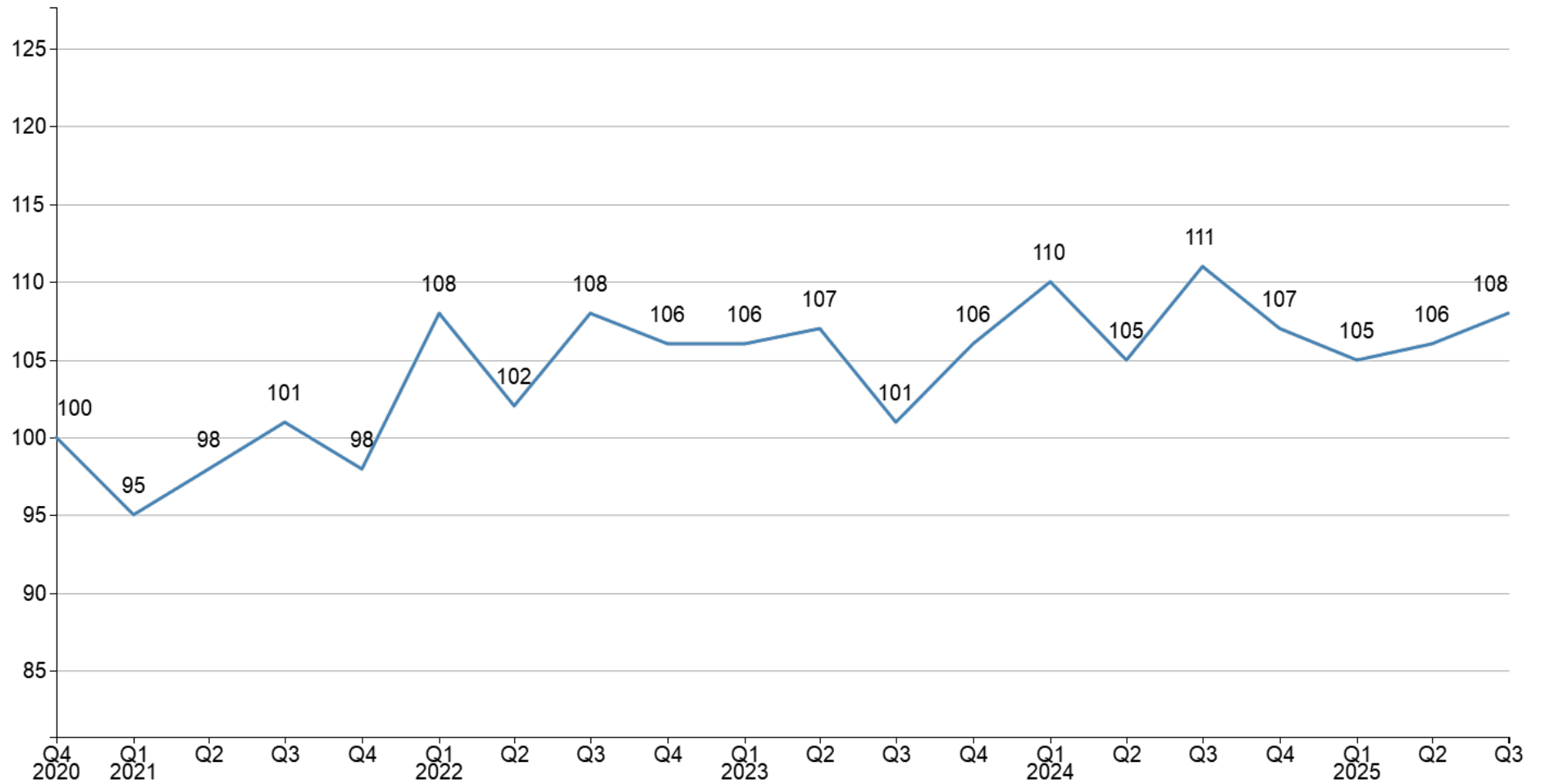
Sq Feet	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
700 or less	2023	23	-18%	\$545,437	7%	\$545,000	4%	\$959	4%	\$982	12%
	2024	24	4%	\$556,483	2%	\$537,500	-1%	\$983	2%	\$969	-1%
	2025	32	33%	\$531,559	-4%	\$527,500	-2%	\$918	-7%	\$898	-7%
701- 1000	2023	29	-48%	\$674,879	-4%	\$670,000	-7%	\$798	-3%	\$850	4%
	2024	33	14%	\$680,782	1%	\$680,000	1%	\$820	3%	\$839	-1%
	2025	44	33%	\$712,255	5%	\$710,000	4%	\$831	1%	\$831	-1%
1001- 1500	2023	58	-16%	\$945,636	5%	\$912,300	3%	\$801	7%	\$813	10%
	2024	59	2%	\$945,748	0%	\$889,000	-3%	\$768	-4%	\$749	-8%
	2025	54	-8%	\$994,887	5%	\$952,500	7%	\$827	8%	\$838	12%
1501- 1800	2023	14	40%	\$1,214,107	-8%	\$1,175,000	-14%	\$731	-9%	\$738	-12%
	2024	16	14%	\$1,225,938	1%	\$1,258,000	7%	\$732	0%	\$732	-1%
	2025	12	-25%	\$1,155,354	-6%	\$1,212,500	-4%	\$721	-2%	\$738	1%
1801- 2400	2023	3	-67%	\$1,445,000	-4%	\$1,175,000	-19%	\$705	-8%	\$629	-17%
	2024	14	367%	\$1,517,488	5%	\$1,591,419	35%	\$741	5%	\$775	23%
	2025	9	-36%	\$1,759,222	16%	\$1,610,000	1%	\$842	14%	\$807	4%
Over 2400	2023	3	-	\$2,160,167	-	\$2,058,000	-	\$840	-	\$774	-
	2024	4	33%	\$2,115,000	-2%	\$1,980,000	-4%	\$801	-5%	\$730	-6%
	2025	3	-25%	\$1,858,333	-12%	\$1,835,000	-7%	\$680	-15%	\$654	-10%

LINK

SOUTH END
QUARTERLY SALES
SUMMARY
THIRD QUARTER 2025

LINK

South End Five Year Price Index (Appreciation Rate)

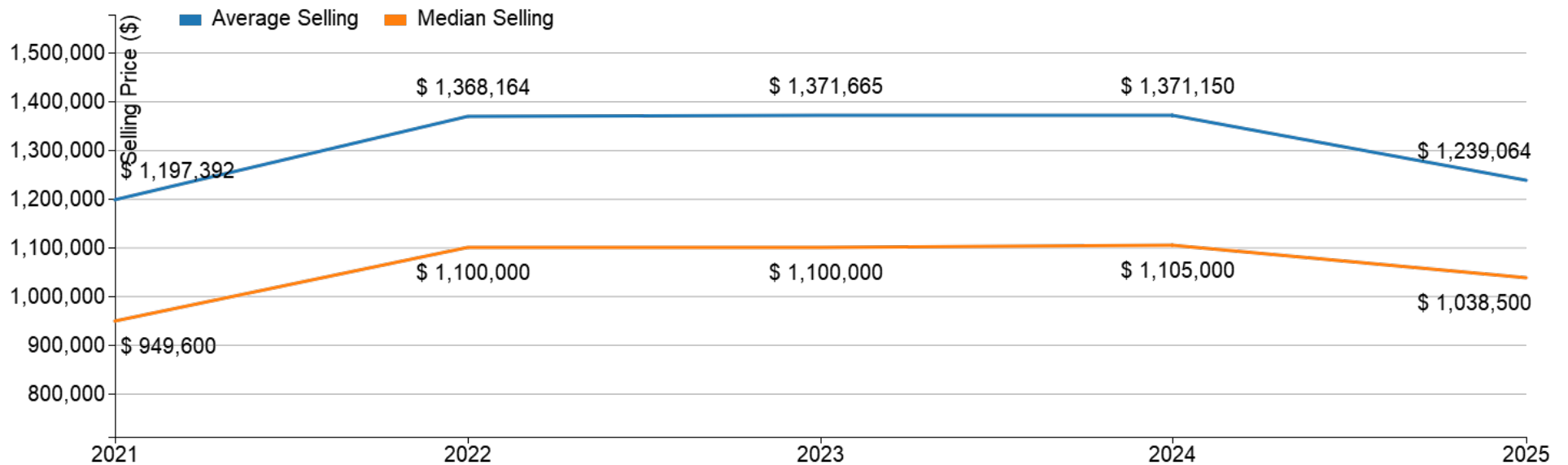




South End
Sales Summary
3rd Quarter 2025

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
2021	179	-	\$1,197,392	-	\$949,600	-	\$1,054	-	\$1,058	-
2022	172	-4%	\$1,368,164	14%	\$1,100,000	16%	\$1,149	9%	\$1,132	7%
2023	173	1%	\$1,371,665	0%	\$1,100,000	0%	\$1,152	0%	\$1,161	3%
2024	124	-28%	\$1,371,150	-0%	\$1,105,000	0%	\$1,171	2%	\$1,182	2%
2025	112	-10%	\$1,239,064	-10%	\$1,038,500	-6%	\$1,159	-1%	\$1,168	-1%

Average / Median Selling Price





South End
Sales by Number of Bedrooms
3rd Quarter 2025

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
Studio	2023	9	12%	\$638,211	-46%	\$650,000	23%	\$1,115	-2%	\$1,066	-11%
	2024	5	-44%	\$455,907	-29%	\$430,000	-34%	\$1,024	-8%	\$1,184	11%
	2025	5	0%	\$585,731	28%	\$545,000	27%	\$1,085	6%	\$1,219	3%
One Bed	2023	52	0%	\$778,685	-5%	\$750,000	-6%	\$1,100	-0%	\$1,077	-3%
	2024	38	-27%	\$782,149	0%	\$735,000	-2%	\$1,192	8%	\$1,218	13%
	2025	34	-11%	\$875,887	12%	\$850,000	16%	\$1,137	-5%	\$1,155	-5%
Two Beds	2023	85	8%	\$1,543,959	16%	\$1,525,000	27%	\$1,173	4%	\$1,192	8%
	2024	58	-32%	\$1,351,489	-12%	\$1,210,000	-21%	\$1,152	-2%	\$1,150	-4%
	2025	59	2%	\$1,194,896	-12%	\$1,107,500	-8%	\$1,147	-0%	\$1,141	-1%
Three Plus Beds	2023	27	-18%	\$2,215,778	-7%	\$2,232,000	1%	\$1,197	-6%	\$1,272	-1%
	2024	23	-15%	\$2,592,826	17%	\$2,650,000	19%	\$1,216	2%	\$1,221	-4%
	2025	14	-39%	\$2,540,536	-2%	\$2,605,000	-2%	\$1,294	6%	\$1,380	13%



South End
Sales Comparison by Square Footage
3rd Quarter 2025

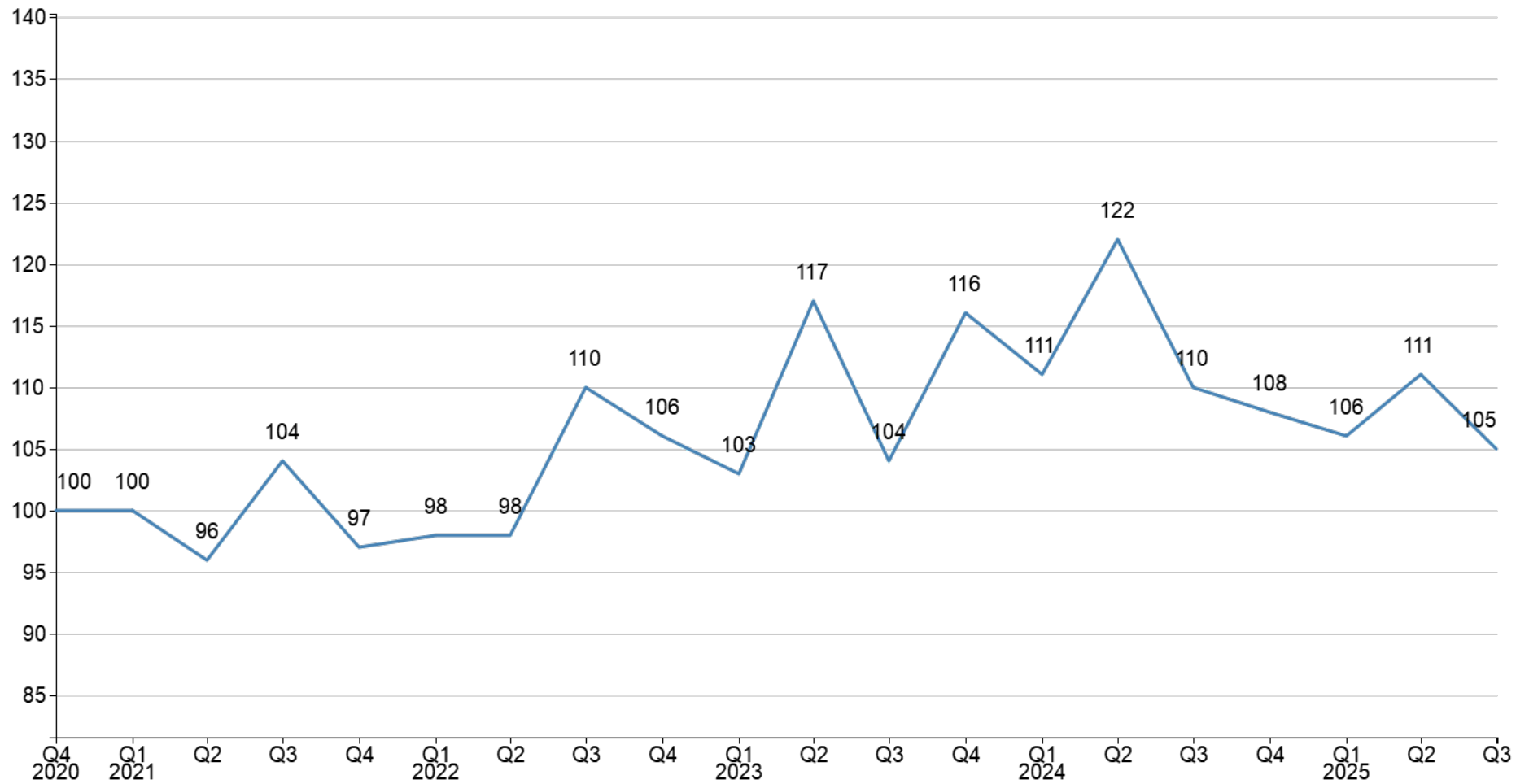
Sq Feet	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
700 or less	2023	33	0%	\$693,542	4%	\$625,000	-4%	\$1,151	-3%	\$1,131	-3%
	2024	36	9%	\$707,783	2%	\$689,500	10%	\$1,248	8%	\$1,229	9%
	2025	25	-31%	\$750,780	6%	\$730,000	6%	\$1,281	3%	\$1,271	3%
701- 1000	2023	50	-6%	\$900,978	-2%	\$872,500	-6%	\$1,069	-3%	\$1,048	-5%
	2024	28	-44%	\$932,872	4%	\$909,500	4%	\$1,089	2%	\$1,050	0%
	2025	39	39%	\$953,059	2%	\$875,000	-4%	\$1,130	4%	\$1,119	7%
1001- 1500	2023	48	7%	\$1,479,010	8%	\$1,562,500	11%	\$1,145	6%	\$1,203	10%
	2024	26	-46%	\$1,331,864	-10%	\$1,315,000	-16%	\$1,111	-3%	\$1,131	-6%
	2025	29	12%	\$1,319,650	-1%	\$1,200,000	-9%	\$1,073	-3%	\$1,111	-2%
1501- 1800	2023	22	22%	\$1,939,859	-7%	\$2,000,000	-3%	\$1,196	-5%	\$1,235	3%
	2024	16	-27%	\$1,779,406	-8%	\$1,740,000	-13%	\$1,101	-8%	\$1,084	-12%
	2025	9	-44%	\$1,917,111	8%	\$1,810,000	4%	\$1,154	5%	\$1,056	-3%
1801- 2400	2023	17	0%	\$2,724,872	2%	\$2,660,000	-3%	\$1,381	5%	\$1,341	3%
	2024	9	-47%	\$2,813,111	3%	\$2,800,000	5%	\$1,360	-2%	\$1,330	-1%
	2025	7	-22%	\$2,298,929	-18%	\$2,600,000	-7%	\$1,135	-17%	\$1,243	-7%
Over 2400	2023	3	-50%	\$3,123,333	-7%	\$3,200,000	-15%	\$1,020	3%	\$709	-29%
	2024	9	200%	\$3,333,889	7%	\$3,214,000	0%	\$1,224	20%	\$1,181	66%
	2025	3	-67%	\$3,740,000	12%	\$3,775,000	17%	\$1,438	18%	\$1,451	23%

LINK

WATERFRONT
QUARTERLY SALES
SUMMARY
THIRD QUARTER 2025

LINK

Waterfront Five Year Price Index (Appreciation Rate)

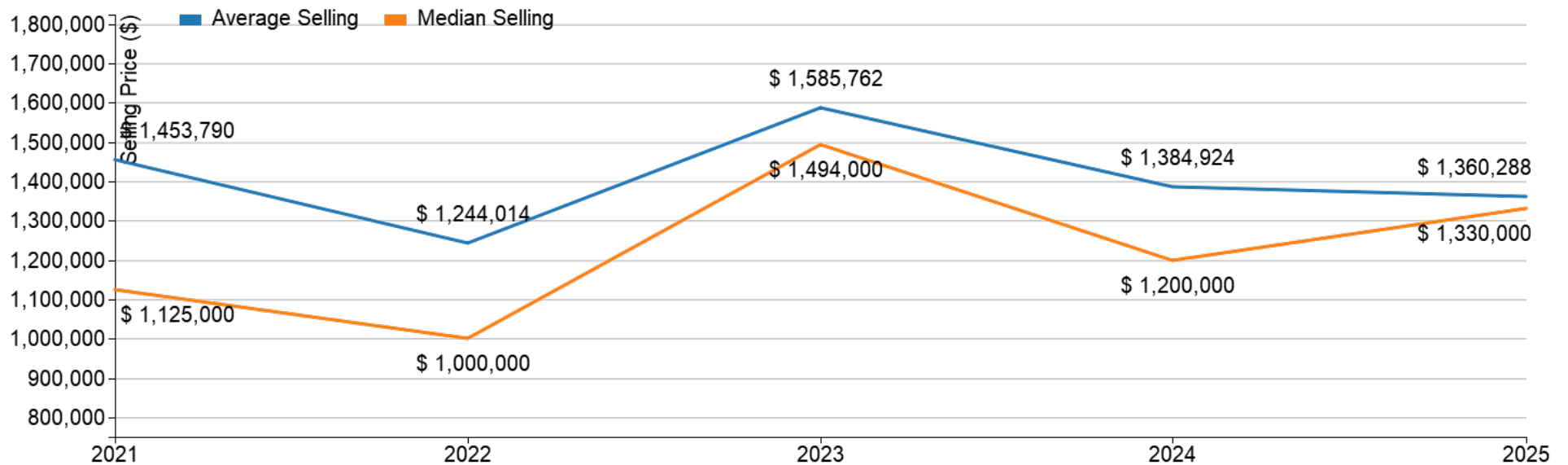




Waterfront Sales Summary 3rd Quarter 2025

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
2021	50	-	\$1,453,790	-	\$1,125,000	-	\$1,017	-	\$929	-
2022	37	-26%	\$1,244,014	-14%	\$1,000,000	-11%	\$1,063	4%	\$1,044	12%
2023	26	-30%	\$1,585,762	27%	\$1,494,000	49%	\$1,191	12%	\$1,154	10%
2024	33	27%	\$1,384,924	-13%	\$1,200,000	-20%	\$1,086	-9%	\$1,040	-10%
2025	33	0%	\$1,360,288	-2%	\$1,330,000	11%	\$1,051	-3%	\$1,000	-4%

Average / Median Selling Price





Waterfront
Sales by Number of Bedrooms
3rd Quarter 2025

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
Studio	2023	2	100%	\$559,500	-19%	\$559,500	-19%	\$1,165	2%	\$1,165	2%
	2024	1	-50%	\$689,000	23%	\$689,000	23%	\$1,205	3%	\$1,205	3%
	2025	0	-	-	-	-	-	-	-	-	-
One Bed	2023	9	-53%	\$891,000	4%	\$875,000	17%	\$1,003	-1%	\$978	-6%
	2024	10	11%	\$824,000	-8%	\$626,500	-28%	\$915	-9%	\$837	-14%
	2025	15	50%	\$709,067	-14%	\$639,000	2%	\$861	-6%	\$801	-4%
Two Beds	2023	11	-8%	\$1,905,409	29%	\$1,825,000	68%	\$1,319	17%	\$1,255	14%
	2024	20	82%	\$1,528,675	-20%	\$1,412,500	-23%	\$1,106	-16%	\$1,057	-16%
	2025	16	-20%	\$1,714,781	12%	\$1,537,000	9%	\$1,169	6%	\$1,159	10%
Three Plus Beds	2023	4	-20%	\$2,783,075	24%	\$2,141,150	13%	\$1,273	16%	\$1,092	0%
	2024	2	-50%	\$3,100,000	11%	\$3,100,000	45%	\$1,680	32%	\$1,680	54%
	2025	2	0%	\$3,408,500	10%	\$3,408,500	10%	\$1,537	-9%	\$1,537	-9%

LINK

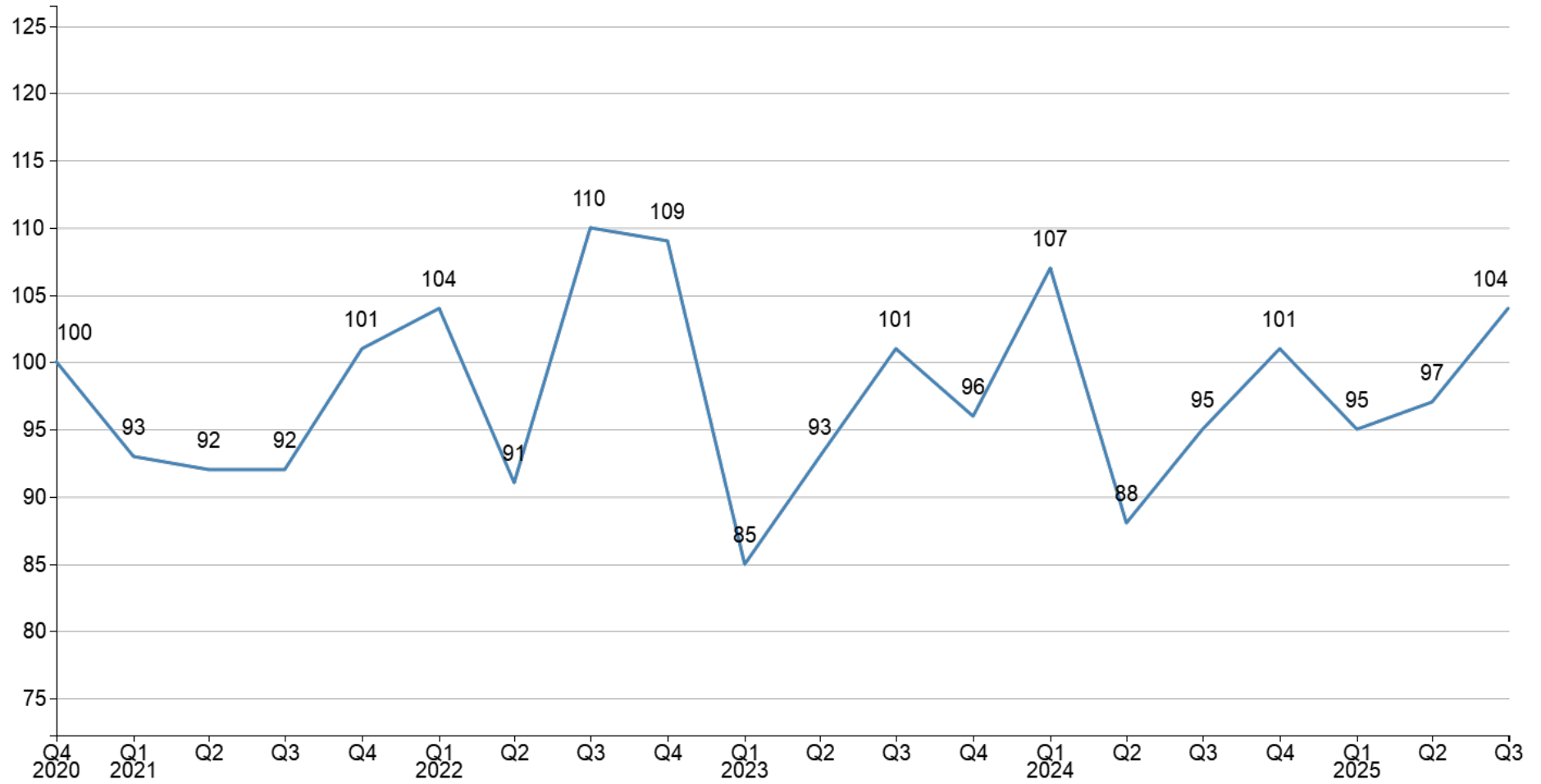
WEST END

**QUARTERLY SALES
SUMMARY**

THIRD QUARTER 2025

LINK

West End Five Year Price Index (Appreciation Rate)





West End
Sales Summary
3rd Quarter 2025

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
2021	16	-	\$714,212	-	\$672,500	-	\$756	-	\$686	-
2022	9	-44%	\$678,806	-5%	\$630,000	-6%	\$816	8%	\$783	14%
2023	16	78%	\$640,941	-6%	\$577,500	-8%	\$751	-8%	\$680	-13%
2024	18	12%	\$690,583	8%	\$600,750	4%	\$757	1%	\$699	3%
2025	11	-39%	\$654,864	-5%	\$575,000	-4%	\$746	-1%	\$726	4%

Average / Median Selling Price

