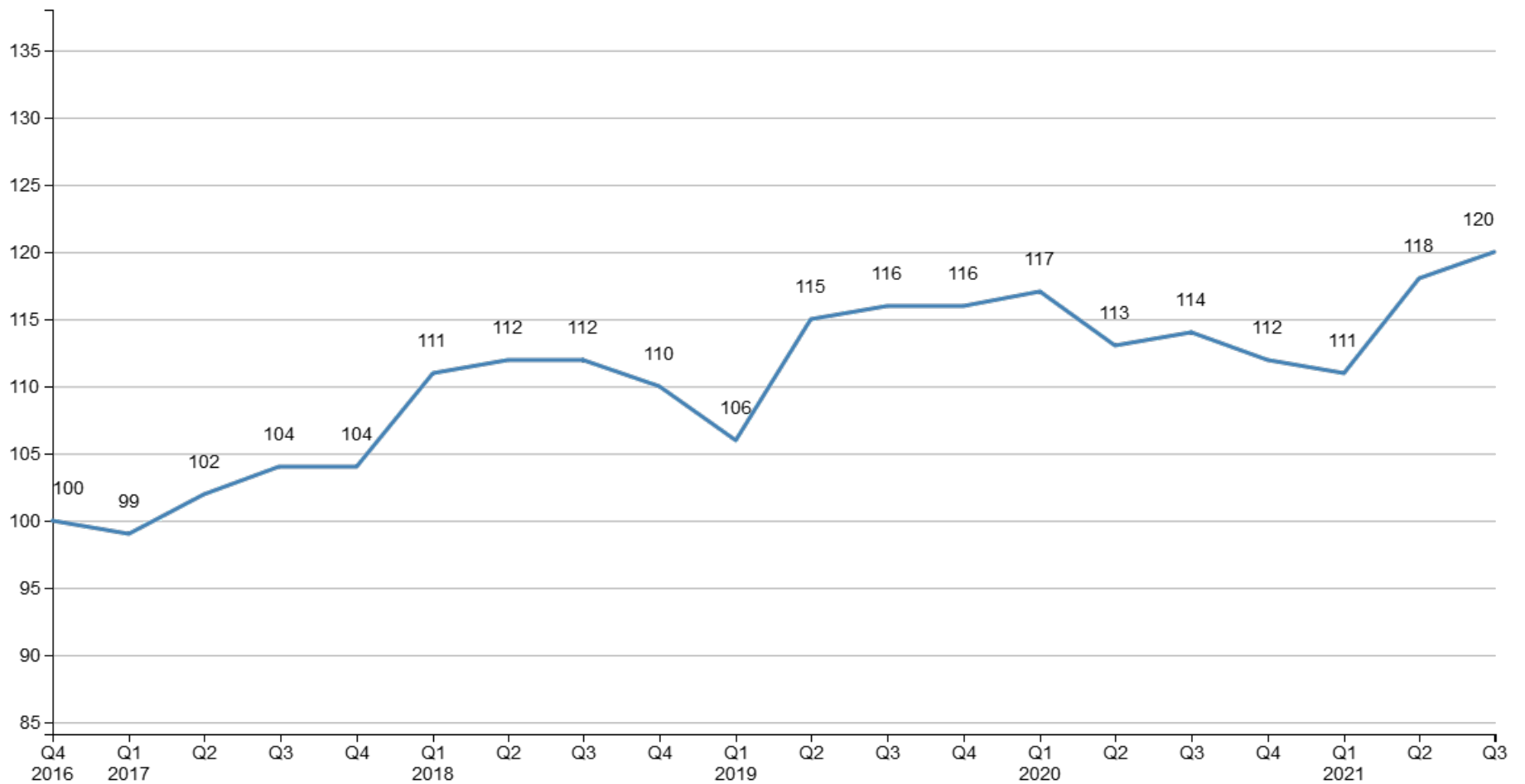


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BOSTON
**QUARTERLY SALES
SUMMARY**
THIRD QUARTER 2021

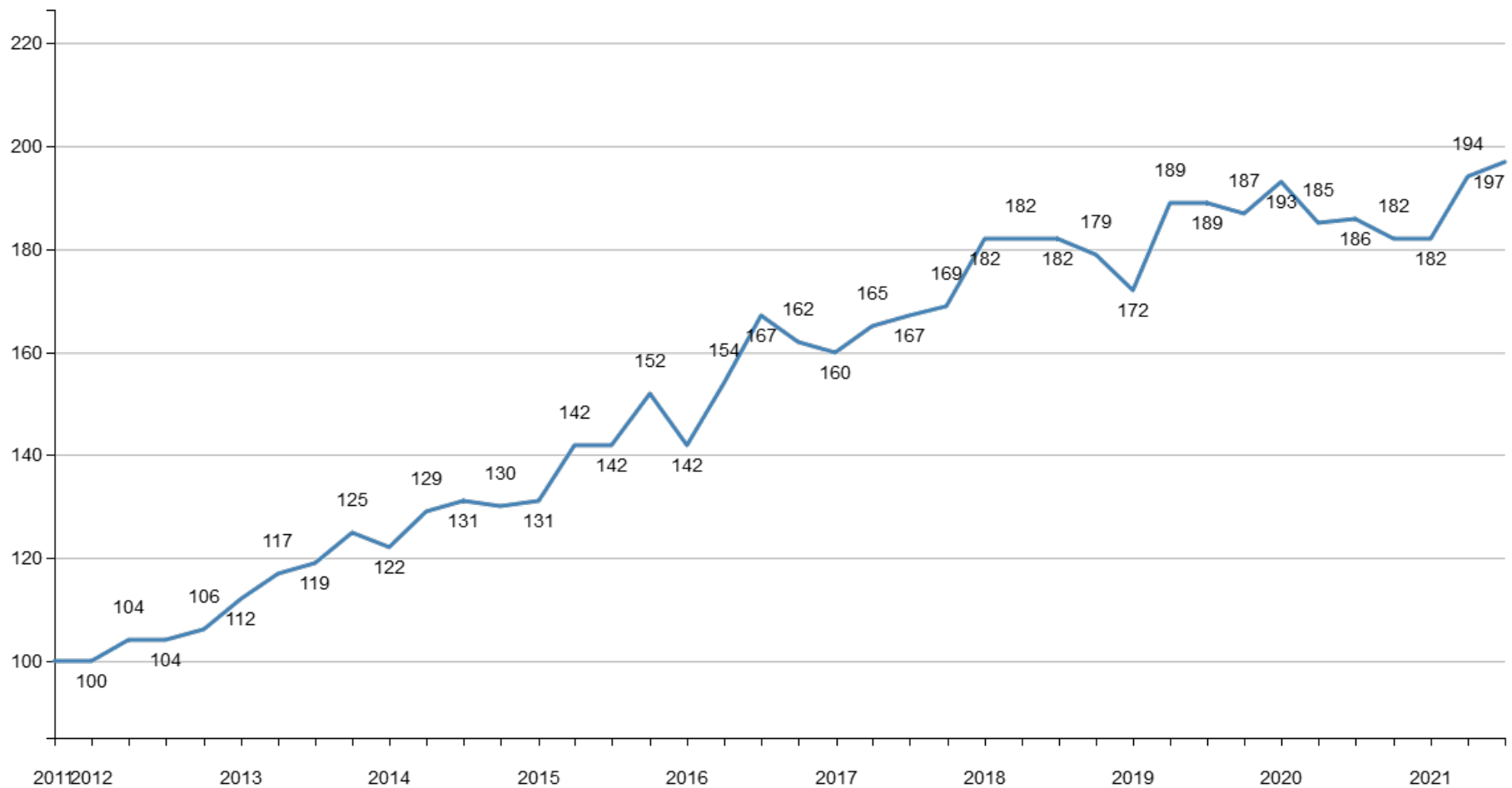
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Citywide Five Year Price Index (Appreciation Rate)



LINK

Citywide Ten Year Price Index (Appreciation Rate)

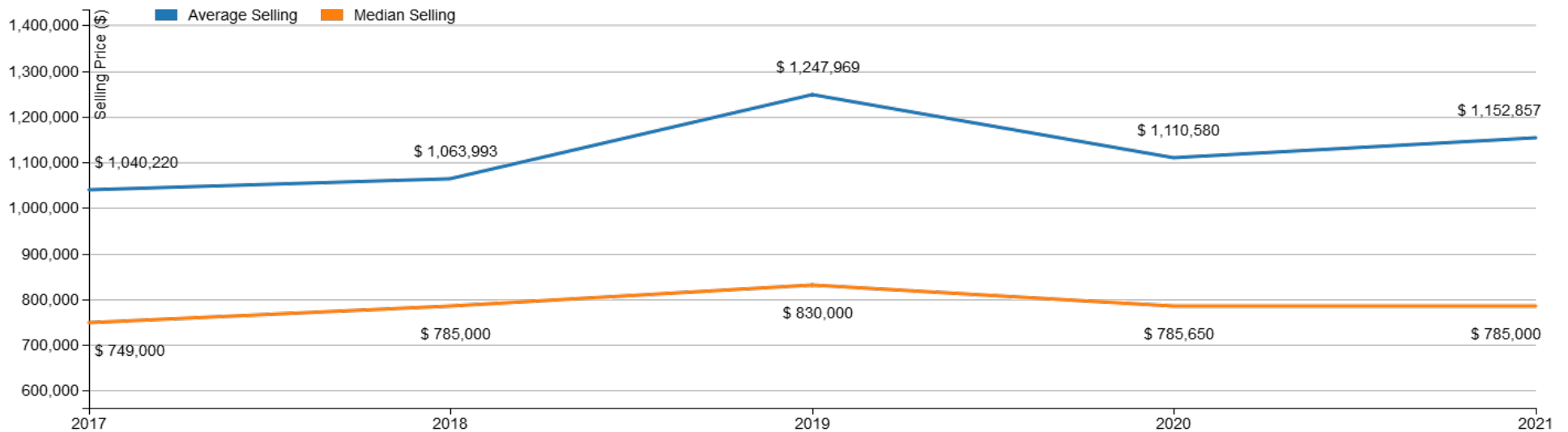




Citywide
Quarterly Sales Summary
3rd Quarter 2021

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
2017	925	-	\$1,040,220	-	\$749,000	-	\$888	-	\$841	-	45
2018	1,036	12%	\$1,063,993	2%	\$785,000	5%	\$933	5%	\$916	9%	57
2019	977	-6%	\$1,247,969	17%	\$830,000	6%	\$1,006	8%	\$914	0%	63
2020	920	-6%	\$1,110,580	-11%	\$785,650	-5%	\$967	-4%	\$889	-3%	69
2021	1,232	34%	\$1,152,857	4%	\$785,000	0%	\$986	2%	\$909	2%	83

Average / Median Selling Price





Quarterly Sales By Area

3rd Quarter 2021

Area	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
Luxe	166	77%	\$2,389,817	-12%	\$1,697,000	-3%	\$1,534	-7%	\$1,420	-7%	115
Back Bay	126	52%	\$2,312,533	-3%	\$1,350,000	15%	\$1,398	-1%	\$1,204	2%	128
Beacon Hill	60	28%	\$1,353,565	21%	\$867,500	2%	\$1,174	-1%	\$1,142	-4%	67
Charlestown	93	-29%	\$809,297	0%	\$705,000	-6%	\$774	1%	\$784	4%	49
East Boston	259	250%	\$708,906	29%	\$643,000	19%	\$795	41%	\$739	27%	82
Fenway	50	67%	\$733,311	2%	\$643,500	16%	\$981	-3%	\$976	0%	63
Midtown	44	52%	\$1,664,625	20%	\$1,165,000	8%	\$1,161	14%	\$1,088	11%	341
North End	30	7%	\$683,183	-4%	\$599,500	-5%	\$955	2%	\$978	1%	67
Seaport	68	21%	\$2,175,082	23%	\$1,689,500	14%	\$1,559	2%	\$1,593	4%	142
South Boston	261	23%	\$828,852	11%	\$780,000	8%	\$797	5%	\$792	6%	71
South End	174	-5%	\$1,206,599	-7%	\$949,800	-10%	\$1,060	-2%	\$1,068	-1%	67
Waterfront	52	41%	\$1,425,760	24%	\$1,069,500	17%	\$1,002	2%	\$913	-3%	79
West End	15	50%	\$675,160	-4%	\$655,000	8%	\$727	-3%	\$686	-3%	62



Citywide

Sales Comparison by Number of Bedrooms

3rd Quarter 2021

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
Studio	2019	32	-14%	\$704,643	17%	\$522,950	2%	\$1,057	-7%	\$1,056	-8%	87
	2020	28	-13%	\$564,375	-20%	\$472,500	-10%	\$1,158	10%	\$1,147	9%	391
	2021	58	107%	\$498,821	-12%	\$477,450	1%	\$1,099	-5%	\$1,090	-5%	81
One Bed	2019	311	1%	\$683,118	-1%	\$601,500	-7%	\$953	-1%	\$929	-3%	43
	2020	283	-9%	\$707,424	4%	\$620,000	3%	\$978	3%	\$949	2%	43
	2021	398	41%	\$710,897	0%	\$640,000	3%	\$974	0%	\$944	0%	63
Two Beds	2019	496	-8%	\$1,308,862	27%	\$900,000	3%	\$1,005	12%	\$859	-1%	62
	2020	470	-5%	\$1,094,059	-16%	\$827,500	-8%	\$943	-6%	\$827	-4%	63
	2021	598	27%	\$1,125,333	3%	\$884,500	7%	\$945	0%	\$846	2%	71
Three Plus Beds	2019	137	-10%	\$2,432,457	19%	\$1,803,200	26%	\$1,117	16%	\$1,011	22%	93
	2020	139	1%	\$2,097,285	-14%	\$1,375,000	-24%	\$990	-11%	\$831	-18%	116
	2021	178	28%	\$2,446,643	17%	\$1,625,000	18%	\$1,113	12%	\$917	10%	130



Citywide

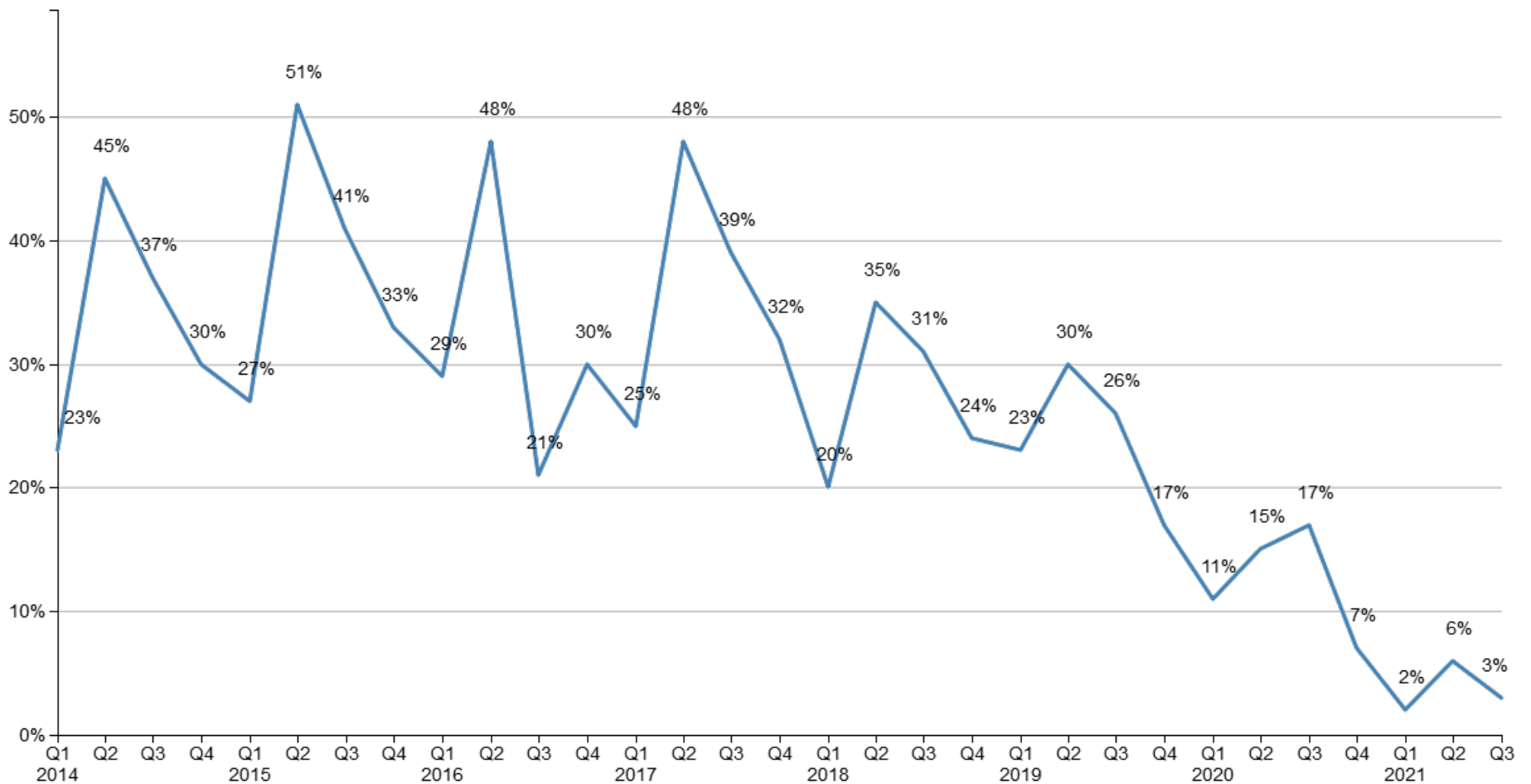
Sales Comparison by Square Footage

3rd Quarter 2021

Sq Feet	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
700 or less	2019	189	-16%	\$547,066	3%	\$525,000	0%	\$1,012	1%	\$1,015	2%	32
	2020	216	14%	\$570,250	4%	\$550,000	5%	\$1,026	1%	\$1,004	-1%	48
	2021	265	23%	\$551,557	-3%	\$530,000	-4%	\$1,010	-2%	\$992	-1%	61
701- 1000	2019	281	-3%	\$711,860	-3%	\$660,000	-7%	\$863	-1%	\$802	-8%	43
	2020	256	-9%	\$735,510	3%	\$700,000	6%	\$876	1%	\$835	4%	37
	2021	384	50%	\$753,694	2%	\$718,500	3%	\$904	3%	\$852	2%	61
1001- 1500	2019	308	-10%	\$1,120,278	8%	\$977,500	0%	\$929	9%	\$847	1%	60
	2020	303	-2%	\$1,125,281	0%	\$940,000	-4%	\$923	-1%	\$799	-6%	56
	2021	379	25%	\$1,098,976	-2%	\$955,000	2%	\$914	-1%	\$809	1%	62
1501- 1800	2019	69	-22%	\$1,691,844	9%	\$1,619,000	14%	\$1,030	8%	\$975	11%	101
	2020	69	0%	\$1,547,580	-9%	\$1,375,000	-15%	\$951	-8%	\$873	-10%	109
	2021	88	28%	\$1,629,157	5%	\$1,595,000	16%	\$1,005	6%	\$976	12%	97
1801- 2400	2019	89	65%	\$2,998,081	29%	\$2,550,000	31%	\$1,443	29%	\$1,262	25%	104
	2020	51	-43%	\$2,309,800	-23%	\$1,925,000	-25%	\$1,133	-21%	\$1,011	-20%	194
	2021	75	47%	\$2,700,198	17%	\$2,550,000	32%	\$1,307	15%	\$1,264	25%	143
Over 2400	2019	40	11%	\$4,635,004	9%	\$4,215,000	5%	\$1,558	9%	\$1,507	8%	104
	2020	25	-38%	\$5,789,050	25%	\$4,000,000	-5%	\$1,646	6%	\$1,385	-8%	214
	2021	41	64%	\$5,423,083	-6%	\$4,250,000	6%	\$1,645	0%	\$1,371	-1%	153

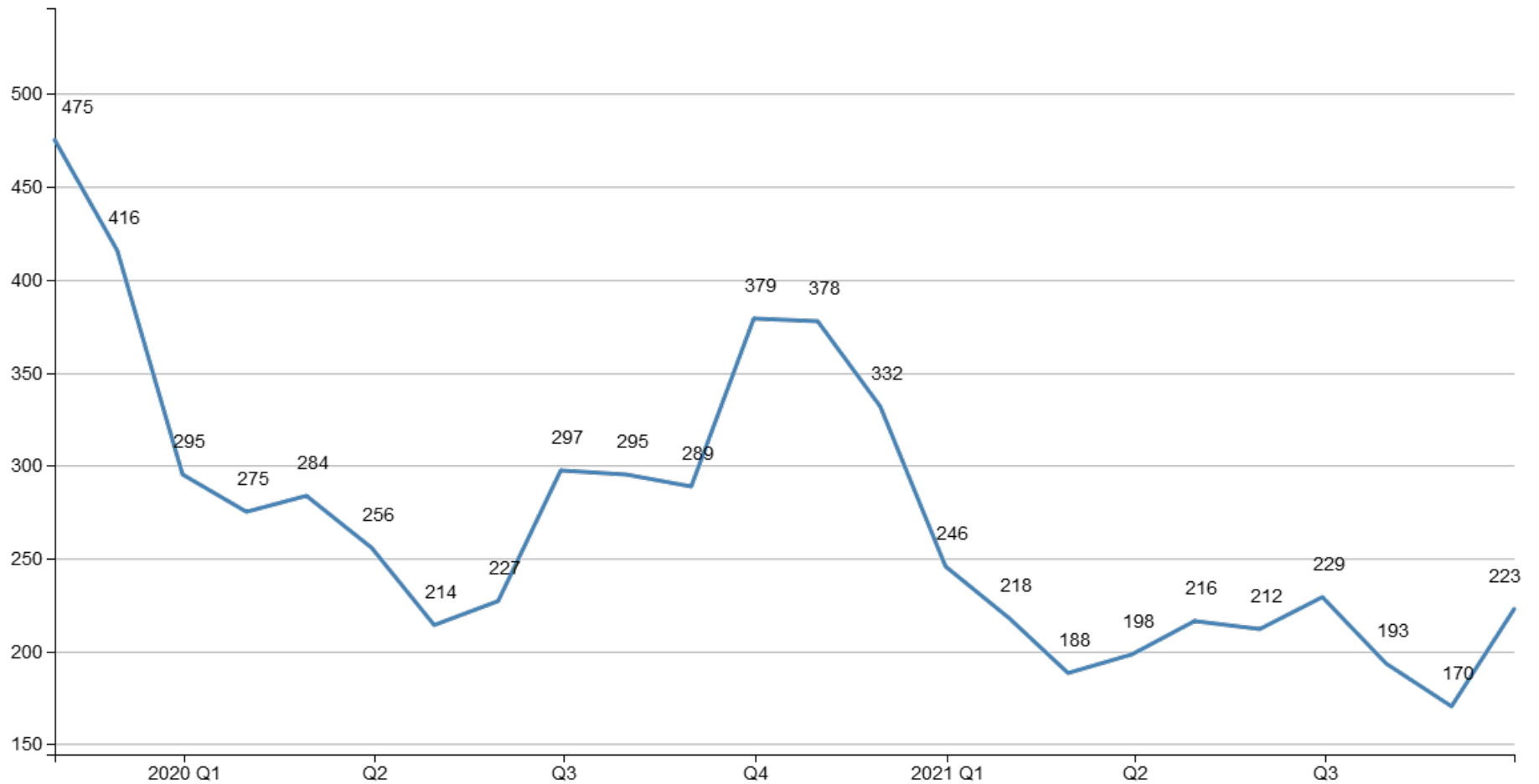
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Citywide Sales Over Last Asking Price 3rd Quarter 2021



LINK

Citywide Inventory 3rd Quarter 2021



LINK

LUXURY CONDOMINIUMS
**QUARTERLY SALES
SUMMARY**
THIRD QUARTER 2021



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24 School Street Suite 702, Boston, MA 02108

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Luxe Condominium Buildings

Hotel Luxe

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

Luxe Boutique

1-3 Commonwealth
100 Beacon
109 Commonwealth
24 Commonwealth
25 Beacon
274 Beacon
36A Street Lofts
45 Commonwealth
49-51 Commonwealth
Amory on the Park
Boulevard on The Greenway
The Bradley Mansion
Burrage Mansion
Chanel No. 6
The Factory
Four51 Marlborough
The Henry
Le Jardin
The Lucas
The Lydon
Maison Vernon
The Marais
Residences at 9 Arlington St
The Tudor
The Whitwell
Zero Marlborough

Luxe Full Service

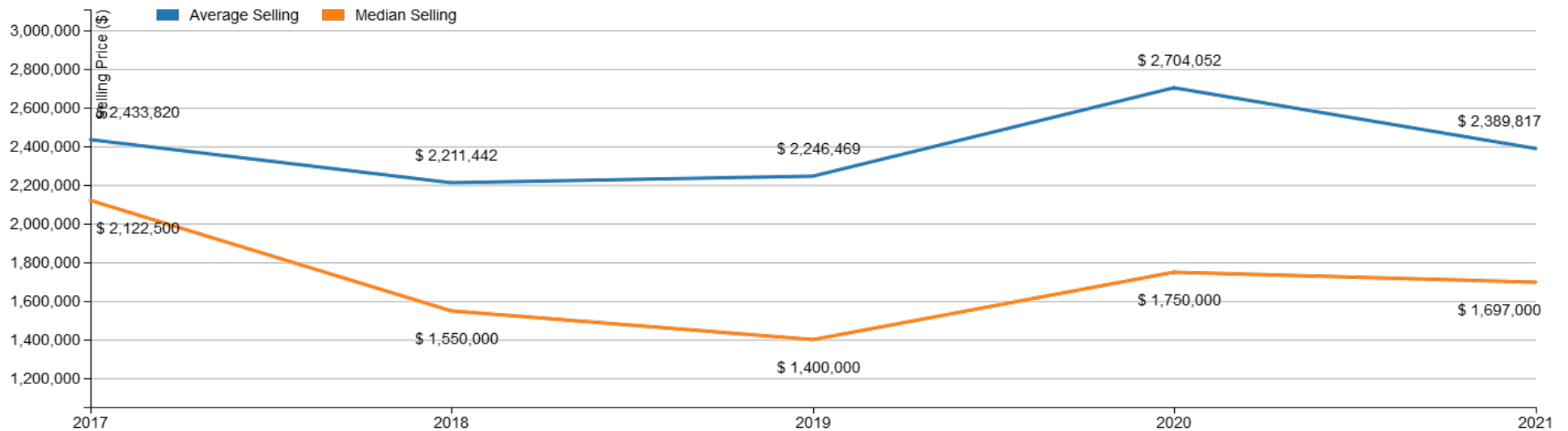
1 Charles St South
100 Shawmut
180 Beacon
330 Beacon St
44 Prince
45 Province
50 Liberty
Albert A Pope
The Archer Residences
Atelier 505
Belvedere
The Bryant Back Bay
Burroughs Wharf
Church Court
The Clarendon
The Cosmopolitan
Echelon Tower One
Echelon Tower Two
Grandview
Heritage
Lovejoy Wharf
The Mezz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



Luxury Condominiums Sales Summary 3rd Quarter 2021

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
2017	82	-	\$2,433,820	-	\$2,122,500	-	\$1,413	-	\$1,307	-	106
2018	91	11%	\$2,211,442	-9%	\$1,550,000	-27%	\$1,370	-3%	\$1,243	-5%	129
2019	191	110%	\$2,246,469	2%	\$1,400,000	-10%	\$1,406	3%	\$1,176	-5%	96
2020	94	-51%	\$2,704,052	20%	\$1,750,000	25%	\$1,643	17%	\$1,534	30%	202
2021	166	77%	\$2,389,817	-12%	\$1,697,000	-3%	\$1,534	-7%	\$1,420	-7%	115

Average / Median Selling Price





Luxury Condominiums

Sales by Number of Bedrooms

3rd Quarter 2021

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
Studio	2019	2	-50%	\$816,500	22%	\$816,500	24%	\$1,365	22%	\$1,365	24%	4
	2020	4	100%	\$819,075	0%	\$768,150	-6%	\$1,434	5%	\$1,488	9%	391
	2021	7	75%	\$726,457	-11%	\$720,000	-6%	\$1,393	-3%	\$1,290	-13%	27
One Bed	2019	63	152%	\$811,329	-25%	\$650,000	-35%	\$1,016	-16%	\$826	-31%	70
	2020	31	-51%	\$1,145,976	41%	\$1,163,000	79%	\$1,356	34%	\$1,406	70%	30
	2021	47	52%	\$1,098,248	-4%	\$969,000	-17%	\$1,312	-3%	\$1,233	-12%	105
Two Beds	2019	103	134%	\$2,571,992	21%	\$1,799,000	7%	\$1,531	11%	\$1,288	1%	91
	2020	47	-54%	\$2,689,347	5%	\$1,998,000	11%	\$1,729	13%	\$1,595	24%	257
	2021	83	77%	\$2,285,180	-15%	\$1,938,600	-3%	\$1,502	-13%	\$1,436	-10%	90
Three Plus Beds	2019	23	28%	\$4,844,070	12%	\$4,350,000	10%	\$1,919	19%	\$1,805	13%	148
	2020	12	-48%	\$7,415,000	53%	\$4,185,000	-4%	\$2,119	10%	\$1,682	-7%	220
	2021	29	142%	\$5,184,030	-30%	\$4,550,000	9%	\$2,018	-5%	\$1,990	18%	159



Luxury Condominiums
Sales by Square Footage
3rd Quarter 2021

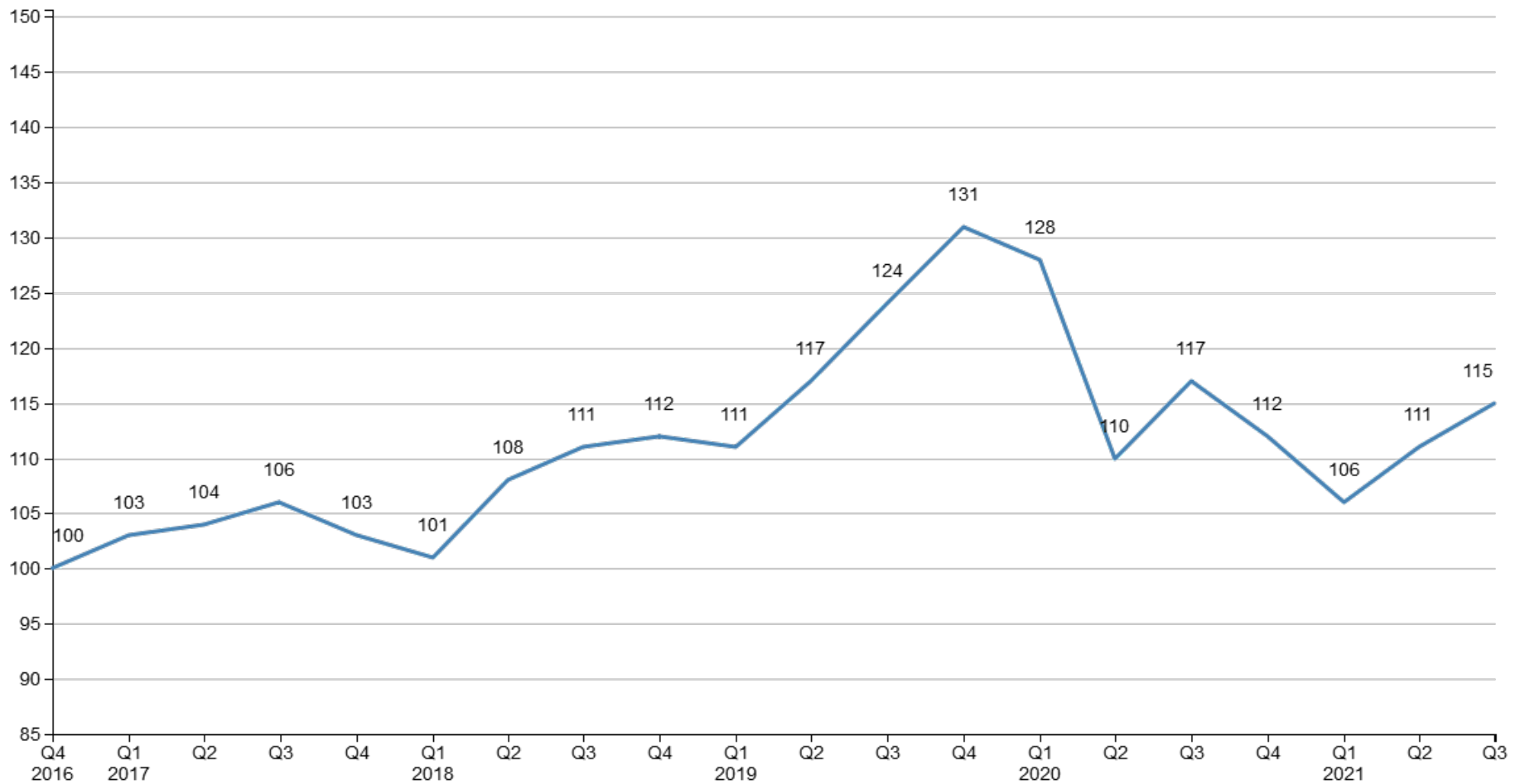
Sq Feet	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
700 or less	2019	9	50%	\$630,056	-11%	\$470,000	-29%	\$1,033	-11%	\$791	-28%	4
	2020	11	22%	\$935,488	48%	\$988,500	110%	\$1,493	45%	\$1,533	94%	146
	2021	14	27%	\$796,929	-15%	\$801,450	-19%	\$1,394	-7%	\$1,348	-12%	28
701- 1000	2019	53	179%	\$802,009	-19%	\$650,000	-34%	\$1,002	-17%	\$826	-29%	69
	2020	18	-66%	\$1,168,872	46%	\$1,150,000	77%	\$1,397	40%	\$1,387	68%	44
	2021	40	122%	\$1,047,490	-10%	\$967,450	-16%	\$1,237	-11%	\$1,163	-16%	119
1001- 1500	2019	67	116%	\$1,507,292	1%	\$1,375,000	-3%	\$1,226	4%	\$1,066	-8%	105
	2020	40	-40%	\$1,967,795	31%	\$1,897,500	38%	\$1,530	25%	\$1,507	41%	210
	2021	48	20%	\$1,800,545	-8%	\$1,689,350	-11%	\$1,487	-3%	\$1,464	-3%	95
1501- 1800	2019	12	-25%	\$2,463,865	2%	\$2,453,750	8%	\$1,510	3%	\$1,487	5%	100
	2020	10	-17%	\$2,345,500	-5%	\$2,300,000	-6%	\$1,459	-3%	\$1,374	-8%	280
	2021	27	170%	\$2,143,369	-9%	\$2,000,000	-13%	\$1,329	-9%	\$1,217	-11%	95
1801- 2400	2019	37	429%	\$4,427,236	8%	\$4,699,000	27%	\$2,084	6%	\$2,291	41%	122
	2020	8	-78%	\$4,464,375	1%	\$4,147,500	-12%	\$2,089	0%	\$2,120	-7%	324
	2021	26	225%	\$3,898,981	-13%	\$3,547,500	-14%	\$1,880	-10%	\$1,884	-11%	188
Over 2400	2019	13	8%	\$6,656,606	24%	\$6,400,000	17%	\$2,214	26%	\$2,181	14%	102
	2020	7	-46%	\$12,138,429	82%	\$9,250,000	45%	\$2,913	32%	\$3,143	44%	36
	2021	11	57%	\$8,907,493	-27%	\$7,450,000	-19%	\$2,678	-8%	\$2,757	-12%	116

LINK

BACK BAY
**QUARTERLY SALES
SUMMARY**
THIRD QUARTER 2021

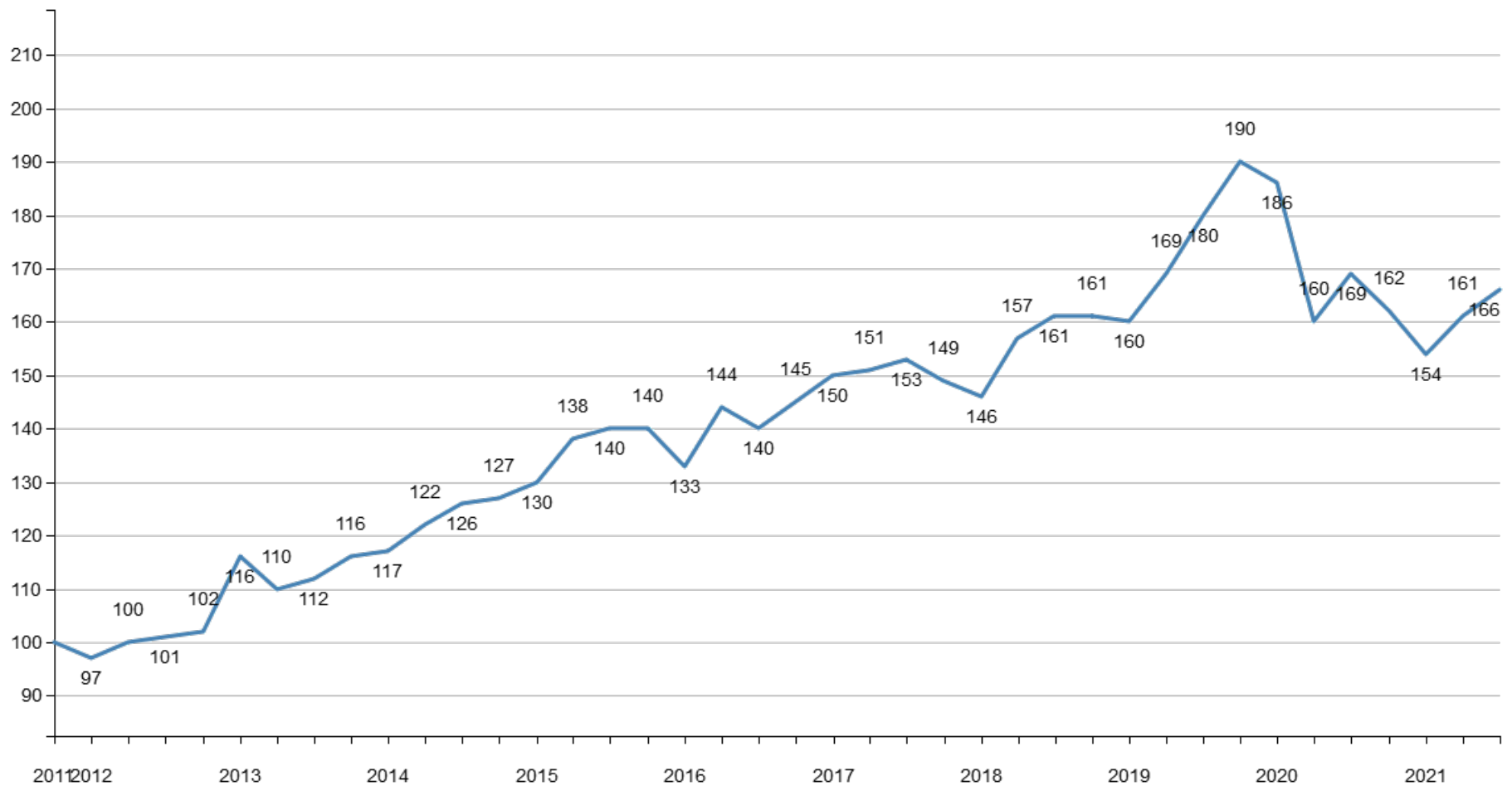
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Back Bay Five Year Price Index (Appreciation Rate)



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Back Bay Ten Year Price Index (Appreciation Rate)

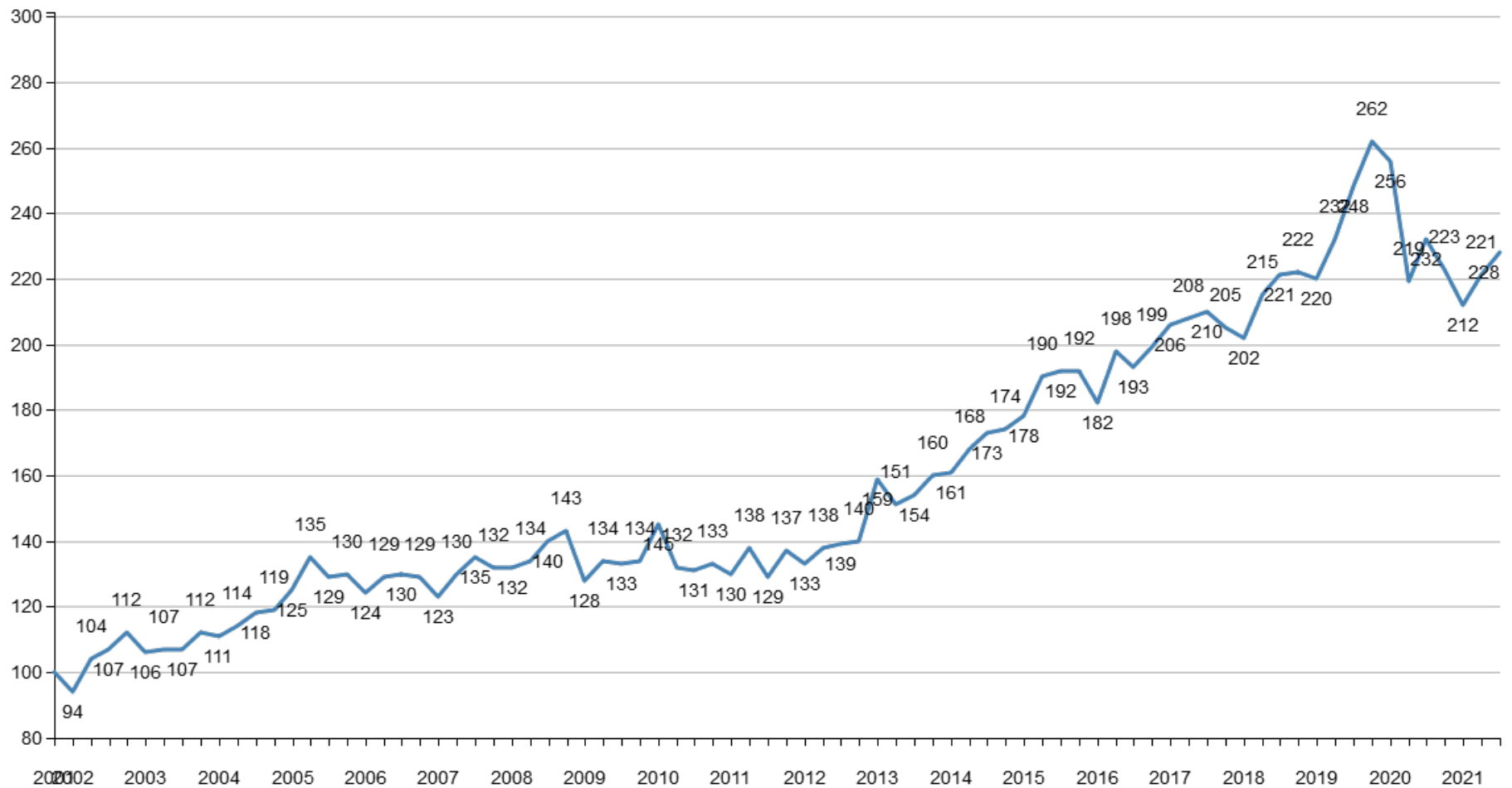


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Back Bay

Twenty Year Price Index

(Appreciation Rate)

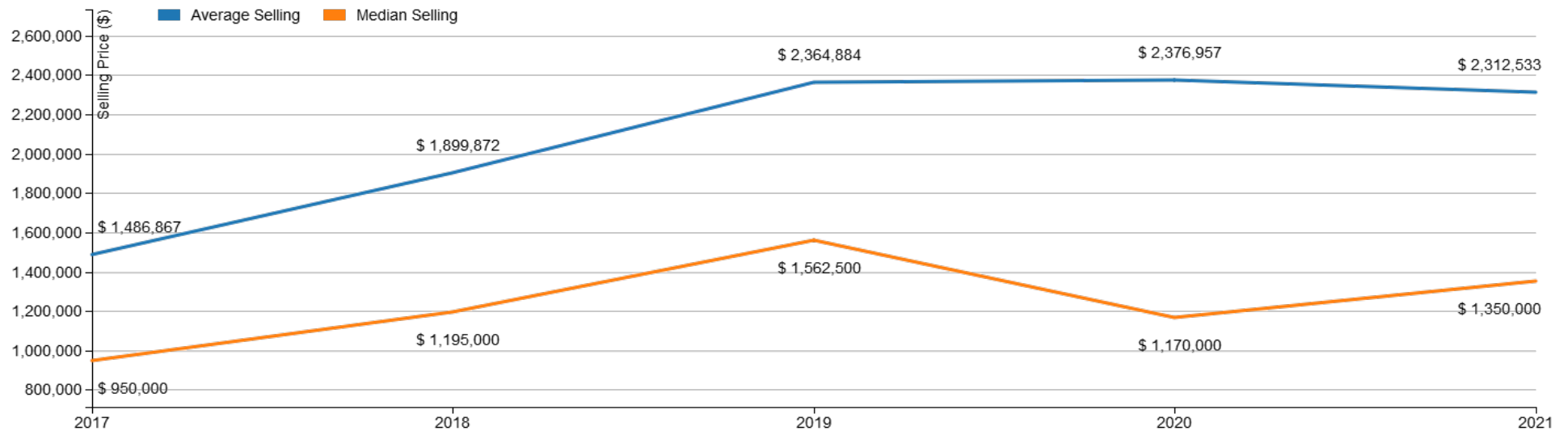




Back Bay
Sales Summary
3rd Quarter 2021

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
2017	119	-	\$1,486,867	-	\$950,000	-	\$1,196	-	\$1,125	-	65
2018	119	0%	\$1,899,872	28%	\$1,195,000	26%	\$1,321	10%	\$1,211	8%	63
2019	136	14%	\$2,364,884	24%	\$1,562,500	31%	\$1,511	14%	\$1,309	8%	72
2020	83	-39%	\$2,376,957	1%	\$1,170,000	-25%	\$1,416	-6%	\$1,184	-10%	120
2021	126	52%	\$2,312,533	-3%	\$1,350,000	15%	\$1,398	-1%	\$1,204	2%	128

Average / Median Selling Price





Back Bay

Sales by Number of Bedrooms

3rd Quarter 2021

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
Studio	2019	11	22%	\$746,944	3%	\$541,888	23%	\$1,187	-16%	\$1,172	-11%	144
	2020	7	-36%	\$487,814	-35%	\$475,000	-12%	\$1,135	-4%	\$1,091	-7%	391
	2021	10	43%	\$453,714	-7%	\$458,500	-3%	\$1,161	2%	\$1,191	9%	-
One Bed	2019	40	14%	\$944,375	28%	\$799,000	17%	\$1,277	9%	\$1,186	2%	48
	2020	28	-30%	\$738,036	-22%	\$650,000	-19%	\$1,117	-13%	\$1,130	-5%	41
	2021	43	54%	\$888,177	20%	\$774,000	19%	\$1,188	6%	\$1,088	-4%	73
Two Beds	2019	61	27%	\$3,014,583	64%	\$2,288,000	49%	\$1,736	33%	\$1,465	21%	76
	2020	32	-48%	\$2,566,961	-15%	\$1,795,000	-22%	\$1,589	-8%	\$1,402	-4%	157
	2021	40	25%	\$2,198,525	-14%	\$1,517,500	-15%	\$1,380	-13%	\$1,199	-14%	90
Three Plus Beds	2019	24	-11%	\$3,822,633	-2%	\$4,215,000	11%	\$1,478	-3%	\$1,581	10%	84
	2020	16	-33%	\$5,691,563	49%	\$3,017,500	-28%	\$1,715	16%	\$1,382	-13%	159
	2021	33	106%	\$4,869,982	-14%	\$3,800,000	26%	\$1,767	3%	\$1,593	15%	192



Back Bay

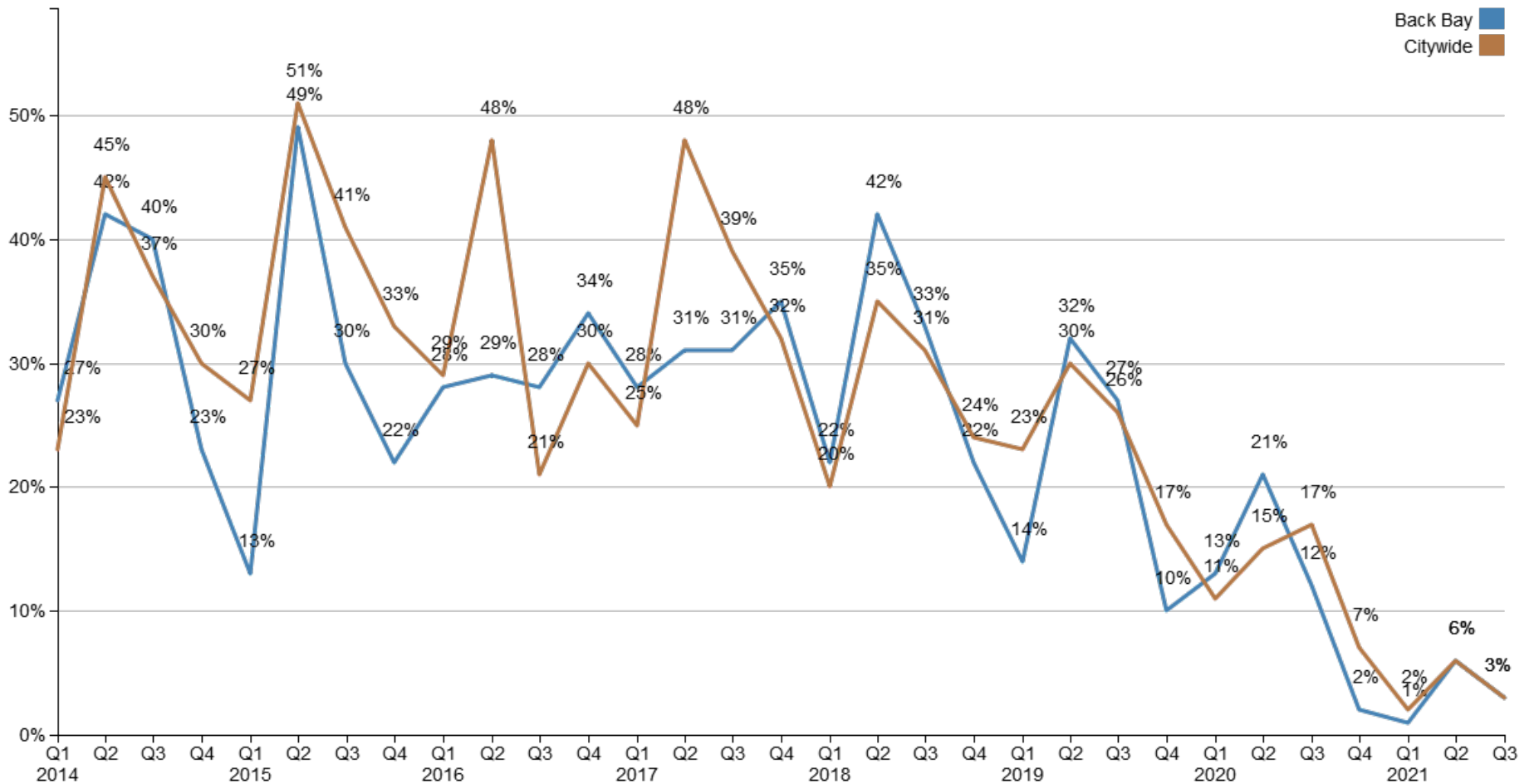
Sales Comparison by Square Footage

3rd Quarter 2021

Sq Feet	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
700 or less	2019	29	0%	\$636,100	20%	\$639,000	13%	\$1,191	-4%	\$1,172	-1%	46
	2020	27	-7%	\$584,063	-8%	\$590,000	-8%	\$1,140	-4%	\$1,145	-2%	124
	2021	28	4%	\$600,505	3%	\$566,000	-4%	\$1,213	6%	\$1,179	3%	9
701- 1000	2019	27	13%	\$1,092,945	19%	\$975,000	10%	\$1,330	22%	\$1,203	11%	48
	2020	13	-52%	\$930,154	-15%	\$876,000	-10%	\$1,088	-18%	\$1,054	-12%	45
	2021	25	92%	\$914,000	-2%	\$903,000	3%	\$1,098	1%	\$1,065	1%	105
1001- 1500	2019	30	11%	\$1,818,967	19%	\$1,532,500	6%	\$1,414	16%	\$1,249	8%	87
	2020	19	-37%	\$1,855,882	2%	\$1,675,000	9%	\$1,420	0%	\$1,344	8%	96
	2021	28	47%	\$1,625,934	-12%	\$1,462,500	-13%	\$1,329	-6%	\$1,197	-11%	89
1501- 1800	2019	5	-55%	\$2,174,800	-5%	\$2,100,000	-8%	\$1,304	-7%	\$1,269	-4%	113
	2020	5	0%	\$1,955,000	-10%	\$1,900,000	-10%	\$1,228	-6%	\$1,084	-15%	320
	2021	12	140%	\$2,048,750	5%	\$1,800,000	-5%	\$1,253	2%	\$1,129	4%	127
1801- 2400	2019	28	100%	\$4,246,063	17%	\$4,625,000	36%	\$1,990	17%	\$2,108	34%	102
	2020	9	-68%	\$3,456,667	-19%	\$3,085,000	-33%	\$1,667	-16%	\$1,396	-34%	166
	2021	16	78%	\$3,181,344	-8%	\$3,056,250	-1%	\$1,523	-9%	\$1,438	3%	79
Over 2400	2019	17	21%	\$5,255,000	3%	\$4,945,000	-2%	\$1,789	10%	\$1,691	3%	85
	2020	10	-41%	\$9,327,900	78%	\$5,672,500	15%	\$2,447	37%	\$2,178	29%	36
	2021	17	70%	\$7,688,378	-18%	\$6,950,000	23%	\$2,246	-8%	\$2,147	-1%	206

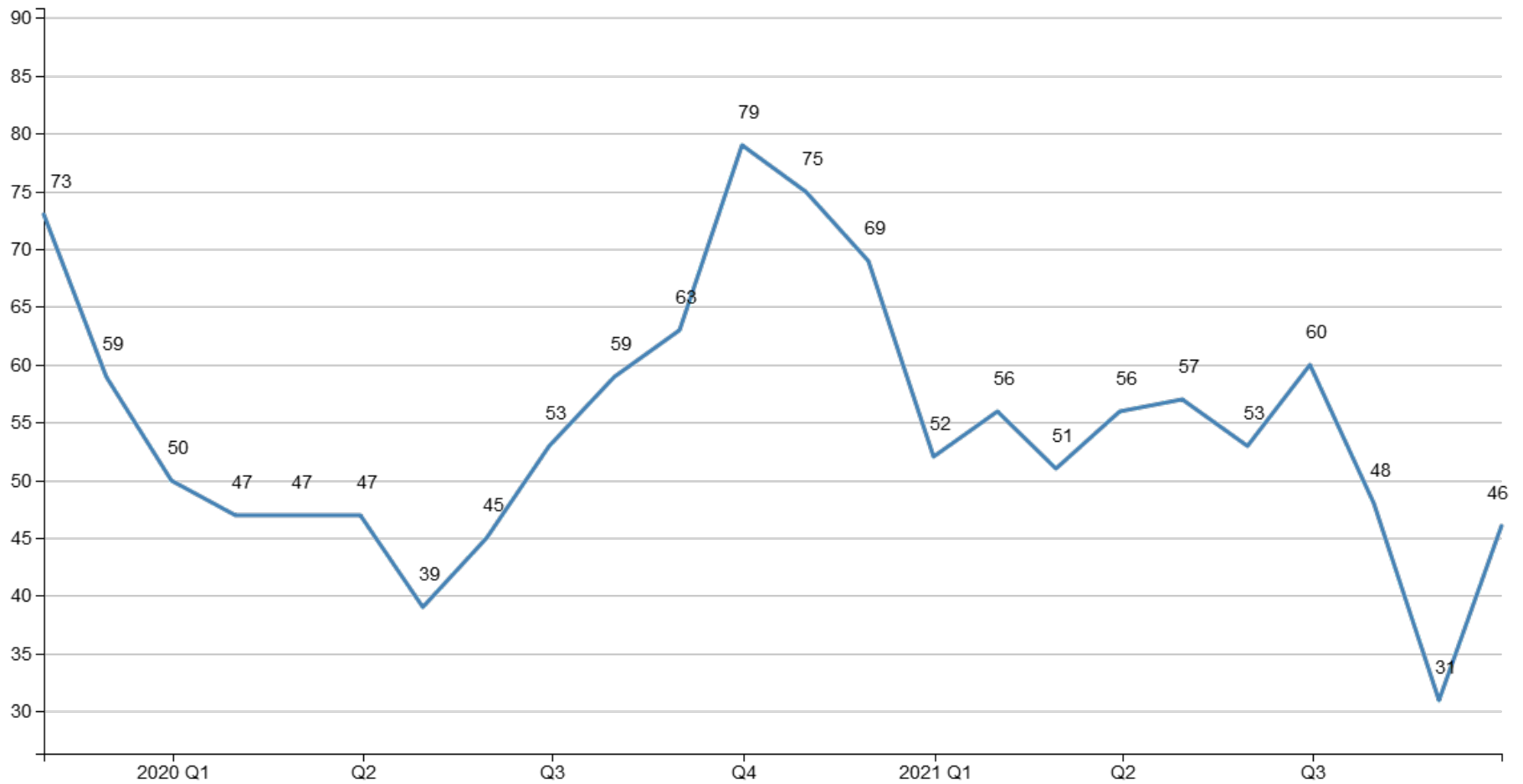
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Back Bay Sales Over Last Asking Price 3rd Quarter 2021



LINK

Back Bay Inventory 3rd Quarter 2021

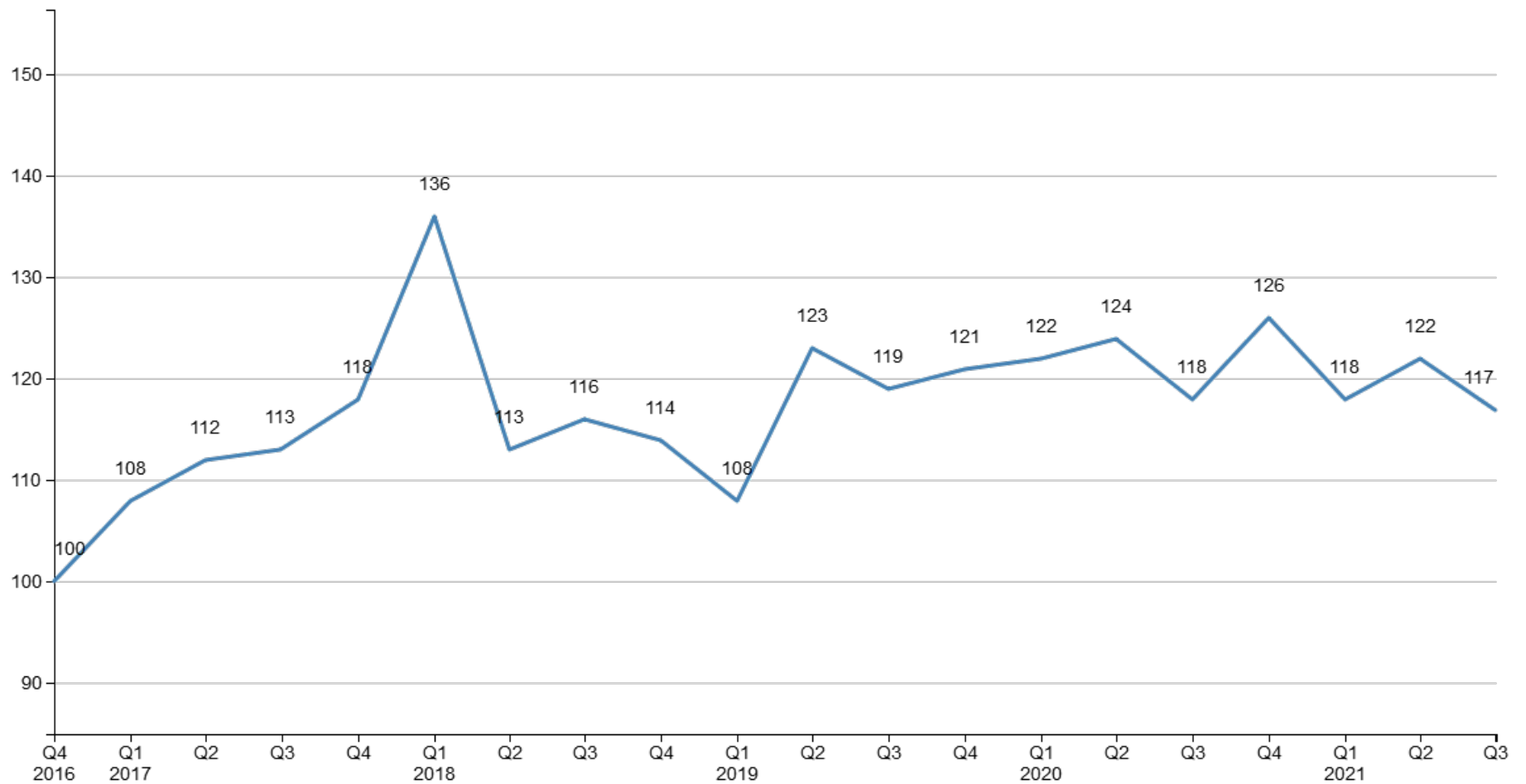


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BEACON HILL
**QUARTERLY SALES
SUMMARY**
THIRD QUARTER 2021

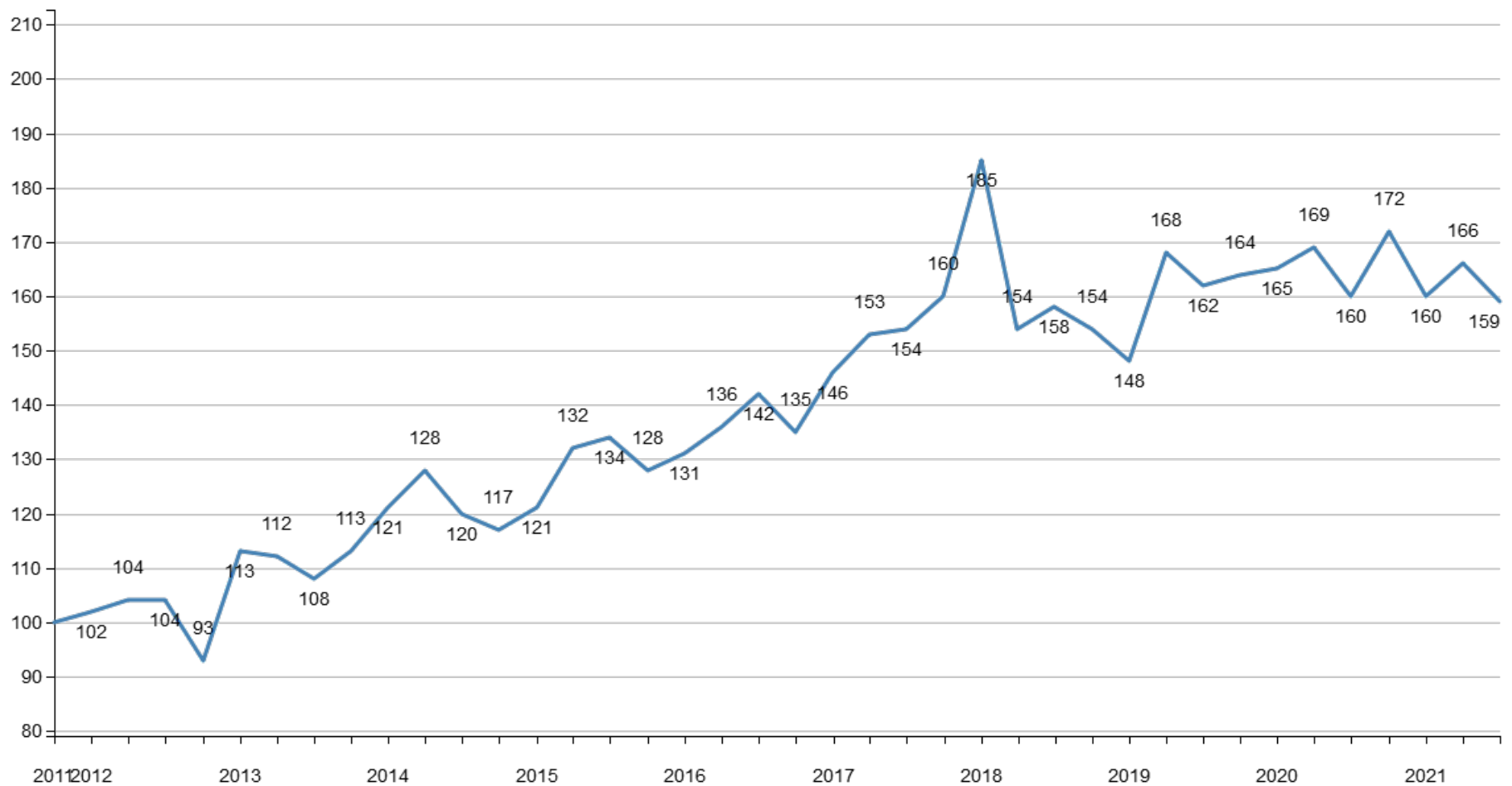
LINK

Beacon Hill Five Year Price Index (Appreciation Rate)



LINK

Beacon Hill Ten Year Price Index (Appreciation Rate)

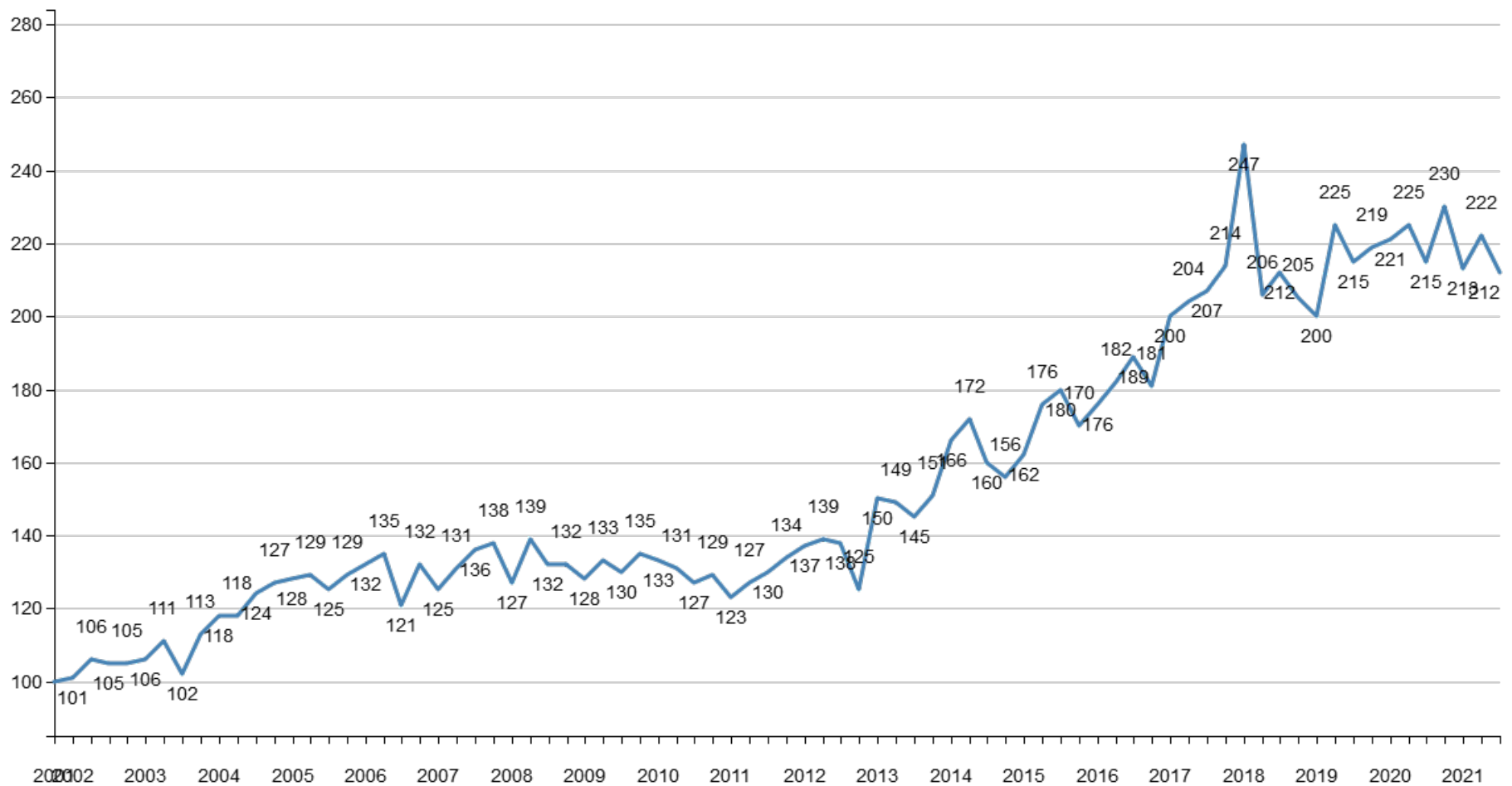


LINK

Beacon Hill

Twenty Year Price Index

(Appreciation Rate)

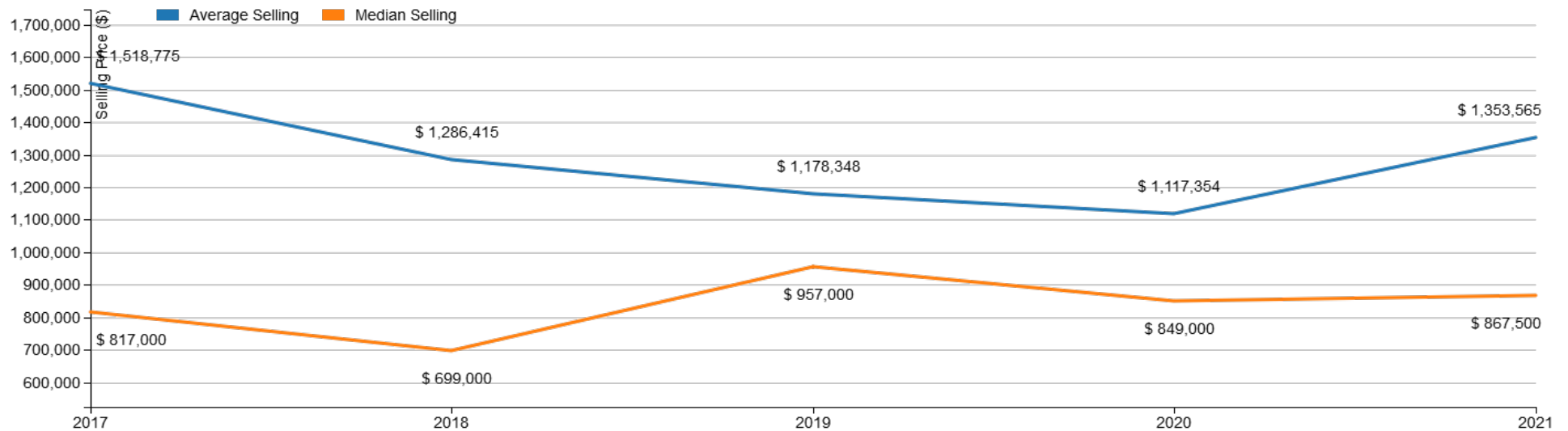




Beacon Hill
Sales Summary
3rd Quarter 2021

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
2017	51	-	\$1,518,775	-	\$817,000	-	\$1,161	-	\$1,089	-	57
2018	35	-31%	\$1,286,415	-15%	\$699,000	-14%	\$1,187	2%	\$1,175	8%	100
2019	50	43%	\$1,178,348	-8%	\$957,000	37%	\$1,160	-2%	\$1,140	-3%	70
2020	47	-6%	\$1,117,354	-5%	\$849,000	-11%	\$1,183	2%	\$1,183	4%	77
2021	60	28%	\$1,353,565	21%	\$867,500	2%	\$1,174	-1%	\$1,142	-4%	67

Average / Median Selling Price





Beacon Hill

Sales by Number of Bedrooms

3rd Quarter 2021

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
Studio	2019	3	50%	\$500,000	20%	\$525,000	26%	\$1,365	-14%	\$1,310	-18%	-
	2020	5	67%	\$418,300	-16%	\$340,000	-35%	\$1,323	-3%	\$1,378	5%	-
	2021	2	-60%	\$368,750	-12%	\$368,750	8%	\$1,353	2%	\$1,353	-2%	-
One Bed	2019	20	18%	\$770,475	25%	\$637,500	6%	\$1,139	-1%	\$1,154	-1%	63
	2020	20	0%	\$736,850	-4%	\$592,500	-7%	\$1,164	2%	\$1,191	3%	1
	2021	22	10%	\$705,705	-4%	\$639,000	8%	\$1,075	-8%	\$1,122	-6%	76
Two Beds	2019	23	283%	\$1,331,735	37%	\$1,175,000	20%	\$1,148	3%	\$1,073	-1%	62
	2020	12	-48%	\$1,250,750	-6%	\$987,000	-16%	\$1,178	3%	\$1,158	8%	4
	2021	27	125%	\$1,438,981	15%	\$1,015,000	3%	\$1,220	4%	\$1,180	2%	64
Three Plus Beds	2019	4	-60%	\$2,844,500	2%	\$1,689,000	-36%	\$1,181	-2%	\$1,204	-3%	157
	2020	10	150%	\$2,067,813	-27%	\$1,537,500	-9%	\$1,157	-2%	\$1,125	-7%	114
	2021	9	-10%	\$2,899,825	40%	\$1,675,000	9%	\$1,236	7%	\$1,080	-4%	55



Beacon Hill

Sales Comparison by Square Footage

3rd Quarter 2021

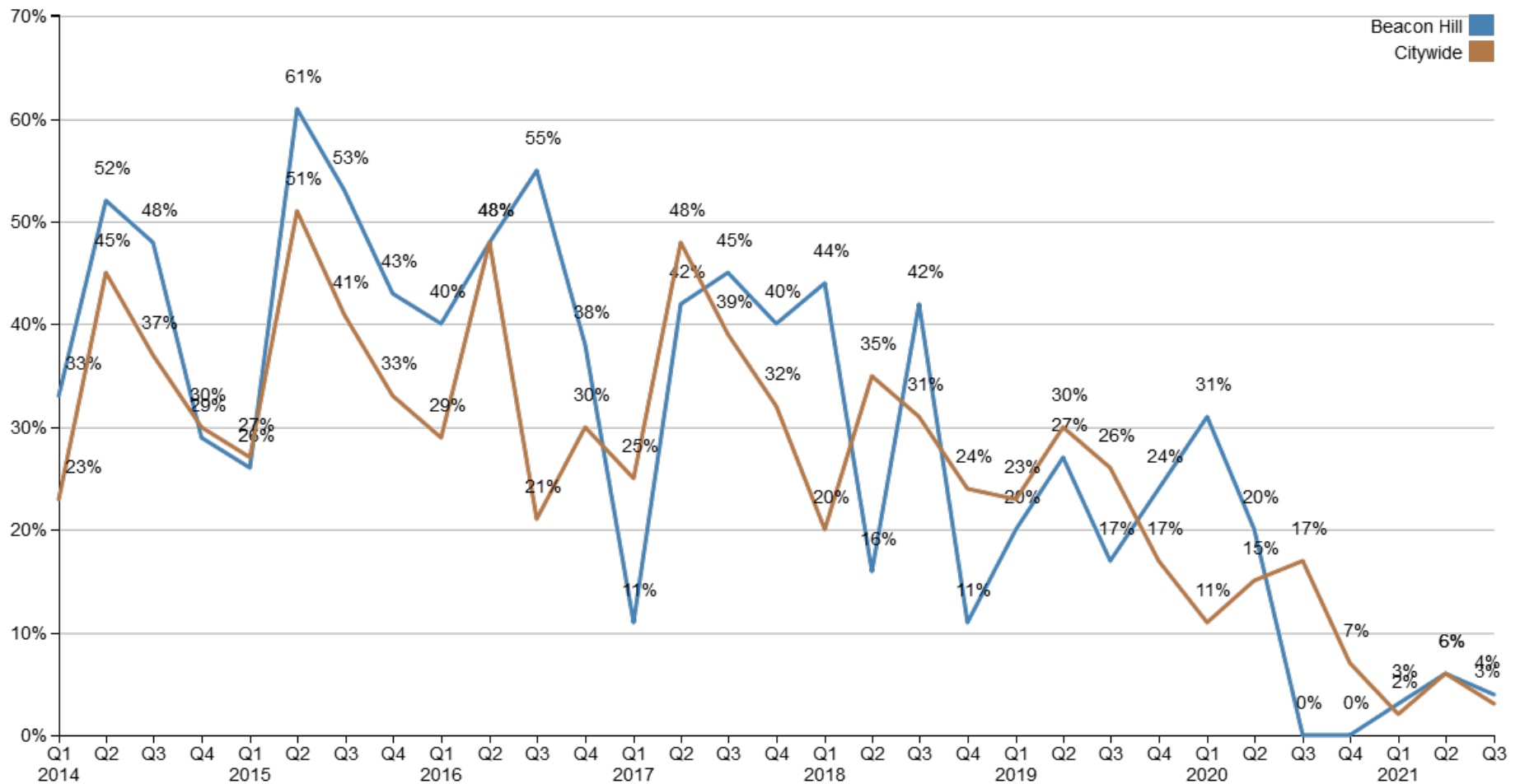
Sq Feet	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
700 or less	2019	19	-5%	\$613,526	2%	\$590,000	-3%	\$1,161	-4%	\$1,161	-3%	27
	2020	23	21%	\$552,717	-10%	\$570,000	-3%	\$1,196	3%	\$1,204	4%	-
	2021	24	4%	\$582,375	5%	\$610,000	7%	\$1,118	-7%	\$1,163	-3%	52
701- 1000	2019	9	125%	\$864,878	5%	\$880,000	13%	\$1,031	1%	\$1,023	-1%	69
	2020	4	-56%	\$886,750	3%	\$849,500	-3%	\$1,073	4%	\$1,098	7%	4
	2021	13	225%	\$922,500	4%	\$875,000	3%	\$1,135	6%	\$1,062	-3%	52
1001- 1500	2019	16	300%	\$1,367,094	16%	\$1,297,500	7%	\$1,172	23%	\$1,096	8%	69
	2020	15	-6%	\$1,392,075	2%	\$1,420,000	9%	\$1,128	-4%	\$1,183	8%	94
	2021	12	-20%	\$1,404,952	1%	\$1,312,500	-8%	\$1,143	1%	\$1,189	1%	62
1501- 1800	2019	5	400%	\$2,130,600	42%	\$2,125,000	42%	\$1,280	49%	\$1,235	44%	91
	2020	2	-60%	\$2,200,000	3%	\$2,200,000	4%	\$1,346	5%	\$1,346	9%	-
	2021	5	150%	\$2,107,000	-4%	\$2,000,000	-9%	\$1,256	-7%	\$1,182	-12%	156
1801- 2400	2019	0	-	-	-	-	-	-	-	-	-	-
	2020	1	-	\$1,775,000	-	\$1,775,000	-	\$956	-	\$956	-	-
	2021	1	0%	\$3,325,000	87%	\$3,325,000	87%	\$1,813	90%	\$1,813	90%	-
Over 2400	2019	1	-75%	\$6,950,000	52%	\$6,950,000	49%	\$1,505	3%	\$1,505	10%	227
	2020	2	100%	\$4,600,000	-34%	\$4,600,000	-34%	\$1,610	7%	\$1,610	7%	83
	2021	5	150%	\$4,905,000	7%	\$3,700,000	-20%	\$1,407	-13%	\$1,105	-31%	98

LINK

Beacon Hill

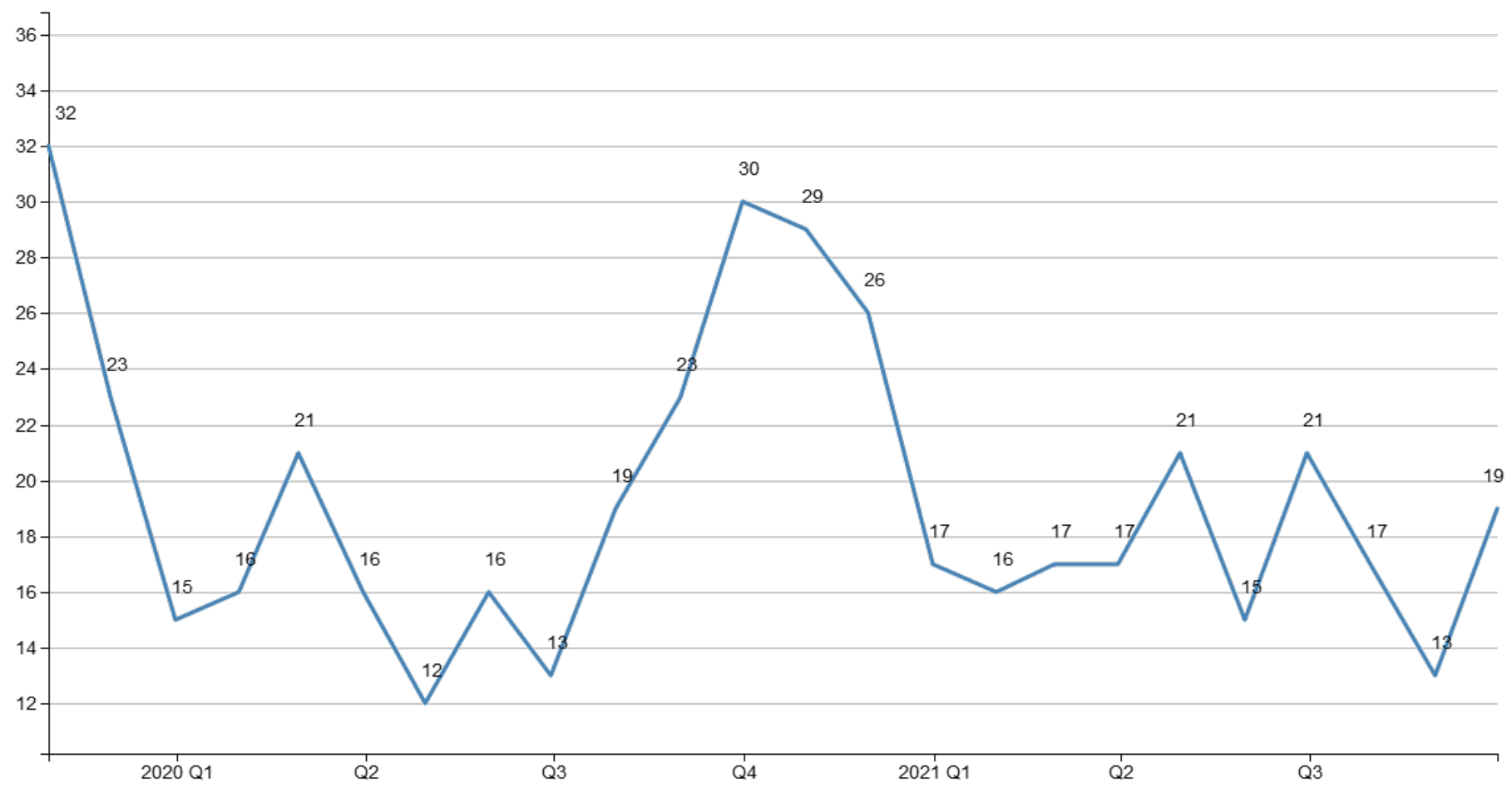
Sales Over Last Asking Price

3rd Quarter 2021





Beacon Hill
Inventory
3rd Quarter 2021

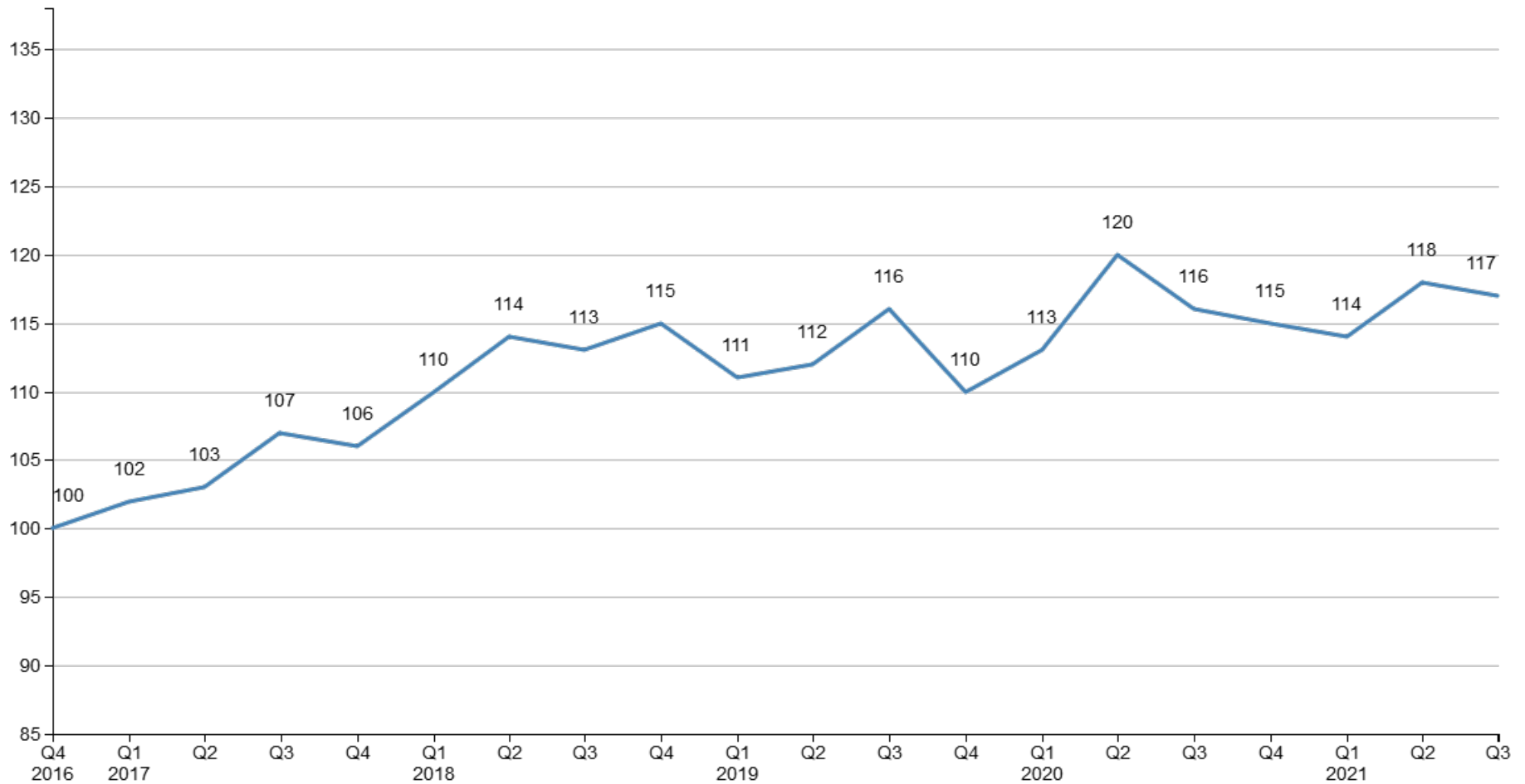


LINK

CHARLESTOWN
QUARTERLY SALES
SUMMARY
THIRD QUARTER 2021

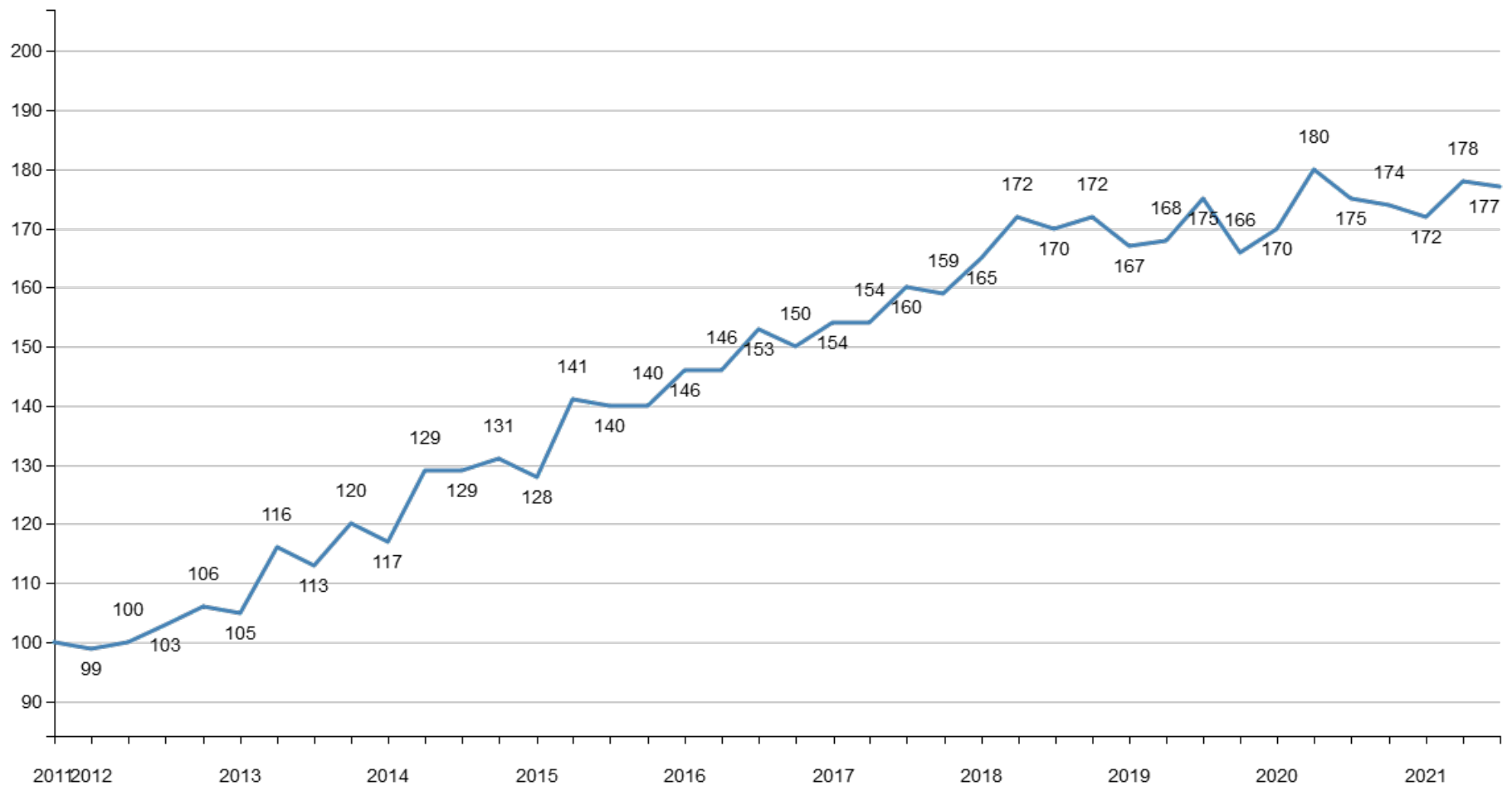
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Charlestown Five Year Price Index (Appreciation Rate)



LINK

Charlestown Ten Year Price Index (Appreciation Rate)

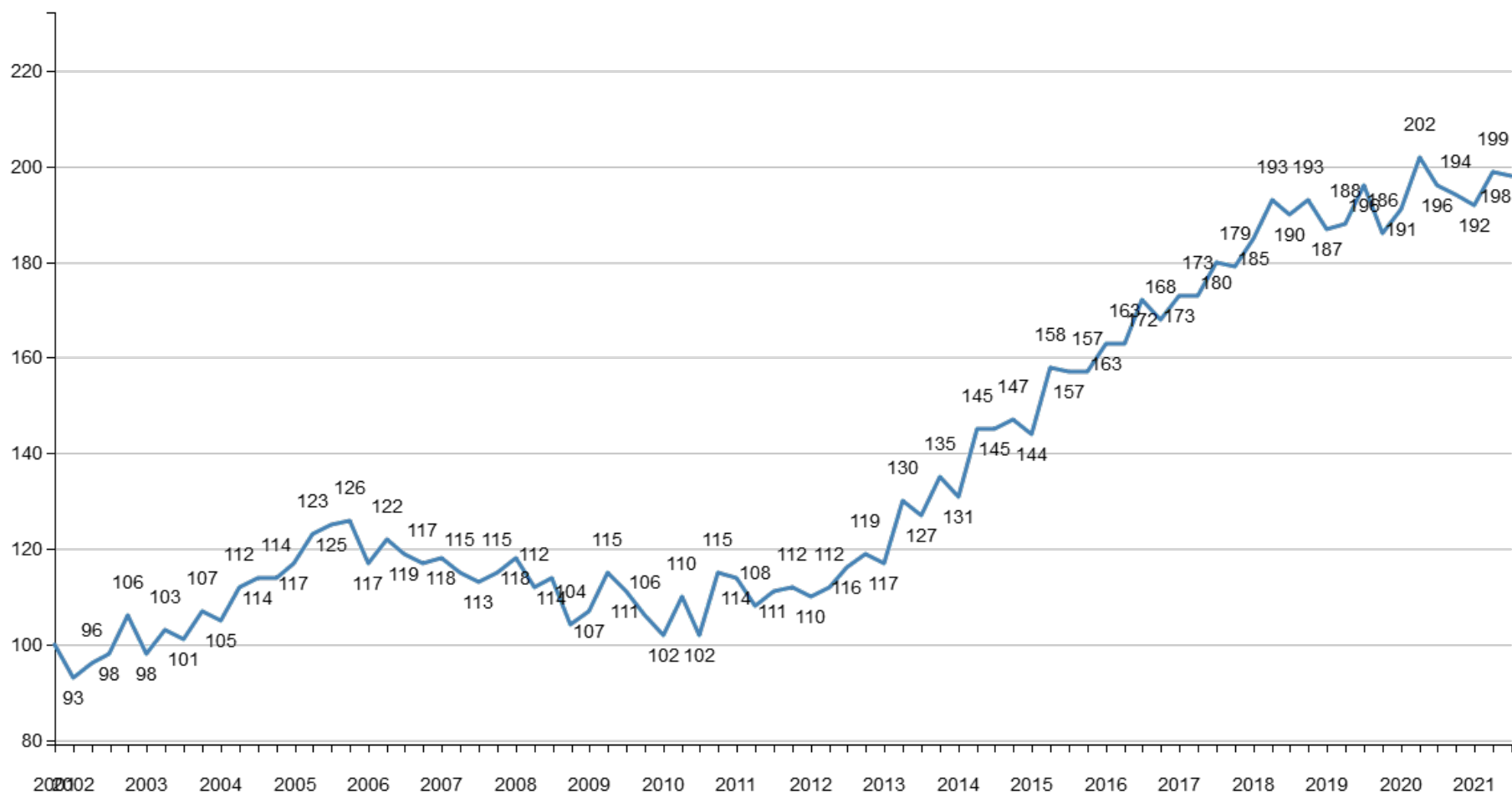


LINK

Charlestown

Twenty Year Price Index

(Appreciation Rate)

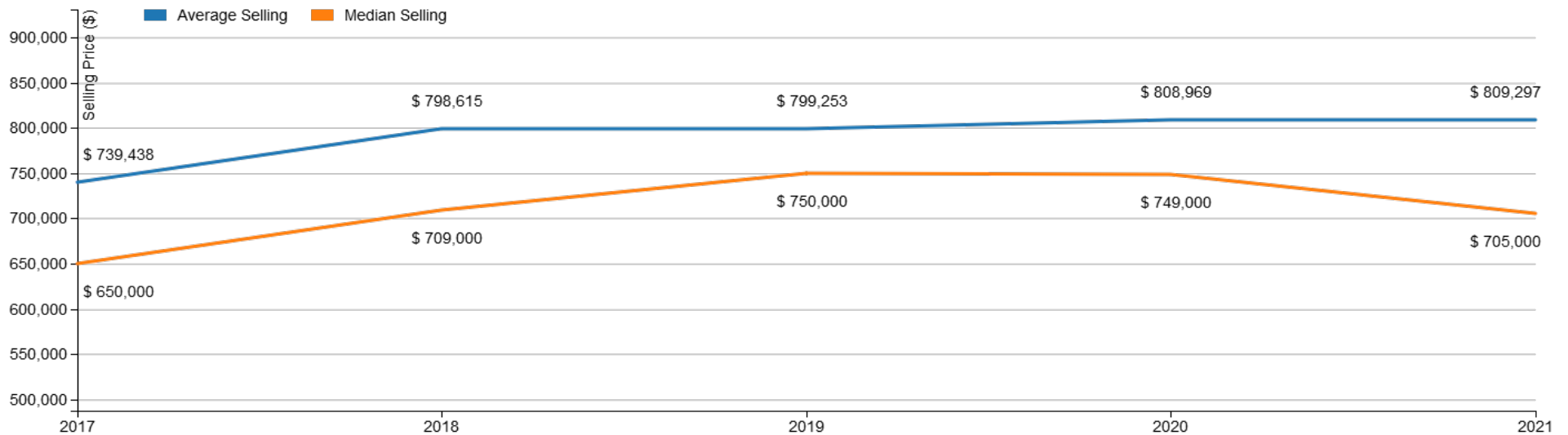




Charlestown
Sales Summary
3rd Quarter 2021

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
2017	95	-	\$739,438	-	\$650,000	-	\$699	-	\$706	-	22
2018	95	0%	\$798,615	8%	\$709,000	9%	\$734	5%	\$735	4%	36
2019	107	13%	\$799,253	0%	\$750,000	6%	\$767	5%	\$767	4%	41
2020	131	22%	\$808,969	1%	\$749,000	0%	\$763	-1%	\$751	-2%	50
2021	93	-29%	\$809,297	0%	\$705,000	-6%	\$774	1%	\$784	4%	49

Average / Median Selling Price





Charlestown

Sales by Number of Bedrooms

3rd Quarter 2021

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
Studio	2019	1	-67%	\$395,000	-49%	\$395,000	-50%	\$912	20%	\$912	22%	10
	2020	1	0%	\$435,000	10%	\$435,000	10%	\$989	8%	\$989	8%	-
	2021	0	-	-	-	-	-	-	-	-	-	-
One Bed	2019	30	20%	\$625,449	6%	\$537,500	-7%	\$844	5%	\$825	7%	24
	2020	37	23%	\$581,235	-7%	\$565,000	5%	\$832	-1%	\$829	1%	27
	2021	31	-16%	\$577,476	-1%	\$578,750	2%	\$820	-1%	\$815	-2%	67
Two Beds	2019	64	33%	\$806,704	3%	\$770,000	7%	\$741	2%	\$757	3%	49
	2020	71	11%	\$807,376	0%	\$770,000	0%	\$748	1%	\$731	-3%	37
	2021	49	-31%	\$852,508	6%	\$750,000	-3%	\$764	2%	\$770	5%	38
Three Plus Beds	2019	12	-37%	\$1,227,708	10%	\$1,141,250	5%	\$704	9%	\$676	5%	35
	2020	22	83%	\$1,214,114	-1%	\$1,137,000	0%	\$685	-3%	\$681	1%	196
	2021	13	-41%	\$1,199,228	-1%	\$1,210,000	6%	\$702	3%	\$682	0%	48



Charlestown

Sales Comparison by Square Footage

3rd Quarter 2021

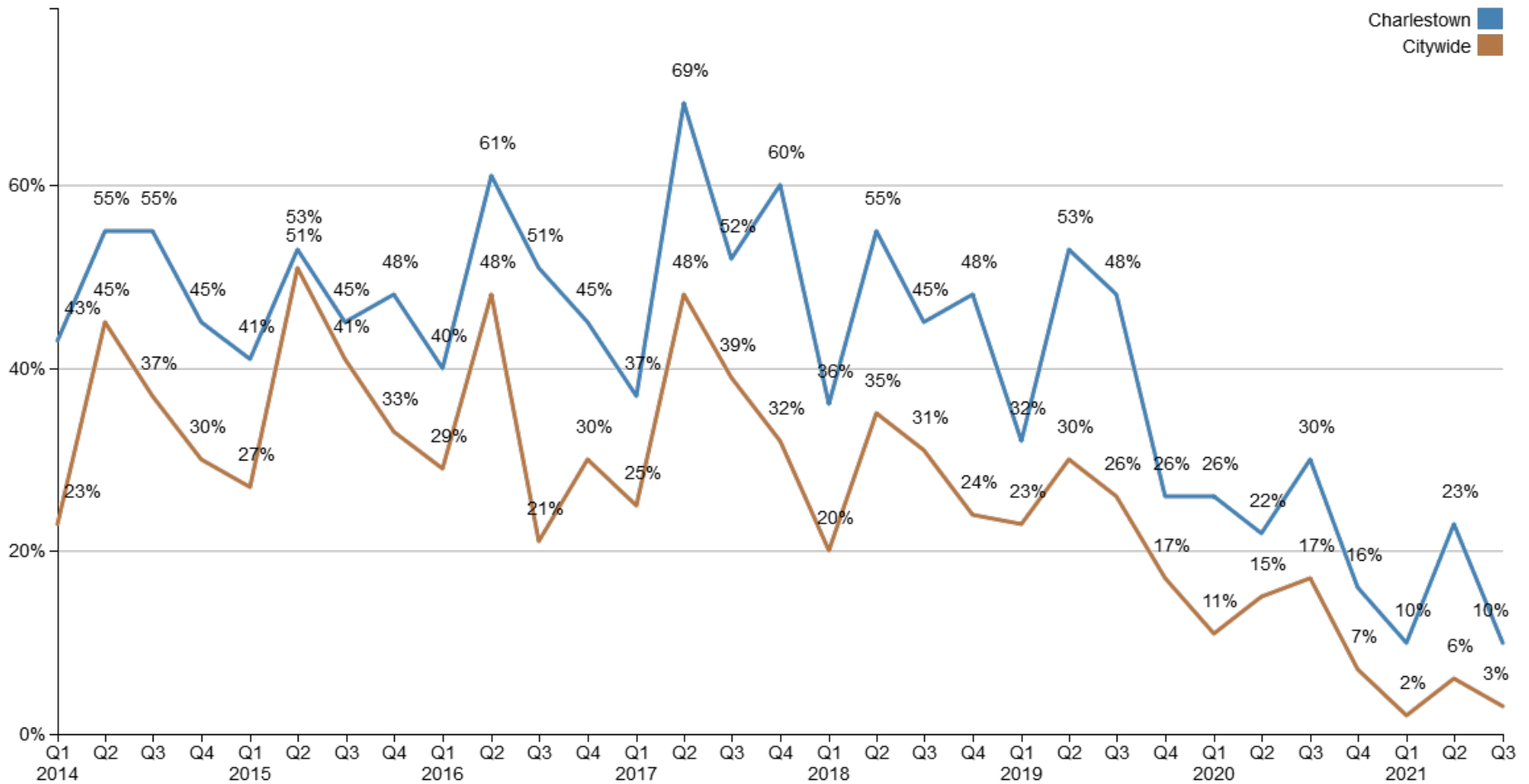
Sq Feet	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
700 or less	2019	18	20%	\$504,054	-5%	\$502,500	-6%	\$887	4%	\$872	1%	8
	2020	31	72%	\$527,540	5%	\$530,000	5%	\$872	-2%	\$865	-1%	30
	2021	19	-39%	\$539,171	2%	\$520,000	-2%	\$844	-3%	\$817	-6%	114
701- 1000	2019	37	16%	\$621,563	-4%	\$630,000	-3%	\$740	-3%	\$745	-1%	42
	2020	35	-5%	\$682,600	10%	\$670,000	6%	\$796	8%	\$788	6%	29
	2021	35	0%	\$641,326	-6%	\$645,000	-4%	\$796	0%	\$815	3%	29
1001- 1500	2019	39	39%	\$915,885	14%	\$886,000	10%	\$761	14%	\$772	15%	33
	2020	40	3%	\$860,791	-6%	\$836,000	-6%	\$706	-7%	\$704	-9%	23
	2021	23	-43%	\$916,130	6%	\$850,000	2%	\$738	4%	\$749	6%	20
1501- 1800	2019	6	-45%	\$1,336,500	21%	\$1,277,500	17%	\$790	15%	\$752	15%	125
	2020	12	100%	\$1,167,417	-13%	\$1,125,000	-12%	\$716	-9%	\$707	-6%	75
	2021	8	-33%	\$1,121,578	-4%	\$1,093,813	-3%	\$691	-3%	\$707	0%	-
1801- 2400	2019	5	-29%	\$1,405,650	4%	\$1,503,250	5%	\$662	-5%	\$637	-17%	90
	2020	9	80%	\$1,215,889	-13%	\$1,149,000	-24%	\$643	-3%	\$605	-5%	33
	2021	6	-33%	\$1,477,724	22%	\$1,487,500	29%	\$697	8%	\$658	9%	105
Over 2400	2019	2	0%	\$1,341,250	-14%	\$1,341,250	-14%	\$517	-17%	\$517	-17%	68
	2020	4	100%	\$1,586,625	18%	\$1,562,500	16%	\$615	19%	\$593	15%	477
	2021	2	-50%	\$1,832,000	15%	\$1,832,000	17%	\$703	14%	\$703	19%	48

LINK

Charlestown

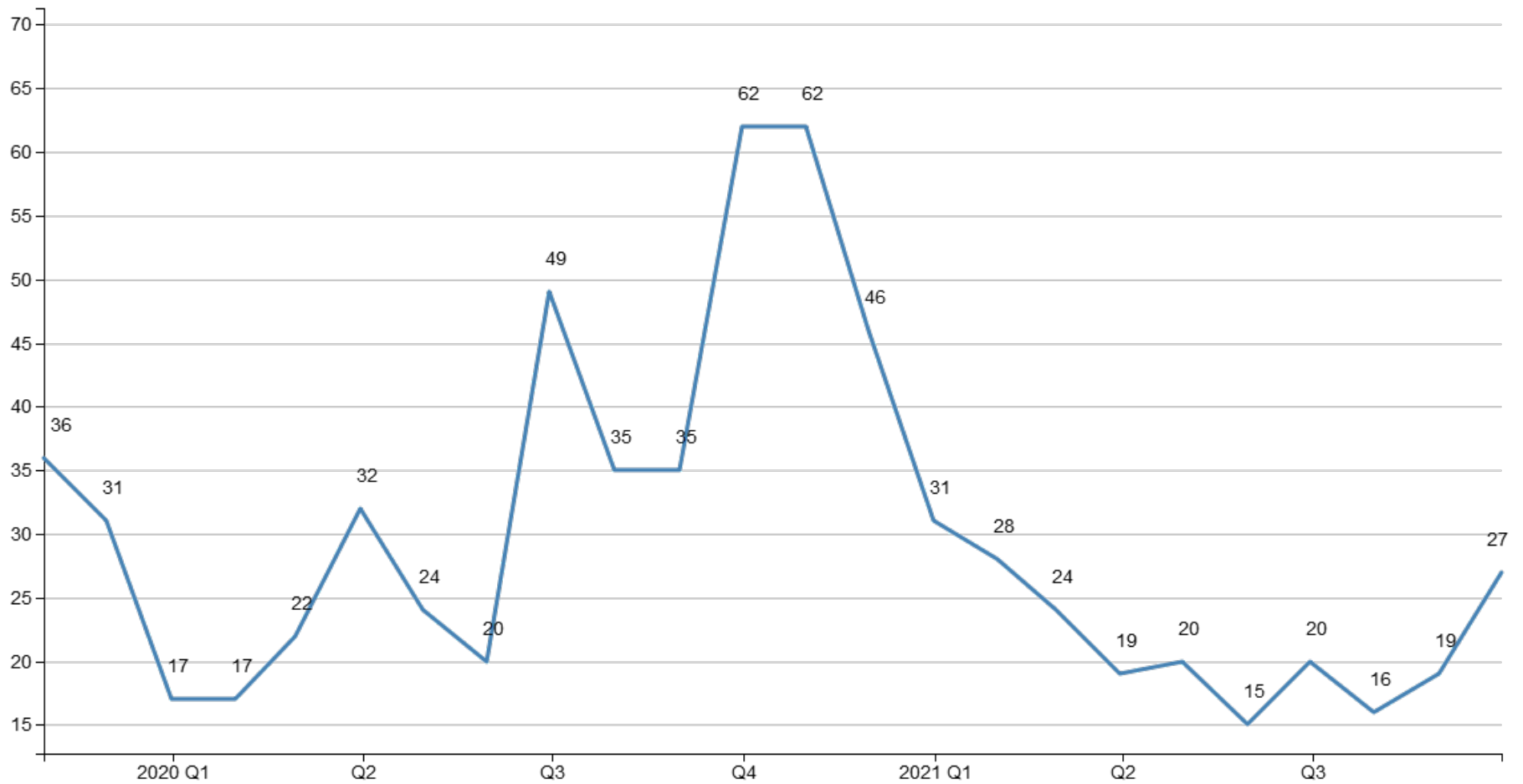
Sales Over Last Asking Price

3rd Quarter 2021



LINK

Charlestown Inventory 3rd Quarter 2021

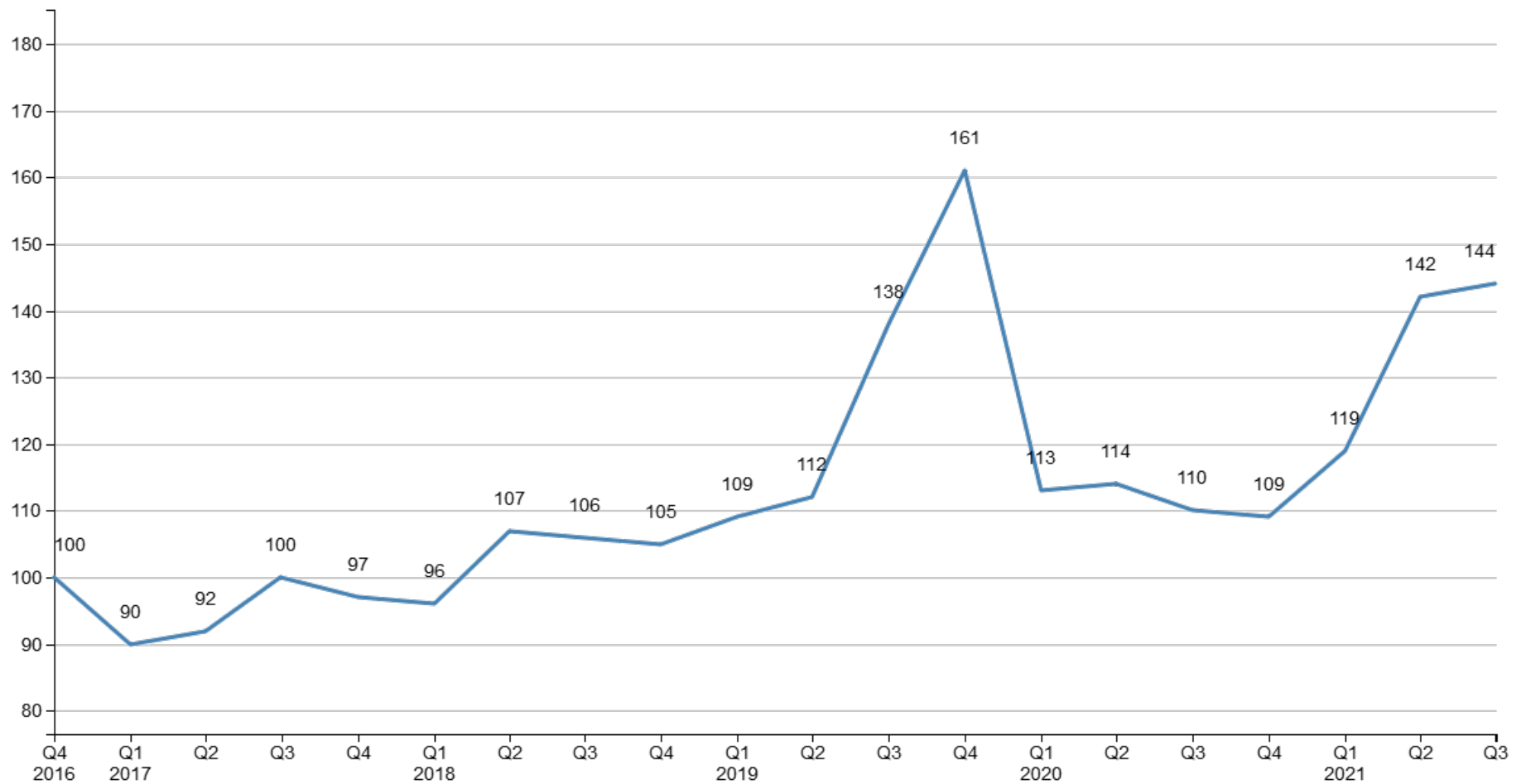


LINK

EAST BOSTON
**QUARTERLY SALES
SUMMARY**
THIRD QUARTER 2021

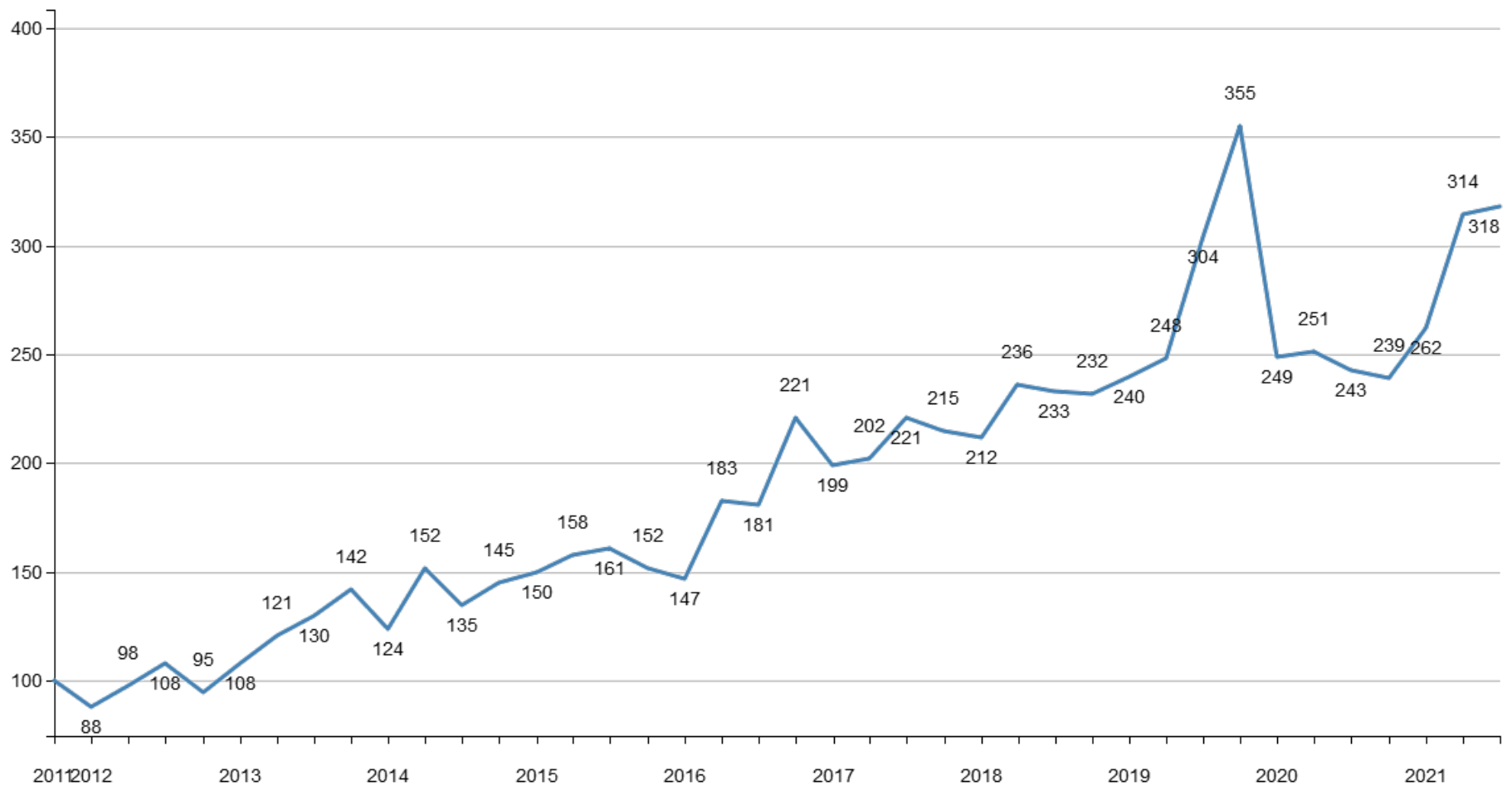
LINK

East Boston Five Year Price Index (Appreciation Rate)



LINK

East Boston Ten Year Price Index (Appreciation Rate)

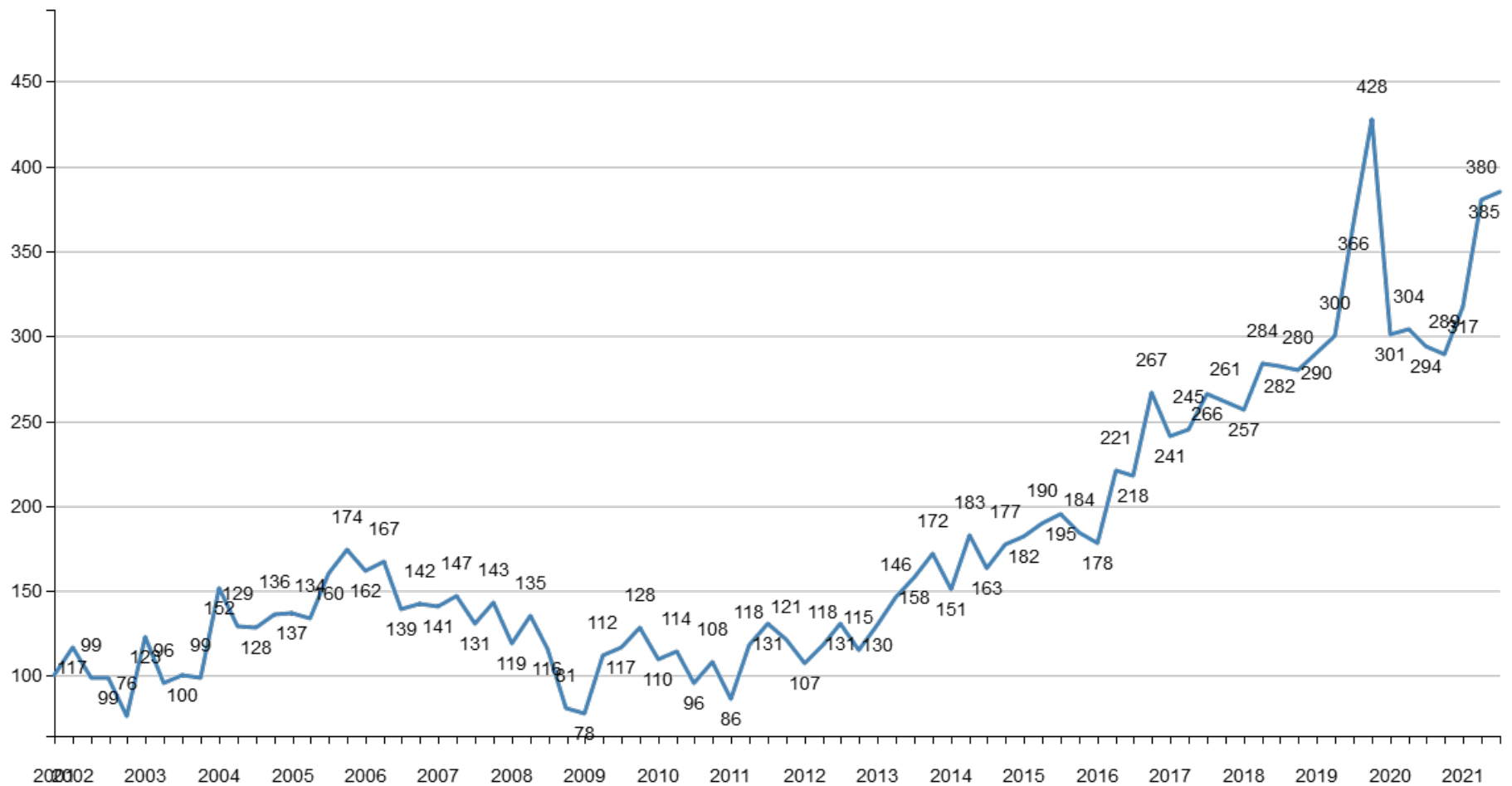


LINK

East Boston

Twenty Year Price Index

(Appreciation Rate)

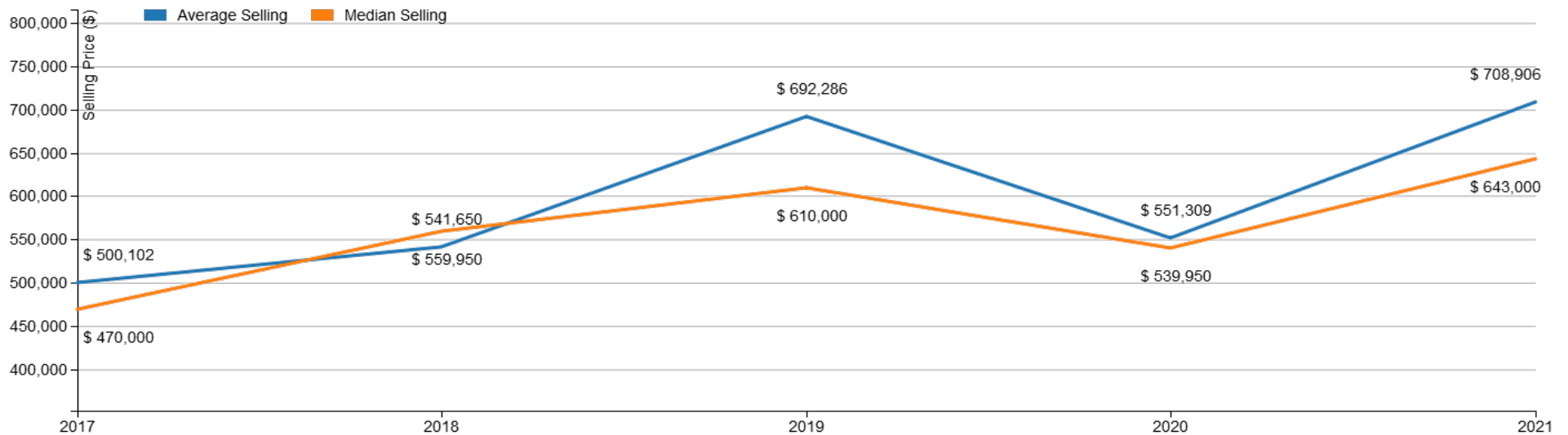




East Boston
Sales Summary
3rd Quarter 2021

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
2017	71	-	\$500,102	-	\$470,000	-	\$528	-	\$534	-	38
2018	102	44%	\$541,650	8%	\$559,950	19%	\$553	5%	\$565	6%	44
2019	137	34%	\$692,286	28%	\$610,000	9%	\$748	35%	\$741	31%	33
2020	74	-46%	\$551,309	-20%	\$539,950	-11%	\$562	-25%	\$580	-22%	57
2021	259	250%	\$708,906	29%	\$643,000	19%	\$795	41%	\$739	27%	82

Average / Median Selling Price





East Boston

Sales by Number of Bedrooms

3rd Quarter 2021

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
Studio	2019	0	-	-	-	-	-	-	-	-	-	-
	2020	1	-	\$382,500	-	\$382,500	-	\$524	-	\$524	-	-
	2021	20	1,900%	\$520,758	36%	\$503,099	32%	\$1,061	102%	\$1,071	104%	-
One Bed	2019	61	154%	\$583,371	35%	\$560,000	34%	\$764	23%	\$750	16%	18
	2020	12	-80%	\$512,667	-12%	\$475,750	-15%	\$656	-14%	\$668	-11%	28
	2021	89	642%	\$605,720	18%	\$582,900	23%	\$847	29%	\$822	23%	47
Two Beds	2019	64	16%	\$796,057	46%	\$812,500	44%	\$781	42%	\$771	33%	22
	2020	45	-30%	\$532,027	-33%	\$535,000	-34%	\$561	-28%	\$575	-25%	-
	2021	121	169%	\$784,291	47%	\$690,000	29%	\$747	33%	\$687	20%	99
Three Plus Beds	2019	12	-45%	\$692,492	6%	\$695,000	6%	\$495	0%	\$476	-5%	74
	2020	16	33%	\$645,072	-7%	\$604,375	-13%	\$496	0%	\$496	4%	72
	2021	29	81%	\$840,800	30%	\$785,000	30%	\$654	32%	\$605	22%	77



East Boston

Sales Comparison by Square Footage

3rd Quarter 2021

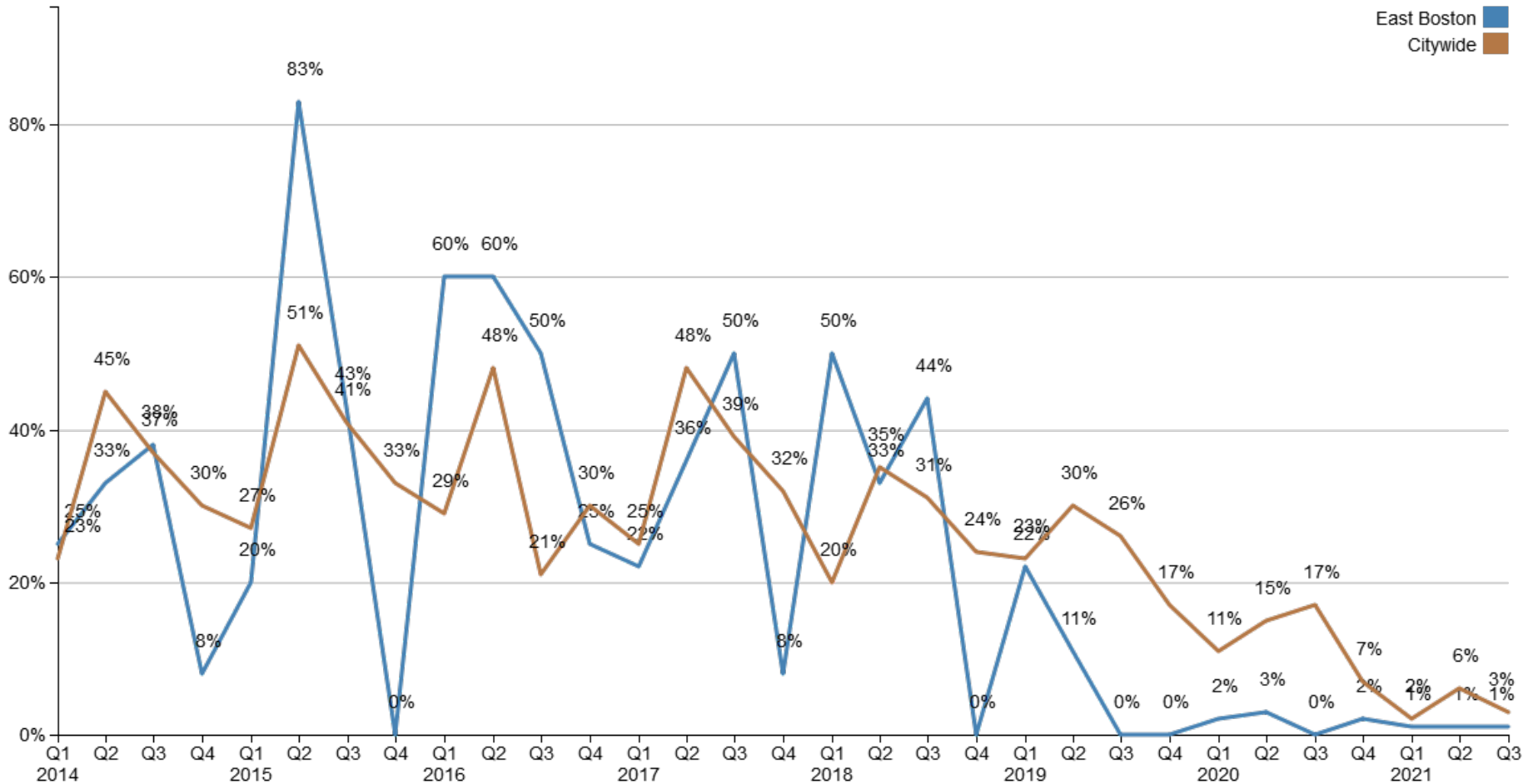
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East Boston

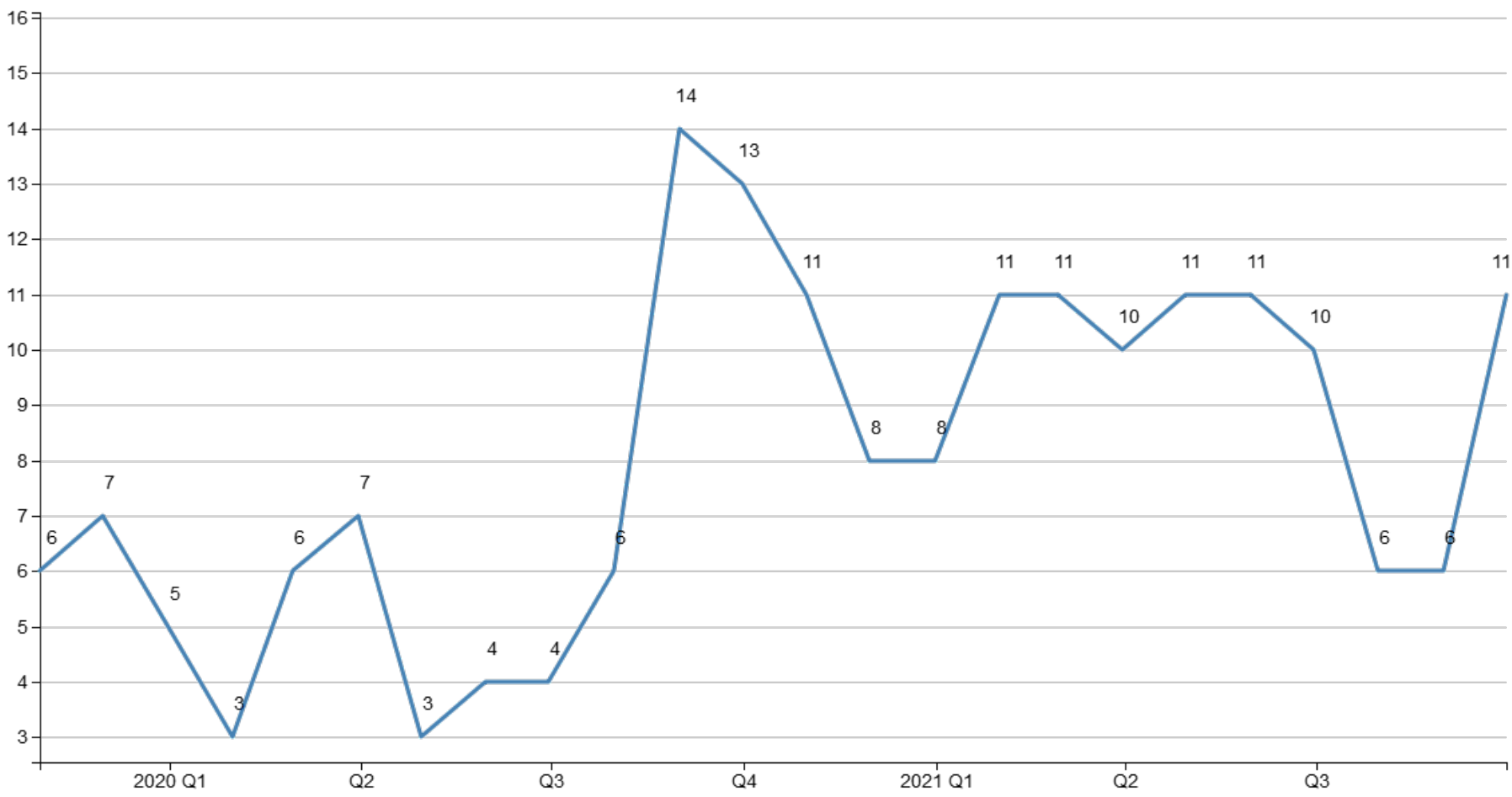
Sales Over Last Asking Price

3rd Quarter 2021





East Boston
Inventory
3rd Quarter 2021

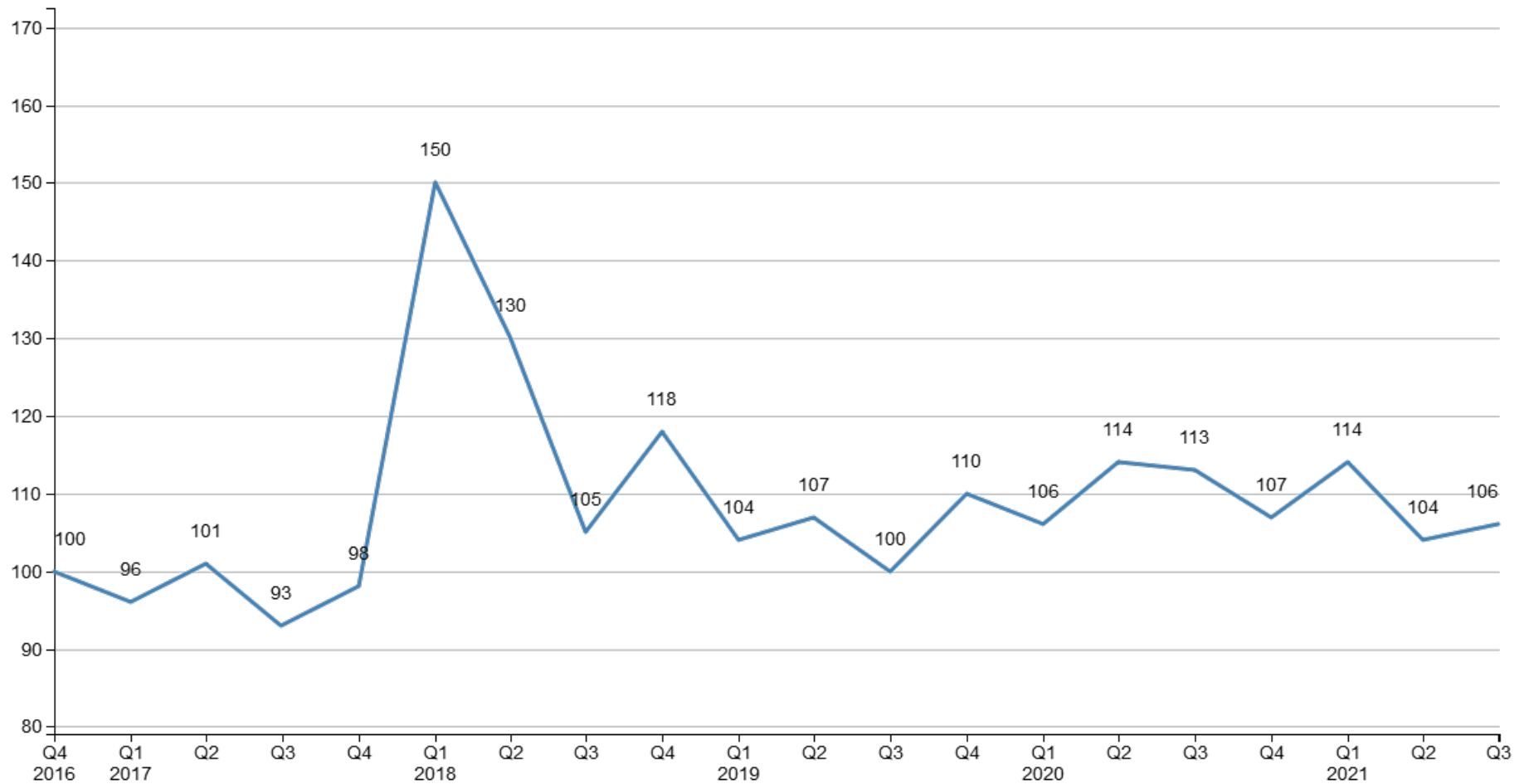


LINK

FENWAY
**QUARTERLY SALES
SUMMARY**
THIRD QUARTER 2021

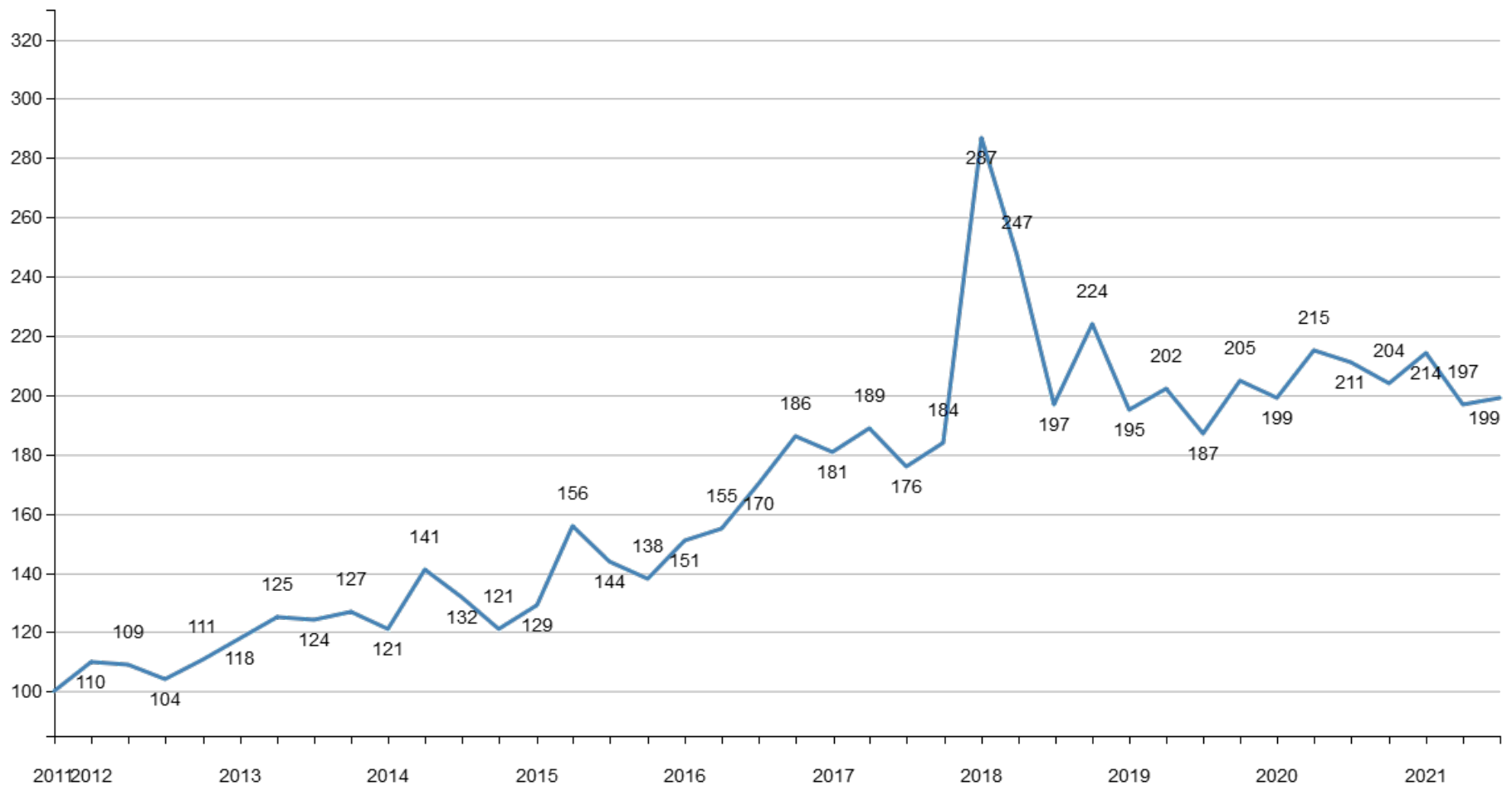
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Fenway Five Year Price Index (Appreciation Rate)



LINK

Fenway Ten Year Price Index (Appreciation Rate)

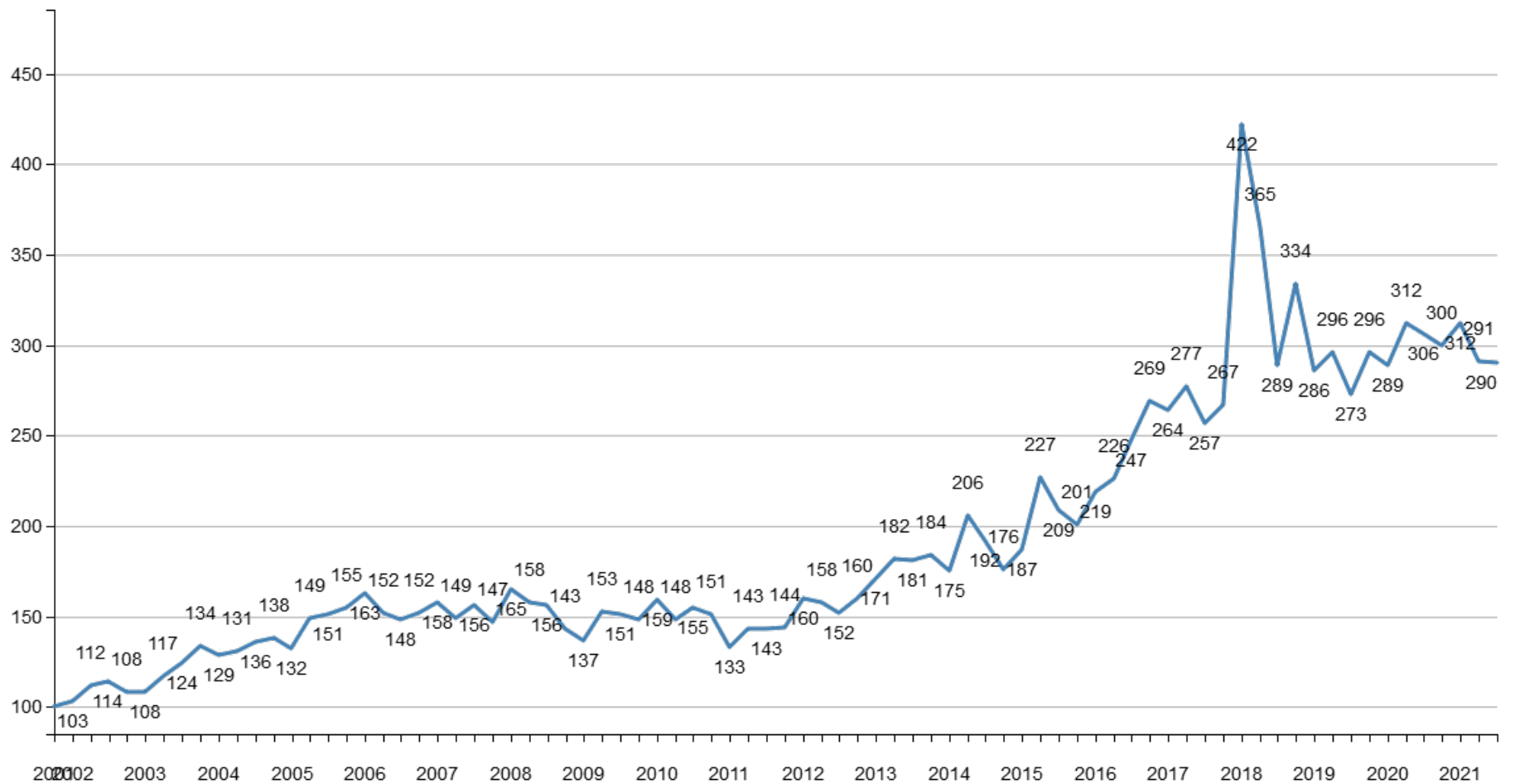


LINK

Fenway

Twenty Year Price Index

(Appreciation Rate)





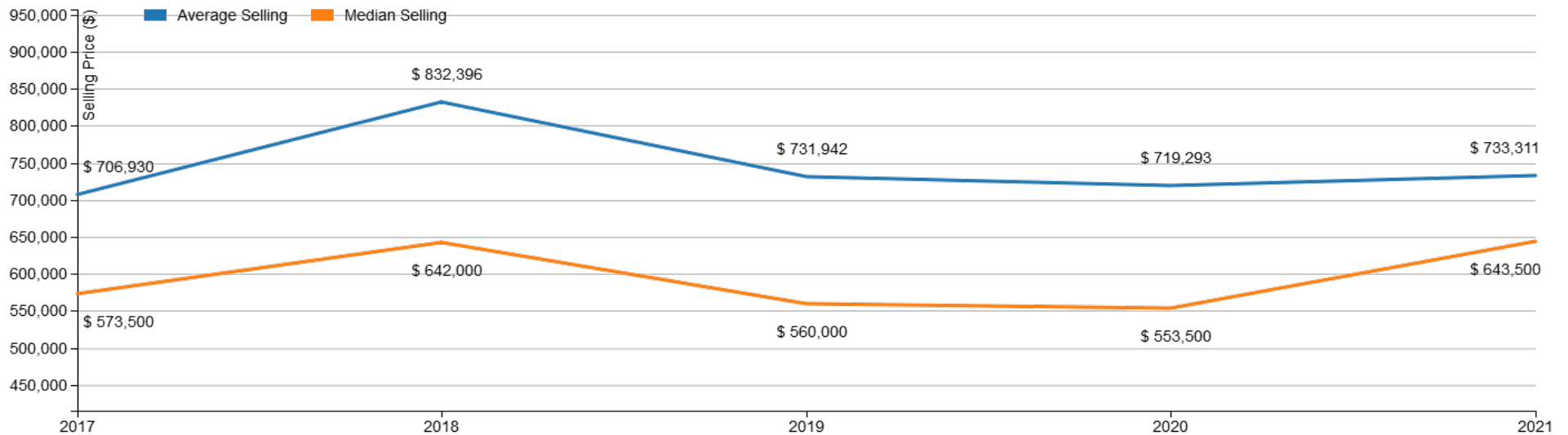
Fenway

Sales Summary

3rd Quarter 2021

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
2017	32	-	\$706,930	-	\$573,500	-	\$852	-	\$888	-	35
2018	38	19%	\$832,396	18%	\$642,000	12%	\$983	15%	\$965	9%	11
2019	48	26%	\$731,942	-12%	\$560,000	-13%	\$928	-6%	\$948	-2%	29
2020	30	-38%	\$719,293	-2%	\$553,500	-1%	\$1,015	9%	\$978	3%	59
2021	50	67%	\$733,311	2%	\$643,500	16%	\$981	-3%	\$976	0%	63

Average / Median Selling Price





Fenway

Sales by Number of Bedrooms

3rd Quarter 2021

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
Studio	2019	4	33%	\$1,049,823	262%	\$482,500	95%	\$827	-11%	\$995	15%	53
	2020	2	-50%	\$386,000	-63%	\$386,000	-20%	\$1,018	23%	\$1,018	2%	-
	2021	6	200%	\$367,683	-5%	\$367,500	-5%	\$1,050	3%	\$1,064	5%	3
One Bed	2019	28	47%	\$511,066	-10%	\$452,500	-10%	\$997	6%	\$1,001	4%	21
	2020	16	-43%	\$590,338	16%	\$525,000	16%	\$1,040	4%	\$1,024	2%	59
	2021	28	75%	\$615,304	4%	\$603,500	15%	\$997	-4%	\$980	-4%	57
Two Beds	2019	13	-13%	\$753,390	-25%	\$725,000	-9%	\$778	-21%	\$823	-16%	-
	2020	12	-8%	\$946,783	26%	\$762,000	5%	\$981	26%	\$934	13%	-
	2021	15	25%	\$1,091,731	15%	\$859,000	13%	\$946	-4%	\$894	-4%	98
Three Plus Beds	2019	3	200%	\$2,276,667	-54%	\$1,525,000	-69%	\$1,065	-45%	\$710	-63%	-
	2020	0	-	-	-	-	-	-	-	-	-	-
	2021	1	-	\$855,000	-	\$855,000	-	\$624	-	\$624	-	-



Fenway

Sales Comparison by Square Footage

3rd Quarter 2021

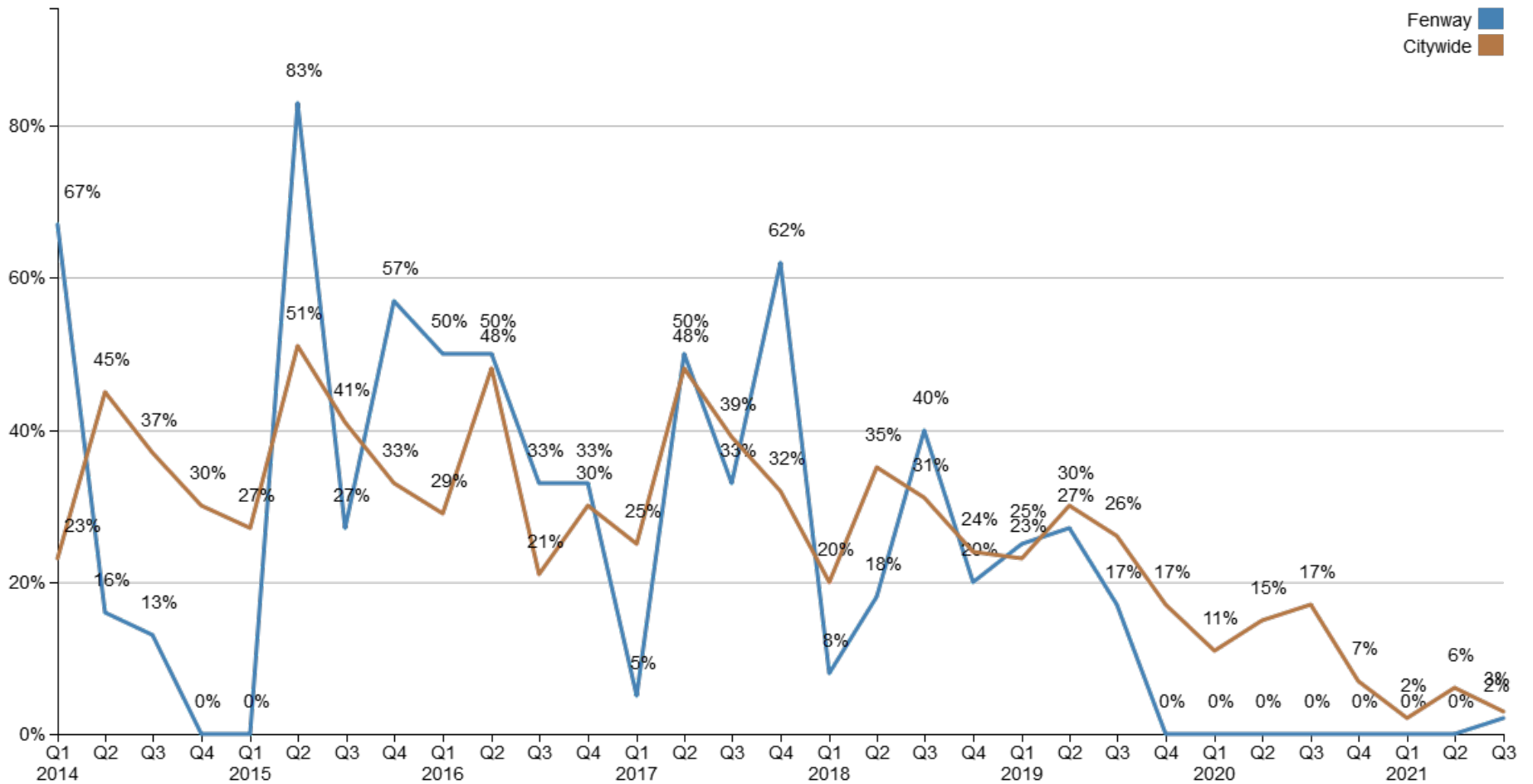
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Fenway

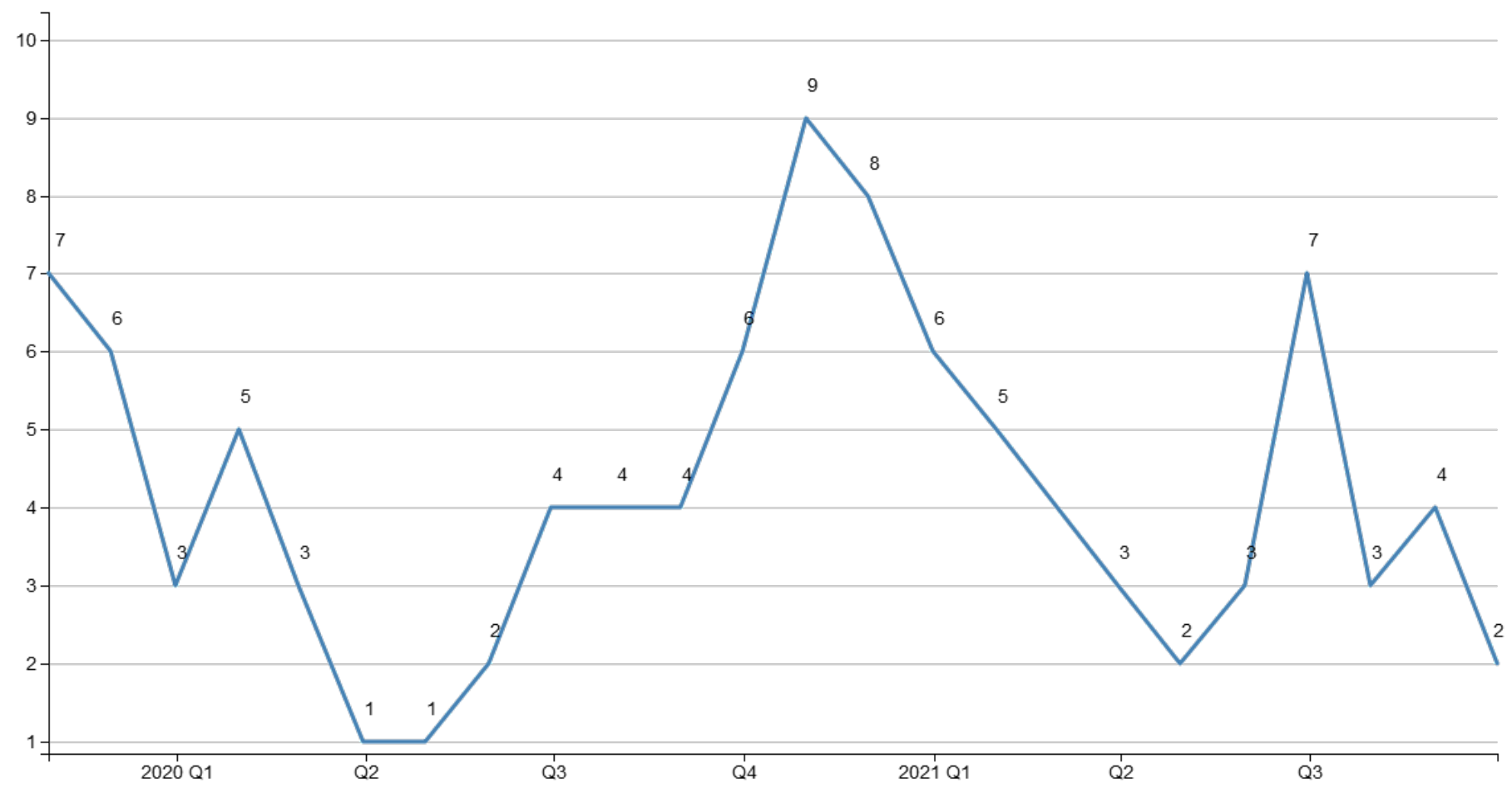
Sales Over Last Asking Price

3rd Quarter 2021





Fenway
Inventory
3rd Quarter 2021

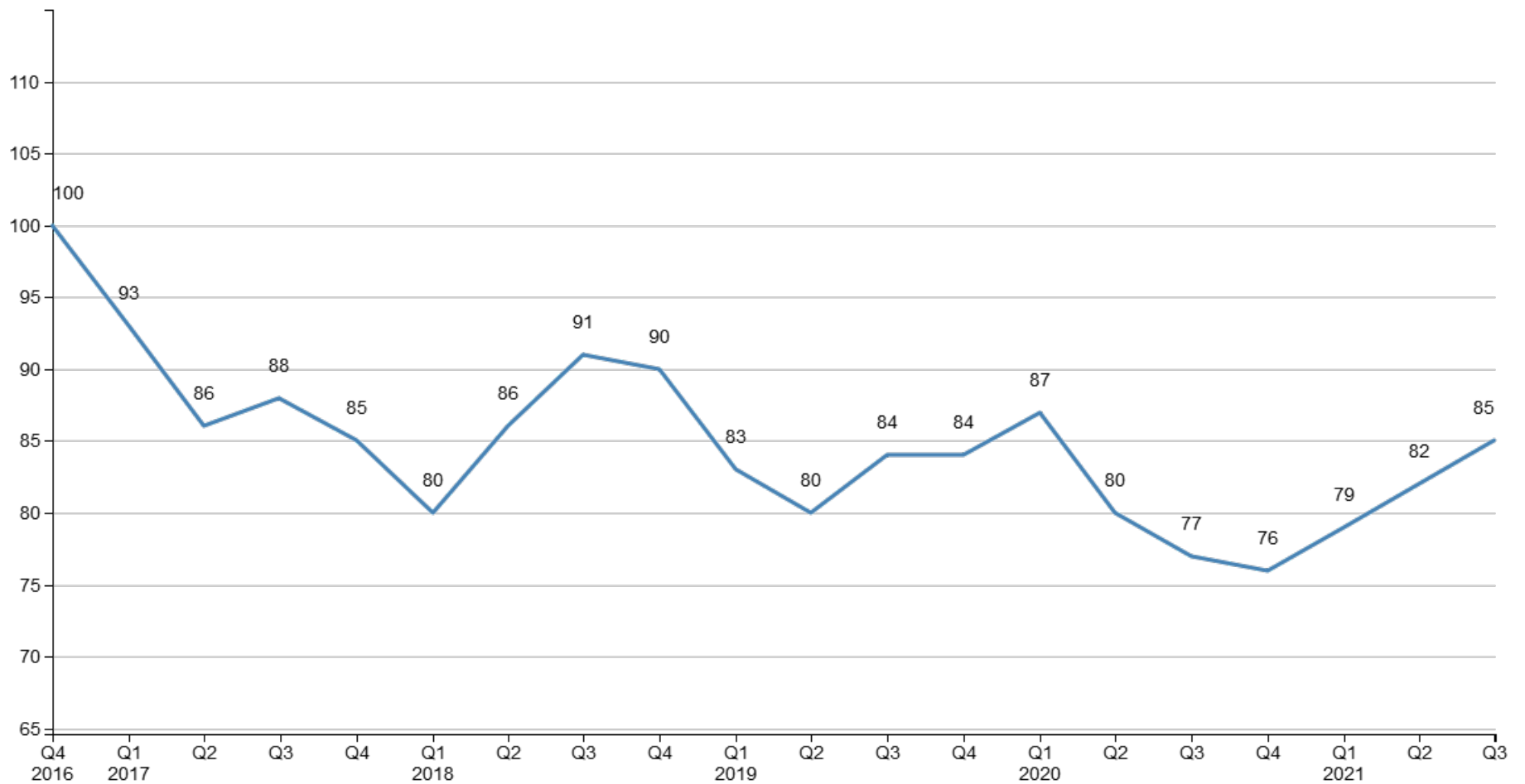


LINK

MIDTOWN
**QUARTERLY SALES
SUMMARY**
THIRD QUARTER 2021

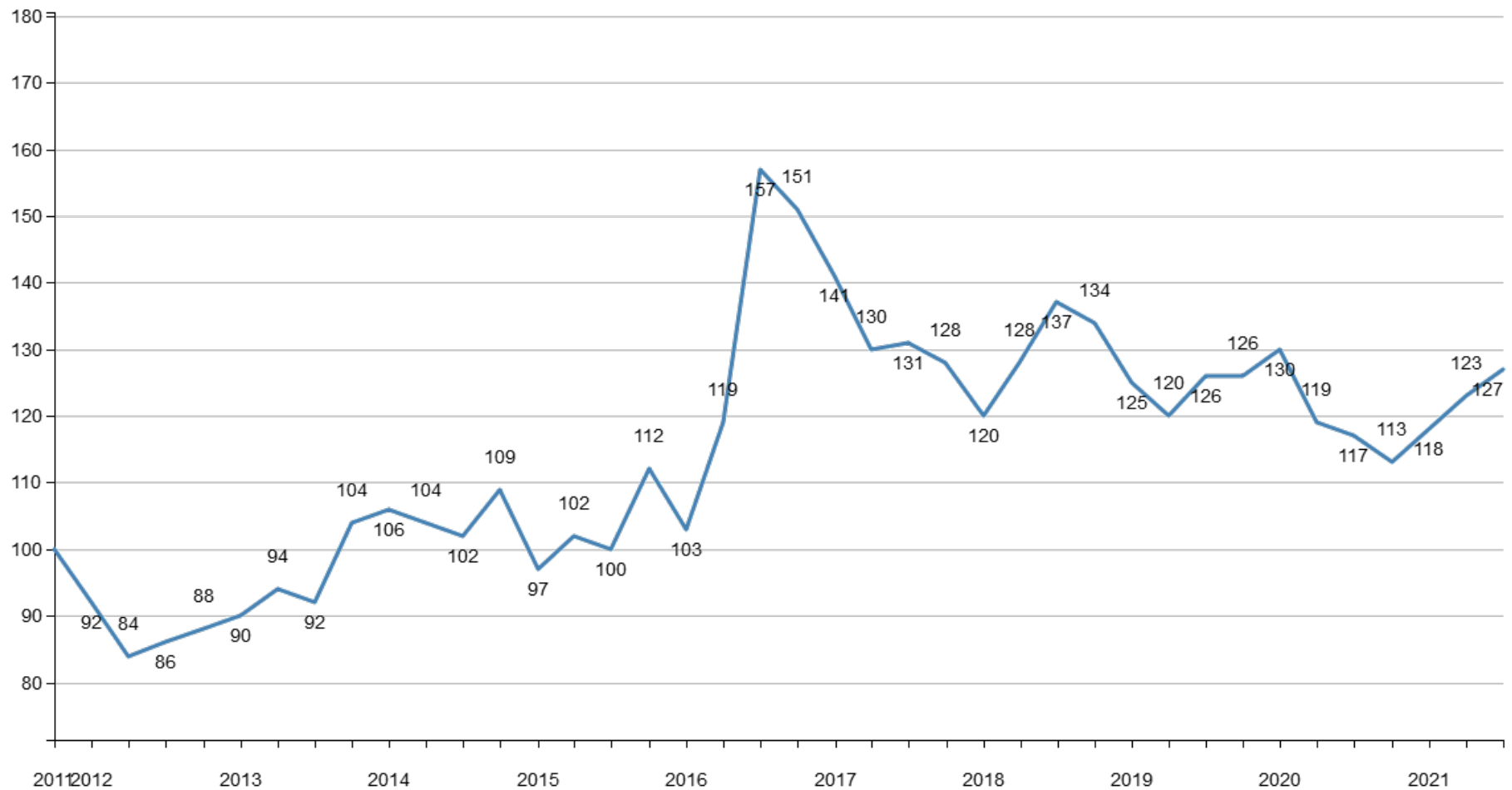
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Midtown Five Year Price Index (Appreciation Rate)



LINK

Midtown Ten Year Price Index (Appreciation Rate)

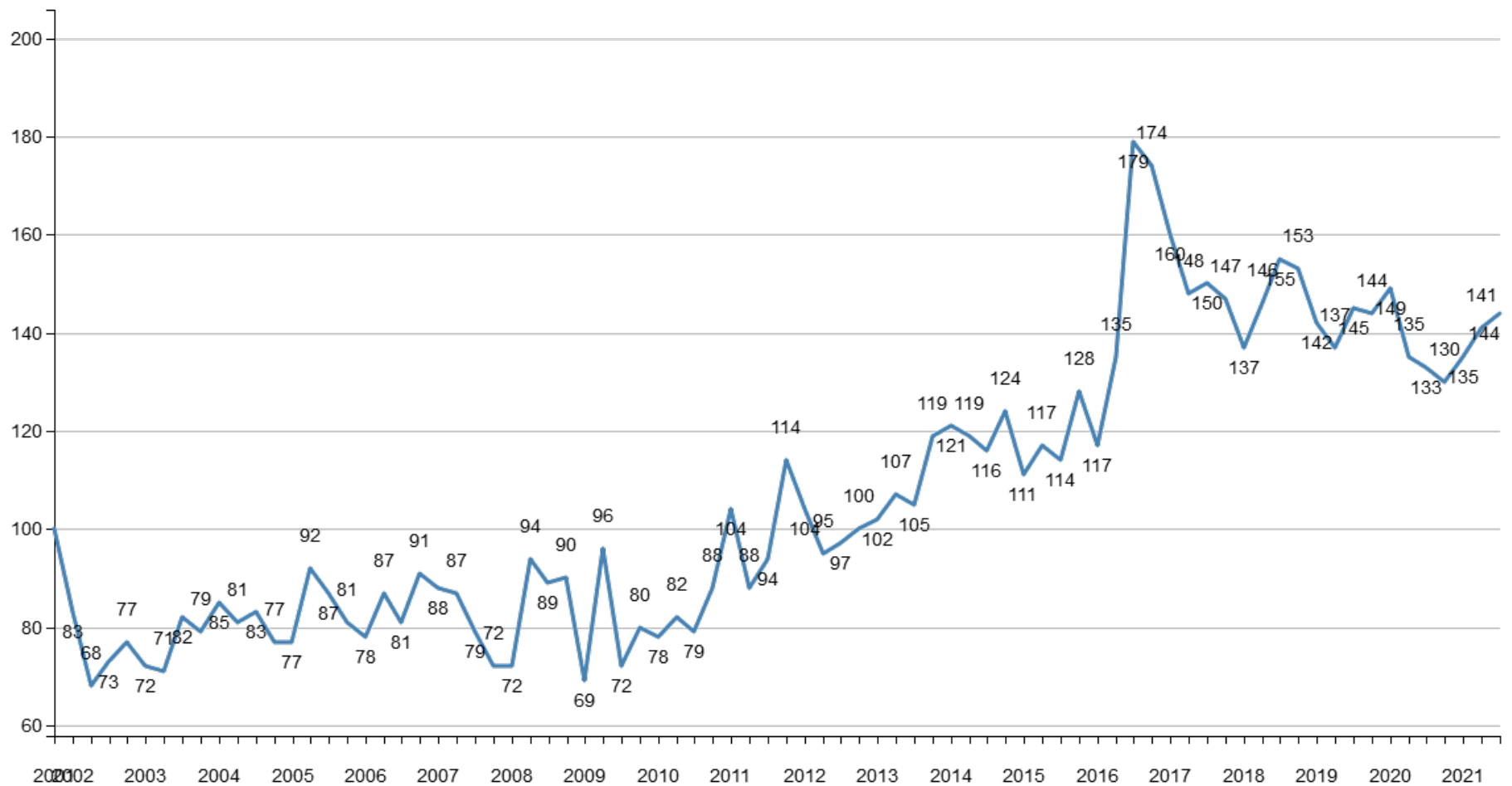


LINK

Midtown

Twenty Year Price Index

(Appreciation Rate)

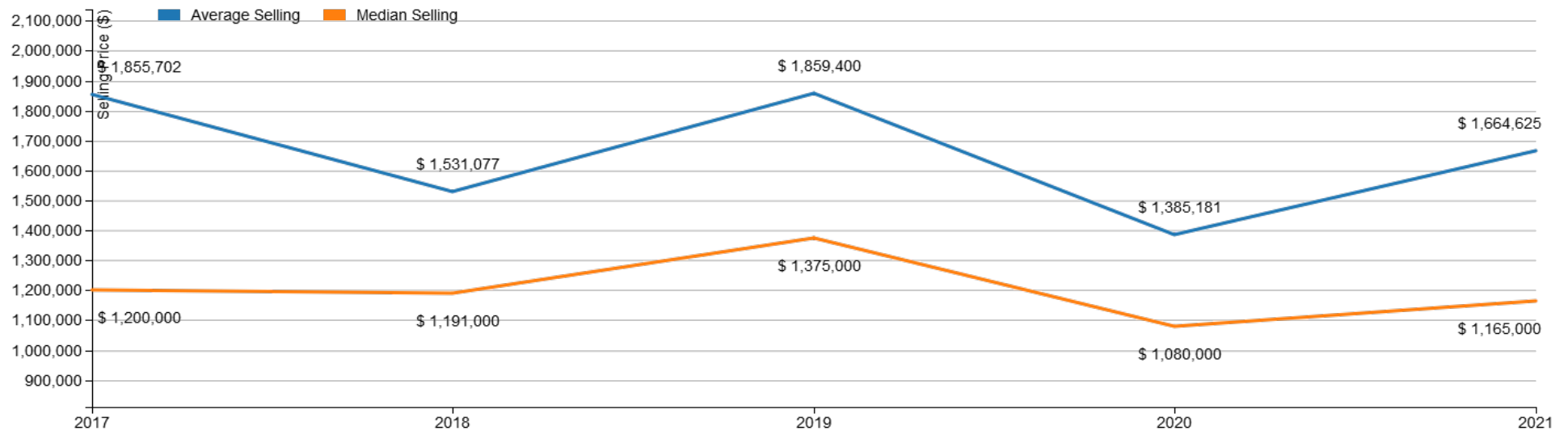




Midtown
Sales Summary
3rd Quarter 2021

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
2017	62	-	\$1,855,702	-	\$1,200,000	-	\$1,233	-	\$1,176	-	88
2018	39	-37%	\$1,531,077	-17%	\$1,191,000	-1%	\$1,194	-3%	\$1,159	-1%	41
2019	43	10%	\$1,859,400	21%	\$1,375,000	15%	\$1,164	-2%	\$1,083	-7%	104
2020	29	-33%	\$1,385,181	-26%	\$1,080,000	-21%	\$1,021	-12%	\$977	-10%	311
2021	44	52%	\$1,664,625	20%	\$1,165,000	8%	\$1,161	14%	\$1,088	11%	341

Average / Median Selling Price





Midtown

Sales by Number of Bedrooms

3rd Quarter 2021

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
Studio	2019	0	-	-	-	-	-	-	-	-	-	-
	2020	0	-	-	-	-	-	-	-	-	-	-
	2021	0	-	-	-	-	-	-	-	-	-	-
One Bed	2019	11	-21%	\$859,727	1%	\$900,000	4%	\$946	-12%	\$966	-15%	100
	2020	16	45%	\$907,578	6%	\$870,375	-3%	\$917	-3%	\$862	-11%	-
	2021	18	13%	\$828,111	-9%	\$745,000	-14%	\$976	6%	\$966	12%	149
Two Beds	2019	25	39%	\$1,816,889	14%	\$1,400,000	-4%	\$1,163	-6%	\$1,070	-9%	90
	2020	11	-56%	\$1,448,545	-20%	\$1,400,000	0%	\$1,063	-9%	\$1,029	-4%	311
	2021	18	64%	\$1,582,333	9%	\$1,452,500	4%	\$1,107	4%	\$1,088	6%	-
Three Plus Beds	2019	7	17%	\$3,582,143	17%	\$2,465,000	3%	\$1,510	13%	\$1,211	1%	158
	2020	2	-71%	\$4,857,500	36%	\$4,857,500	97%	\$1,616	7%	\$1,616	34%	-
	2021	8	300%	\$3,731,938	-23%	\$3,892,750	-20%	\$1,702	5%	\$1,704	5%	533



Midtown

Sales Comparison by Square Footage

3rd Quarter 2021

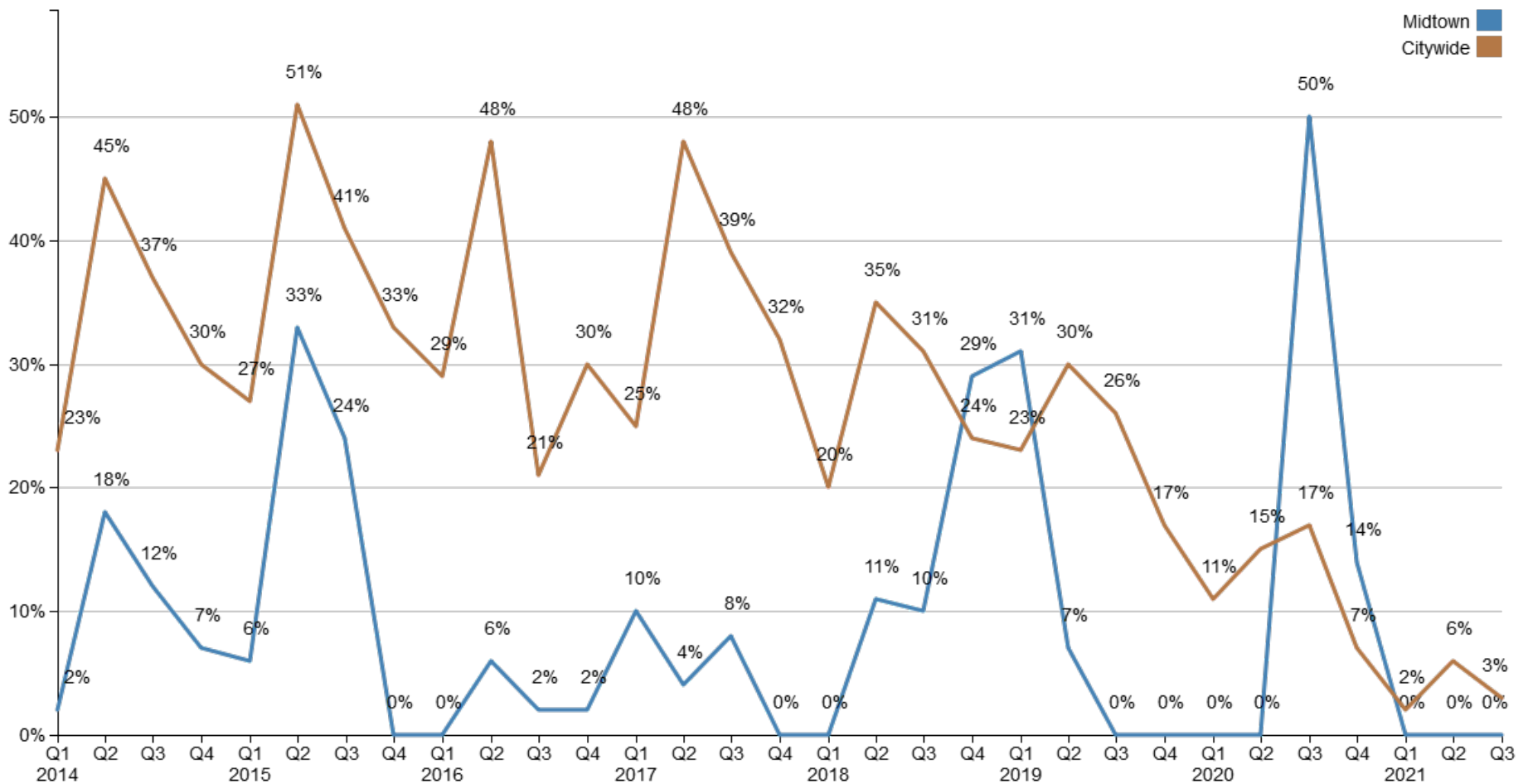
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LINK

Midtown

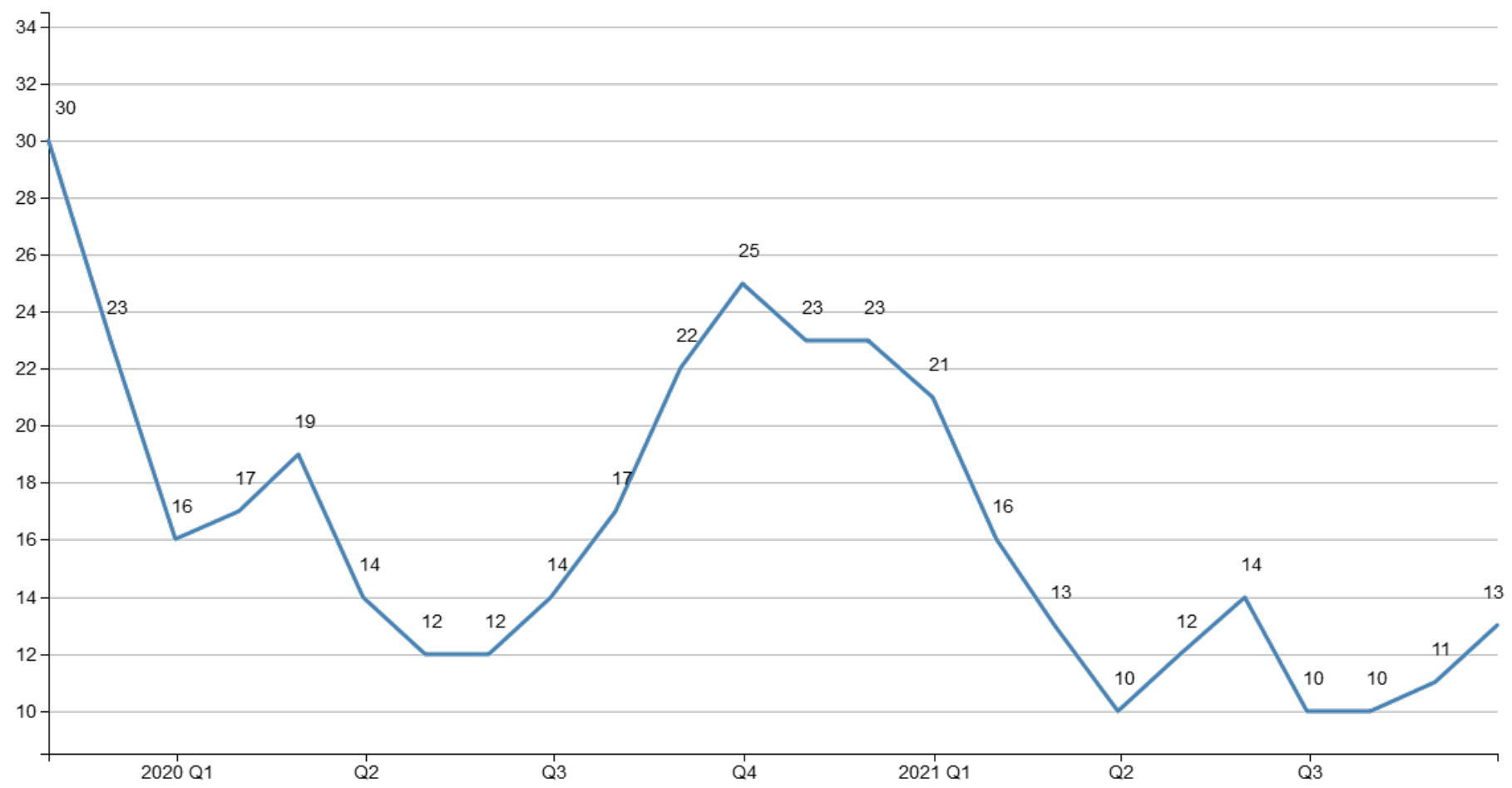
Sales Over Last Asking Price

3rd Quarter 2021





Midtown
Inventory
3rd Quarter 2021

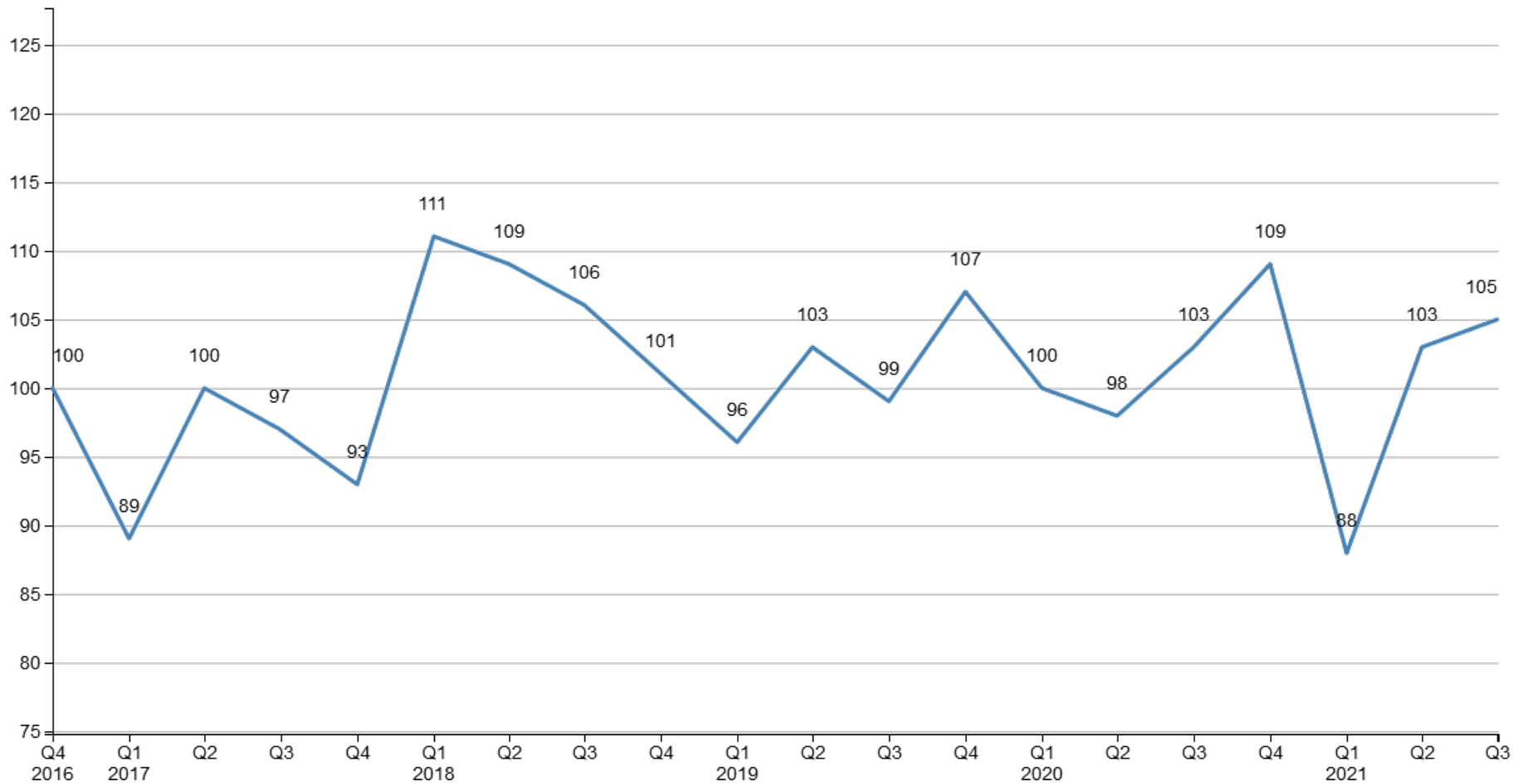


LINK

NORTH END
**QUARTERLY SALES
SUMMARY**
THIRD QUARTER 2021

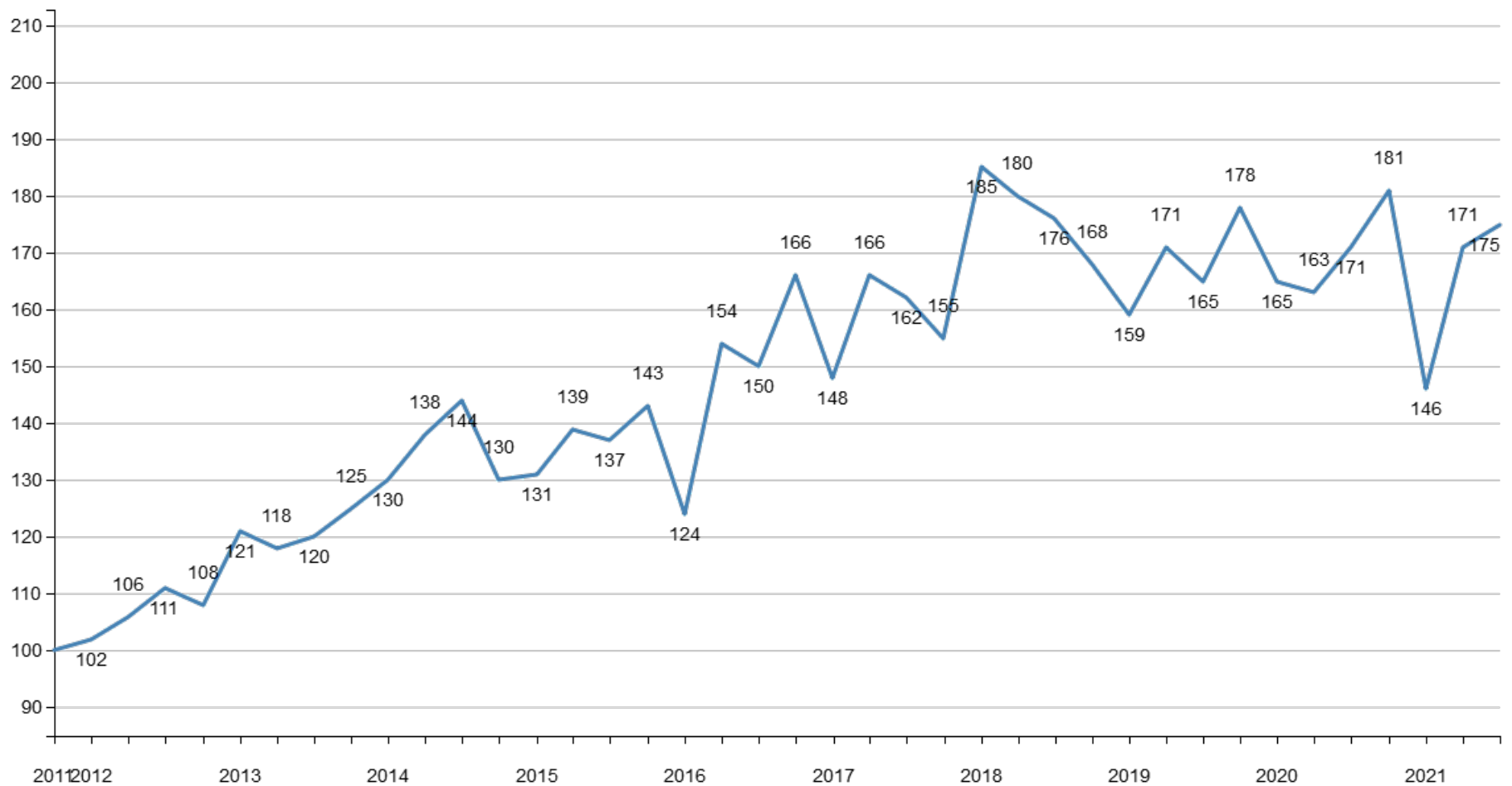
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North End Five Year Price Index (Appreciation Rate)



LINK

North End Ten Year Price Index (Appreciation Rate)

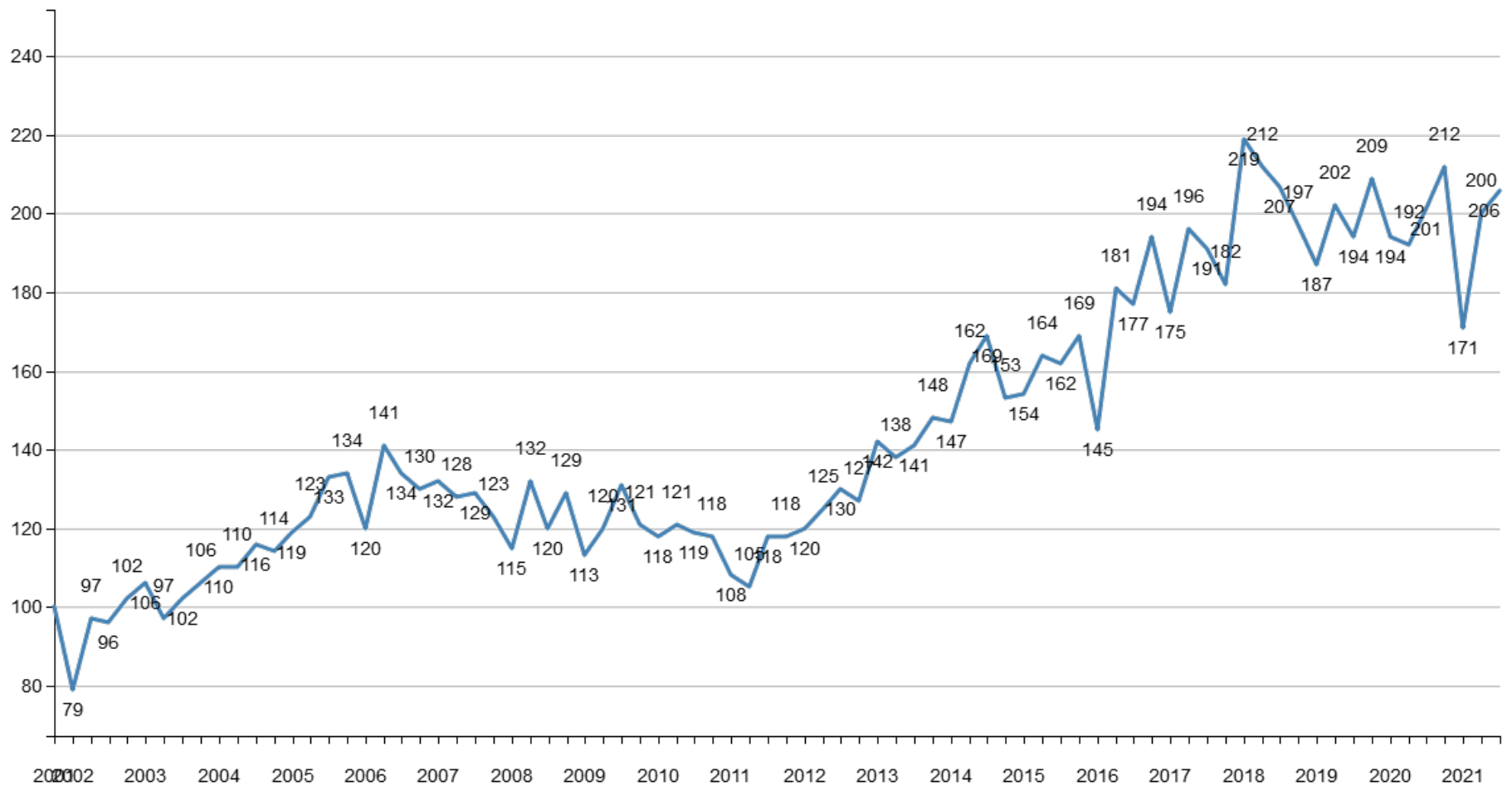


LINK

North End

Twenty Year Price Index

(Appreciation Rate)

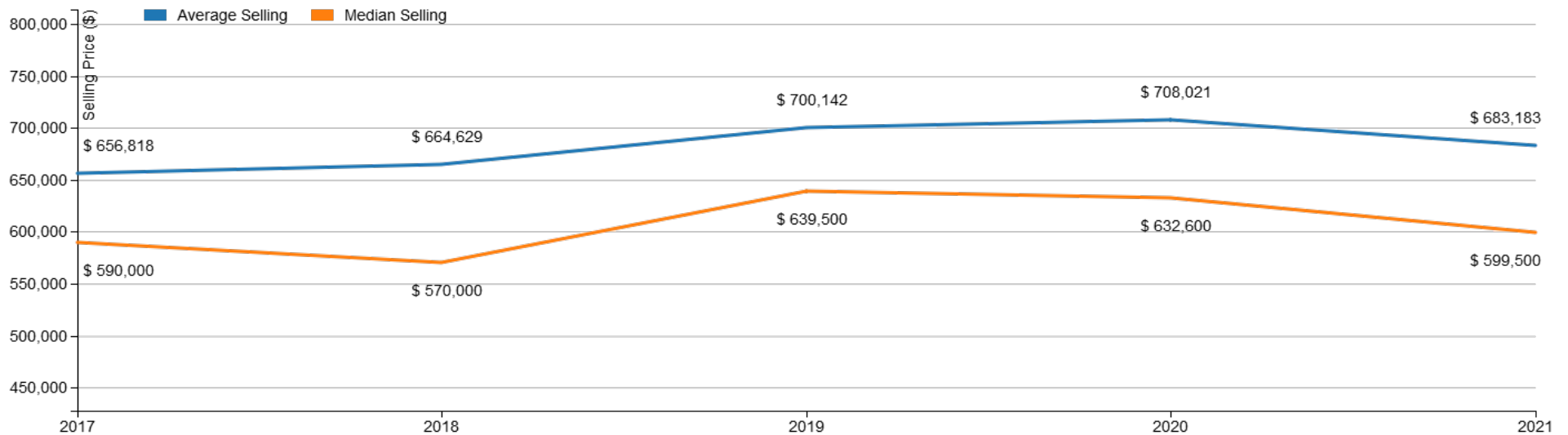




North End
Sales Summary
3rd Quarter 2021

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
2017	28	-	\$656,818	-	\$590,000	-	\$884	-	\$881	-	106
2018	31	11%	\$664,629	1%	\$570,000	-3%	\$971	10%	\$932	6%	35
2019	24	-23%	\$700,142	5%	\$639,500	12%	\$899	-7%	\$936	0%	65
2020	28	17%	\$708,021	1%	\$632,600	-1%	\$935	4%	\$966	3%	35
2021	30	7%	\$683,183	-4%	\$599,500	-5%	\$955	2%	\$978	1%	67

Average / Median Selling Price





North End

Sales by Number of Bedrooms

3rd Quarter 2021

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
Studio	2019	0	-	-	-	-	-	-	-	-	-	-
	2020	0	-	-	-	-	-	-	-	-	-	-
	2021	1	-	\$375,000	-	\$375,000	-	\$833	-	\$833	-	126
One Bed	2019	13	-7%	\$574,769	13%	\$552,500	9%	\$909	-8%	\$905	-4%	61
	2020	13	0%	\$500,627	-13%	\$492,500	-11%	\$942	4%	\$973	7%	-
	2021	15	15%	\$578,533	16%	\$530,000	8%	\$990	5%	\$985	1%	3
Two Beds	2019	11	-27%	\$848,309	17%	\$729,900	20%	\$886	-5%	\$955	5%	71
	2020	15	36%	\$887,763	5%	\$760,000	4%	\$929	5%	\$938	-2%	35
	2021	13	-13%	\$837,423	-6%	\$770,500	1%	\$929	0%	\$979	4%	101
Three Plus Beds	2019	0	-	-	-	-	-	-	-	-	-	-
	2020	0	-	-	-	-	-	-	-	-	-	-
	2021	1	-	\$556,000	-	\$556,000	-	\$892	-	\$892	-	-



North End

Sales Comparison by Square Footage

3rd Quarter 2021

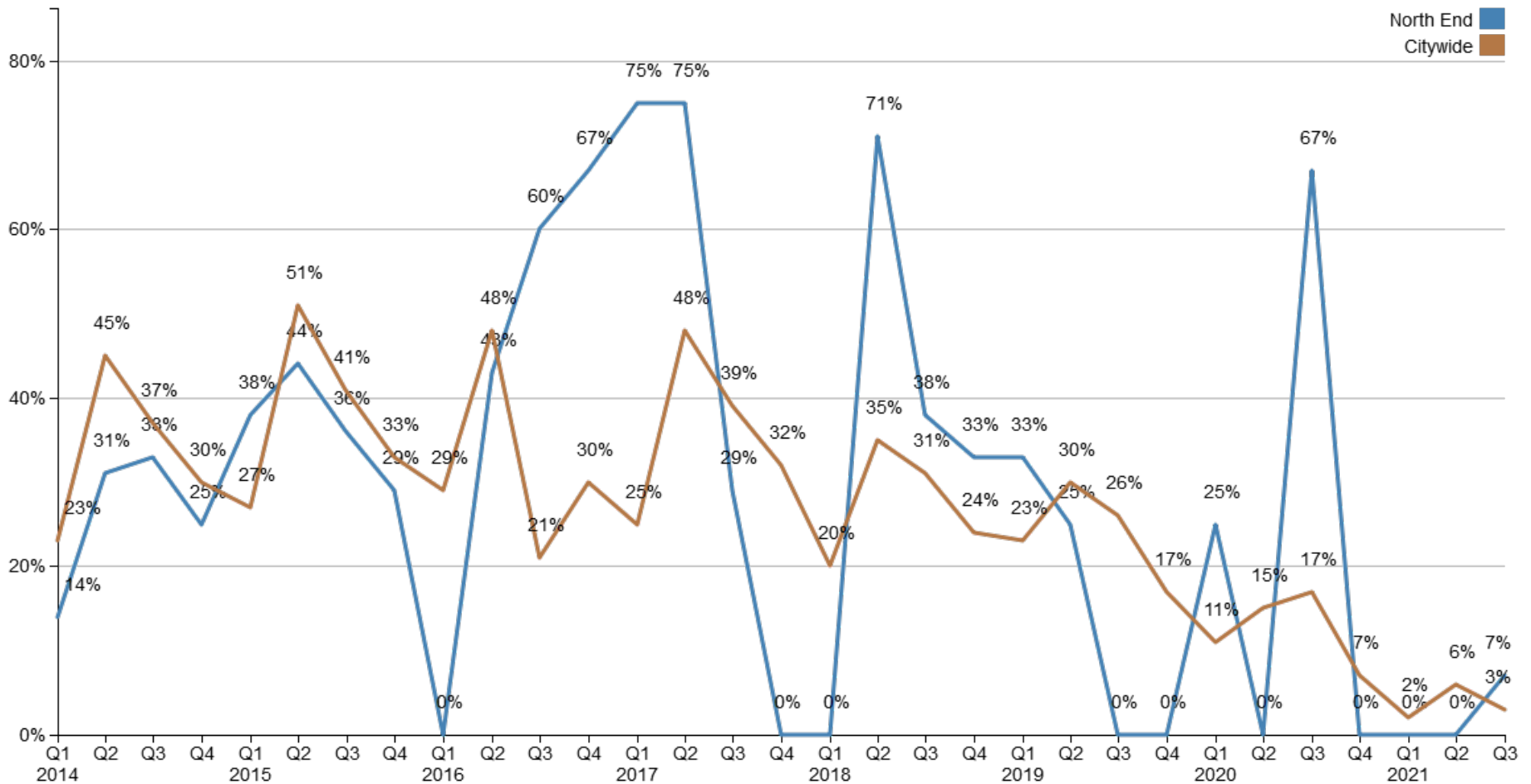
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North End

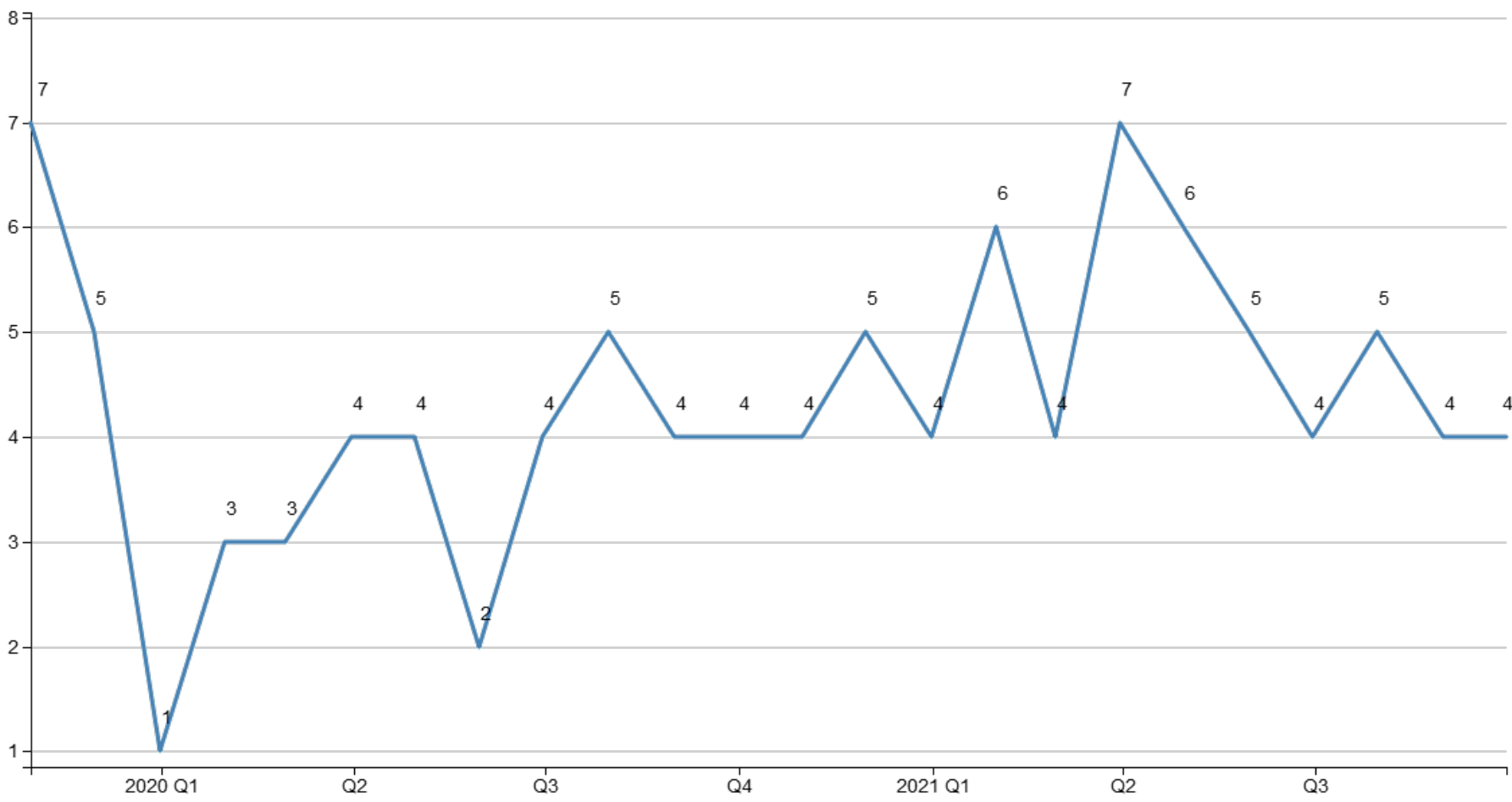
Sales Over Last Asking Price

3rd Quarter 2021





North End
Inventory
3rd Quarter 2021

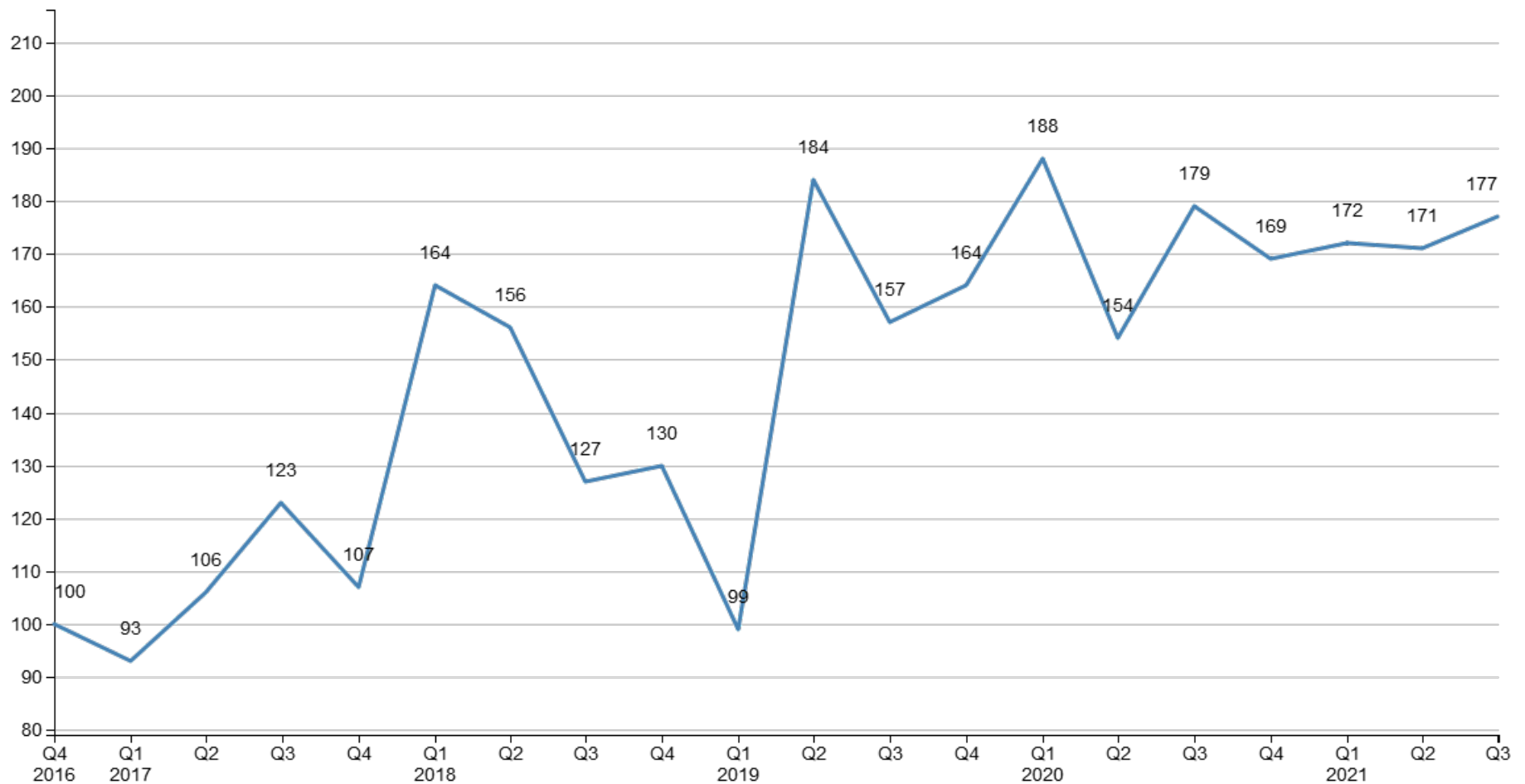


LINK

SEAPORT
**QUARTERLY SALES
SUMMARY**
THIRD QUARTER 2021

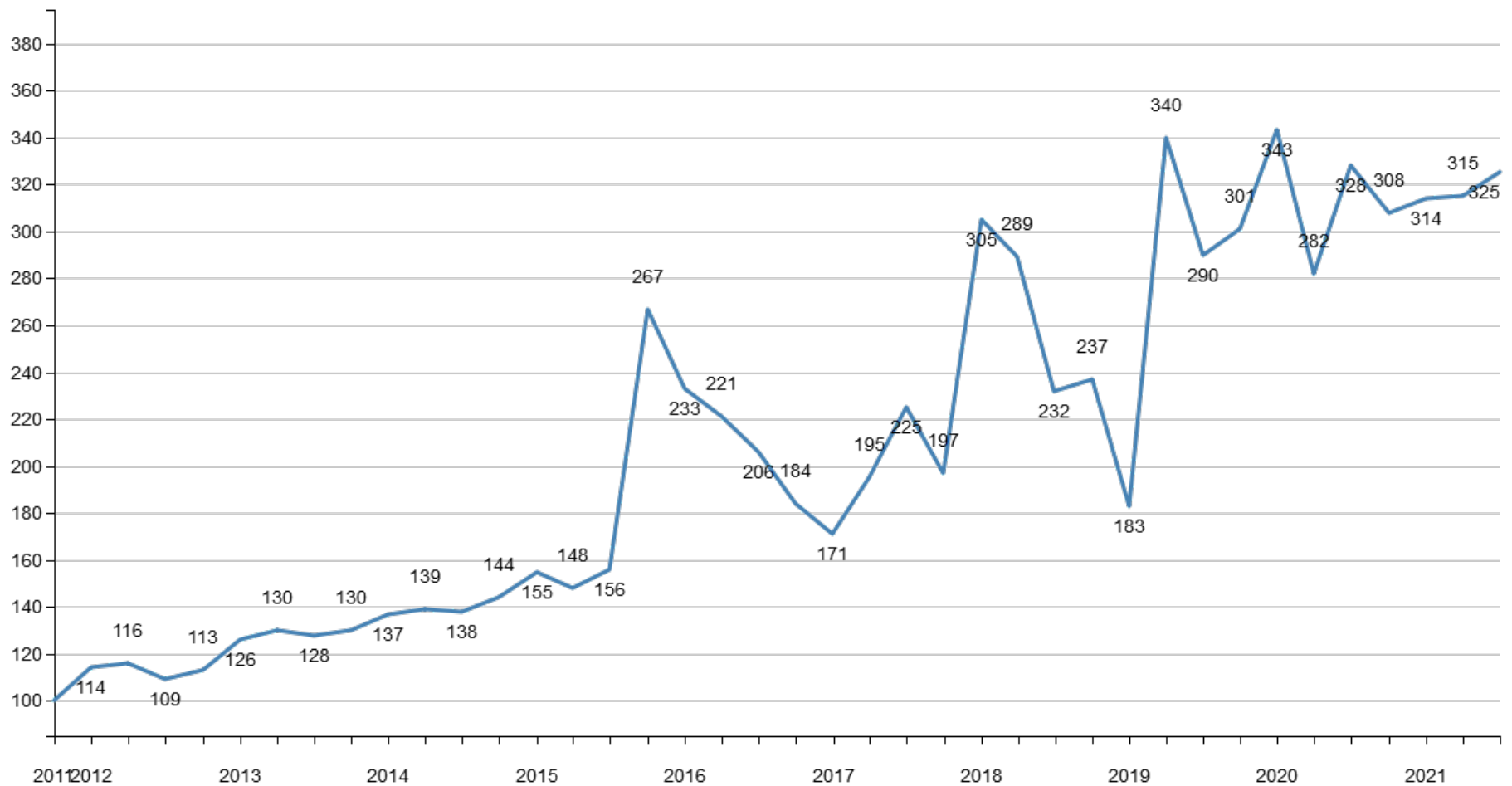
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Seaport Five Year Price Index (Appreciation Rate)



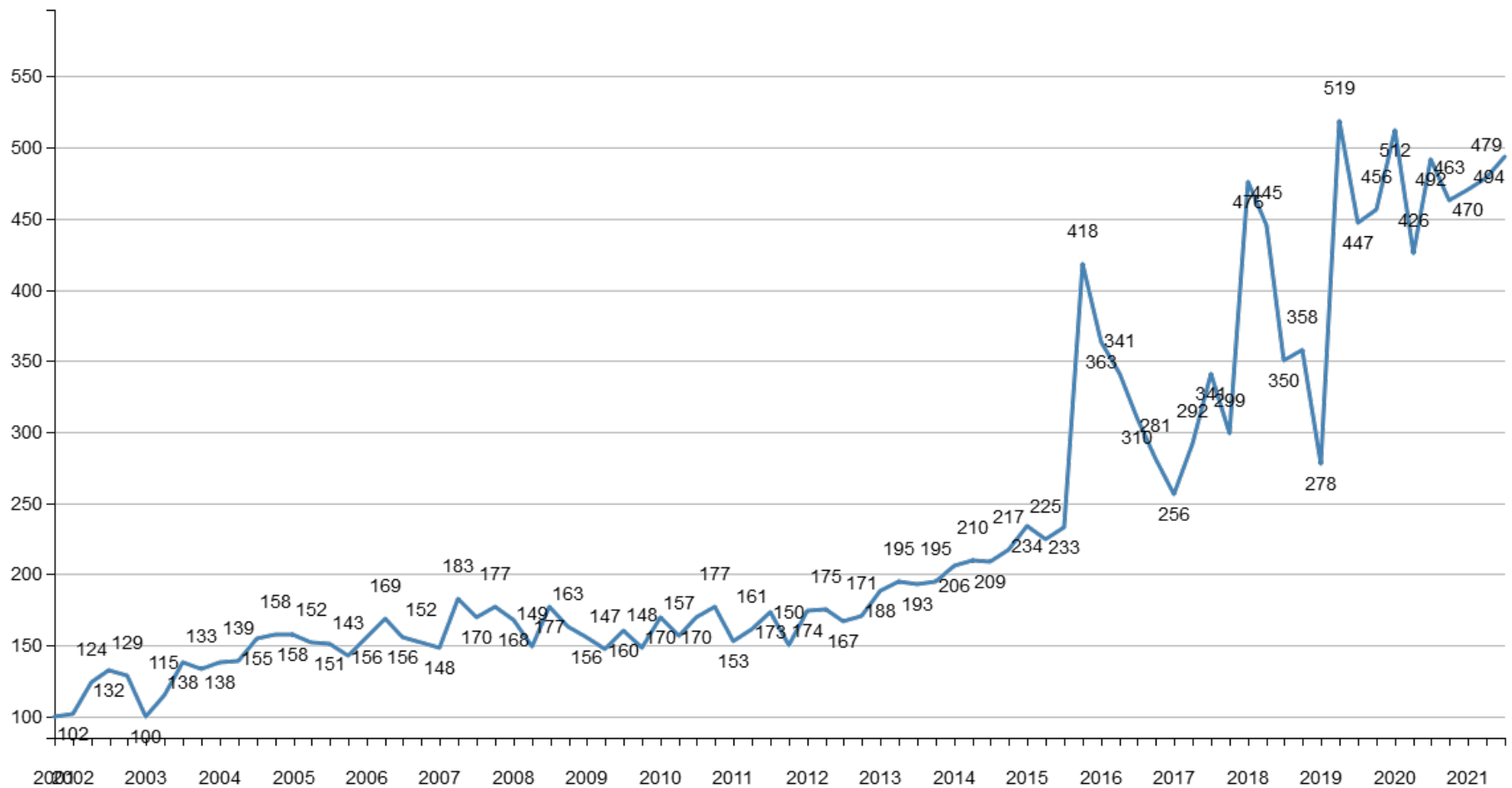
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Seaport Ten Year Price Index (Appreciation Rate)



LINK

Seaport Twenty Year Price Index (Appreciation Rate)

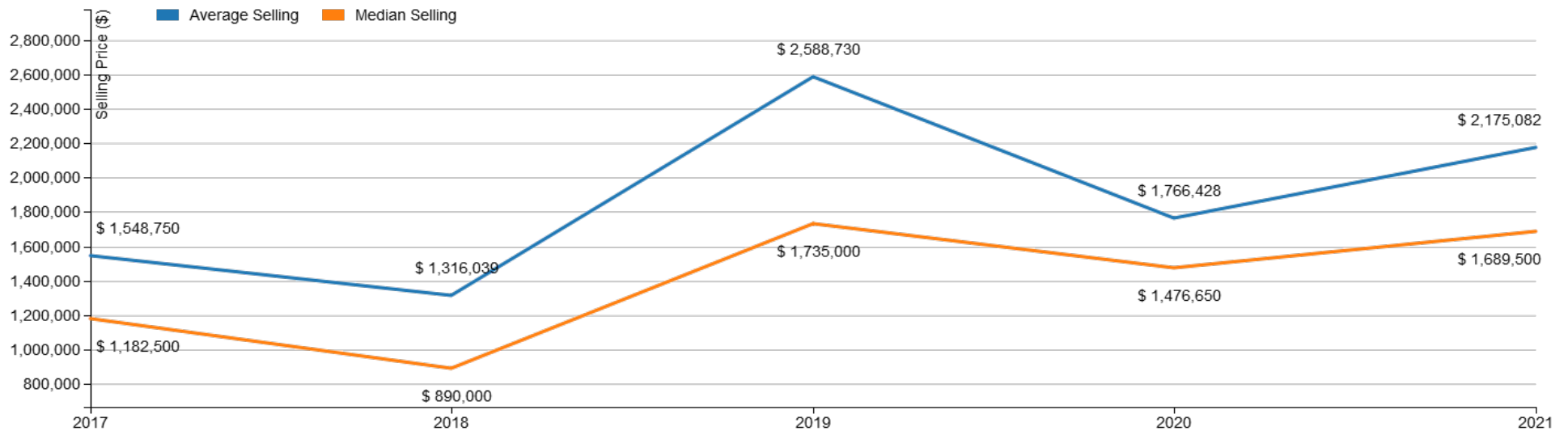




Seaport
Sales Summary
3rd Quarter 2021

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
2017	18	-	\$1,548,750	-	\$1,182,500	-	\$970	-	\$882	-	29
2018	49	172%	\$1,316,039	-15%	\$890,000	-25%	\$1,096	13%	\$1,104	25%	51
2019	44	-10%	\$2,588,730	97%	\$1,735,000	95%	\$1,529	40%	\$1,217	10%	84
2020	56	27%	\$1,766,428	-32%	\$1,476,650	-15%	\$1,526	0%	\$1,537	26%	127
2021	68	21%	\$2,175,082	23%	\$1,689,500	14%	\$1,559	2%	\$1,593	4%	142

Average / Median Selling Price





Seaport

Sales by Number of Bedrooms

3rd Quarter 2021

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
Studio	2019	1	-90%	\$885,000	55%	\$885,000	49%	\$863	-26%	\$863	-25%	-
	2020	4	300%	\$693,700	-22%	\$689,250	-22%	\$1,350	56%	\$1,365	58%	-
	2021	3	-25%	\$826,567	19%	\$819,700	19%	\$1,637	21%	\$1,620	19%	-
One Bed	2019	12	-37%	\$895,938	-11%	\$721,250	-19%	\$1,046	-1%	\$951	-14%	62
	2020	23	92%	\$1,144,201	28%	\$1,175,700	63%	\$1,380	32%	\$1,525	60%	42
	2021	19	-17%	\$1,100,942	-4%	\$1,072,900	-9%	\$1,302	-6%	\$1,446	-5%	54
Two Beds	2019	22	38%	\$2,282,011	69%	\$2,111,875	106%	\$1,431	45%	\$1,540	87%	90
	2020	26	18%	\$2,202,608	-3%	\$1,933,750	-8%	\$1,654	16%	\$1,601	4%	215
	2021	36	38%	\$2,176,944	-1%	\$1,953,800	1%	\$1,568	-5%	\$1,599	0%	39
Three Plus Beds	2019	8	100%	\$6,279,827	39%	\$4,888,593	4%	\$2,607	69%	\$2,357	68%	-
	2020	3	-63%	\$4,186,917	-33%	\$2,905,000	-41%	\$1,762	-32%	\$1,374	-42%	208
	2021	10	233%	\$4,613,800	10%	\$4,524,500	56%	\$1,989	13%	\$2,034	48%	333



Seaport

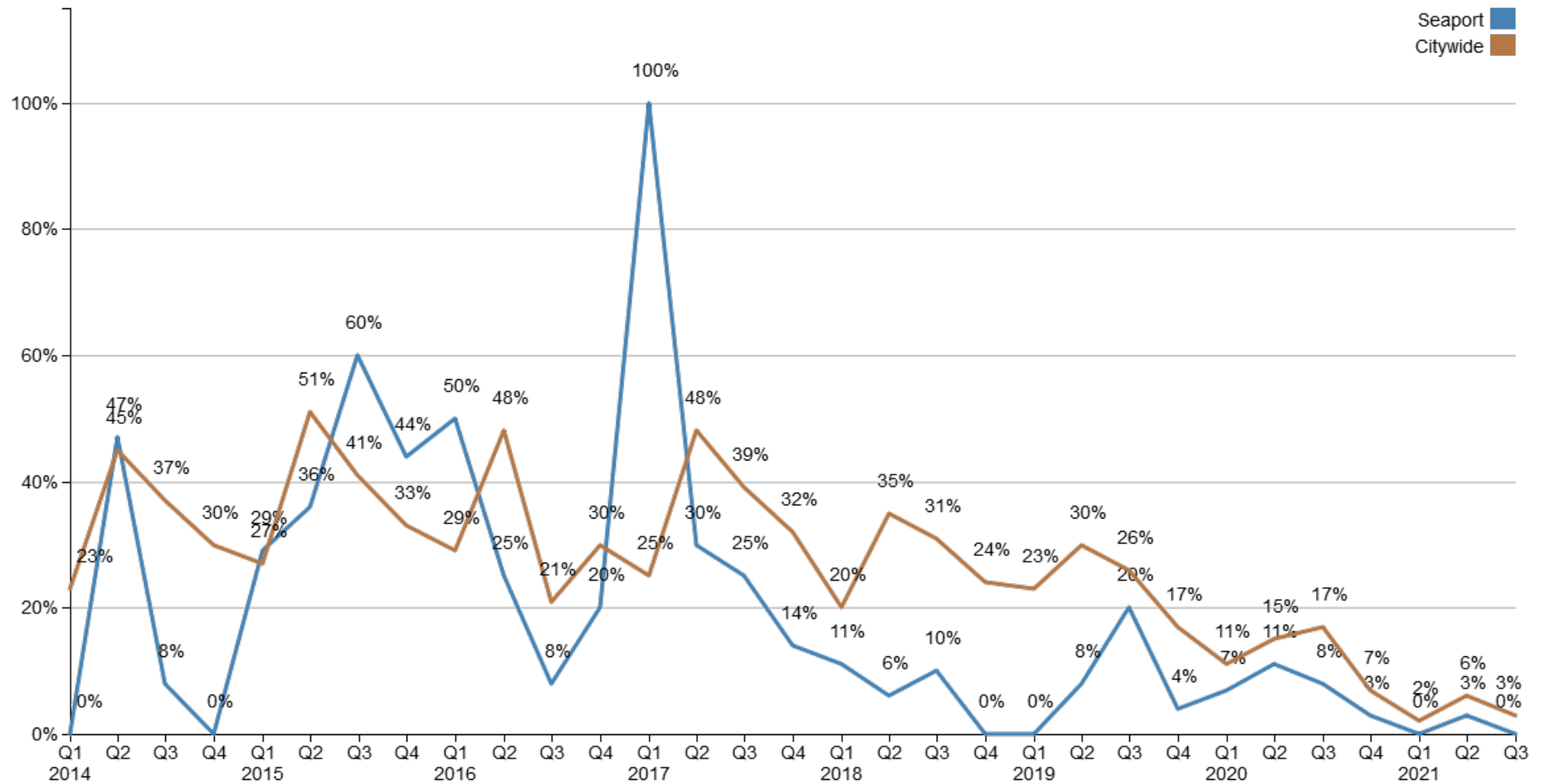
Sales Comparison by Square Footage

3rd Quarter 2021

Sq Feet	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
700 or less	2019	5	-67%	\$600,000	2%	\$625,000	4%	\$1,053	-9%	\$1,010	-12%	-
	2020	11	120%	\$935,293	56%	\$988,500	58%	\$1,508	43%	\$1,533	52%	52
	2021	7	-36%	\$886,671	-5%	\$865,000	-12%	\$1,531	2%	\$1,606	5%	-
701- 1000	2019	2	-67%	\$671,250	-13%	\$671,250	-6%	\$892	0%	\$892	5%	62
	2020	11	450%	\$1,215,836	81%	\$1,338,000	99%	\$1,468	65%	\$1,600	79%	-
	2021	10	-9%	\$1,156,090	-5%	\$1,185,950	-11%	\$1,379	-6%	\$1,552	-3%	-
1001- 1500	2019	16	-20%	\$1,531,823	36%	\$1,218,500	19%	\$1,205	30%	\$896	9%	122
	2020	26	63%	\$1,852,993	21%	\$1,892,950	55%	\$1,496	24%	\$1,530	71%	21
	2021	33	27%	\$1,702,424	-8%	\$1,775,000	-6%	\$1,393	-7%	\$1,523	0%	54
1501- 1800	2019	7	133%	\$2,024,983	-29%	\$1,645,000	-41%	\$1,272	-28%	\$1,077	-36%	88
	2020	4	-43%	\$2,381,000	18%	\$2,324,500	41%	\$1,511	19%	\$1,505	40%	15
	2021	4	0%	\$2,380,000	0%	\$2,412,500	4%	\$1,519	1%	\$1,525	1%	-
1801- 2400	2019	11	267%	\$4,292,426	112%	\$4,619,850	160%	\$2,122	117%	\$2,207	138%	27
	2020	3	-73%	\$5,116,667	19%	\$4,995,000	8%	\$2,328	10%	\$2,484	13%	415
	2021	11	267%	\$4,036,182	-21%	\$4,550,000	-9%	\$2,017	-13%	\$2,078	-16%	186
Over 2400	2019	2	0%	\$10,917,940	58%	\$10,917,940	58%	\$3,590	77%	\$3,590	77%	-
	2020	1	-50%	\$2,205,750	-80%	\$2,205,750	-80%	\$787	-78%	\$787	-78%	208
	2021	3	200%	\$6,680,000	203%	\$6,765,000	207%	\$2,416	207%	\$2,700	243%	-

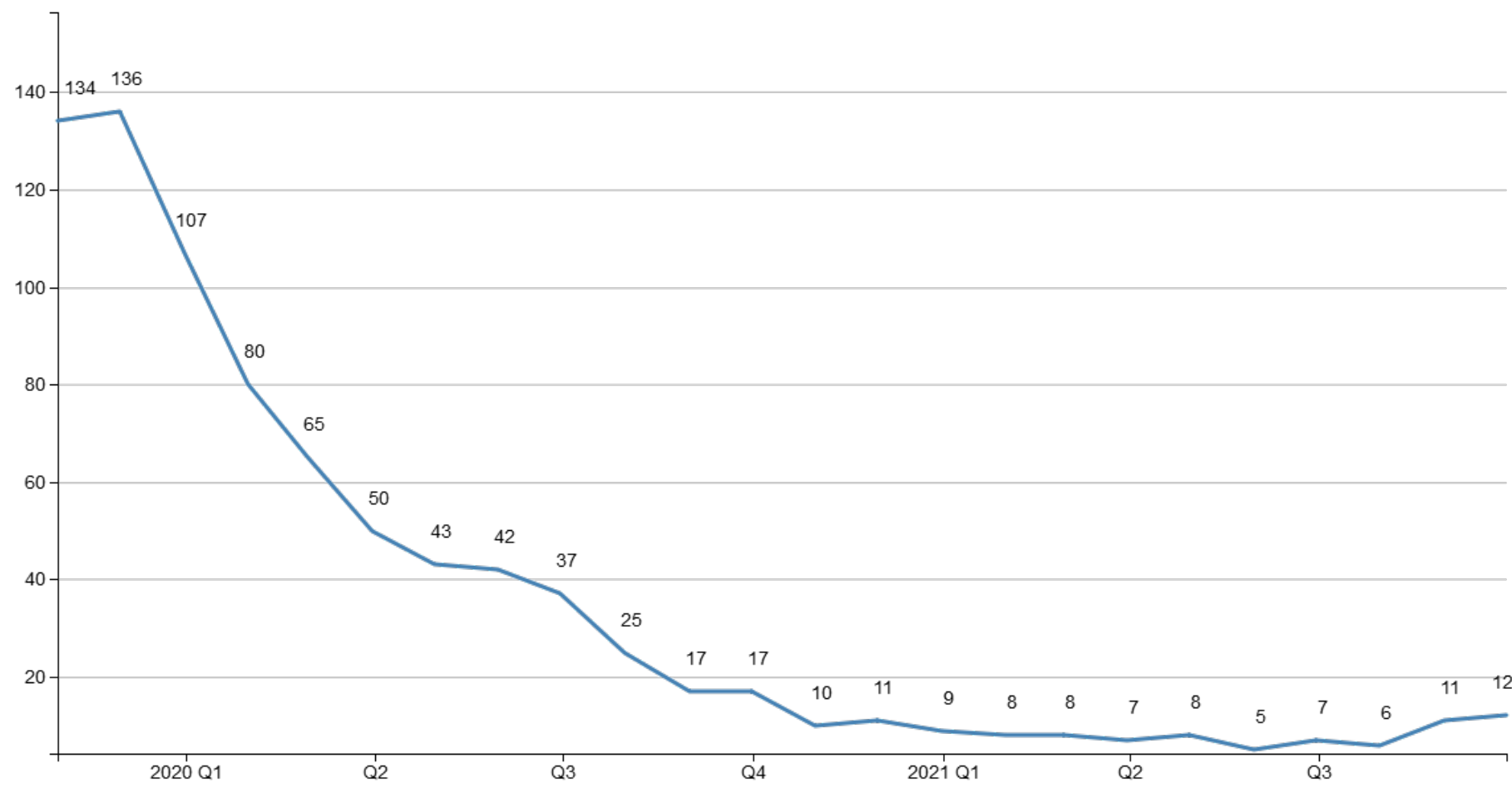
LINK

Seaport Sales Over Last Asking Price 3rd Quarter 2021





Seaport
Inventory
3rd Quarter 2021

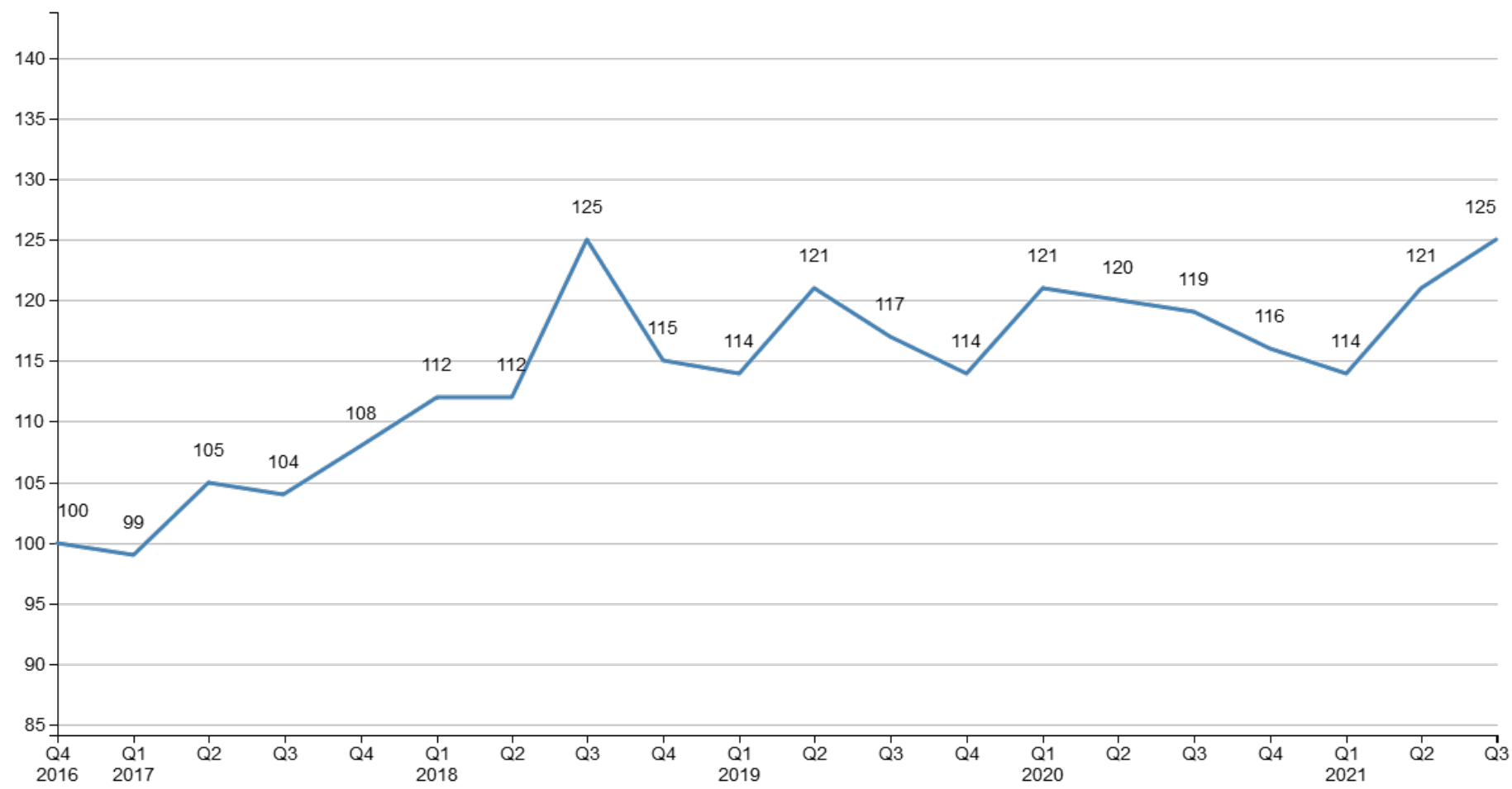


LINK

SOUTH BOSTON
**QUARTERLY SALES
SUMMARY**
THIRD QUARTER 2021

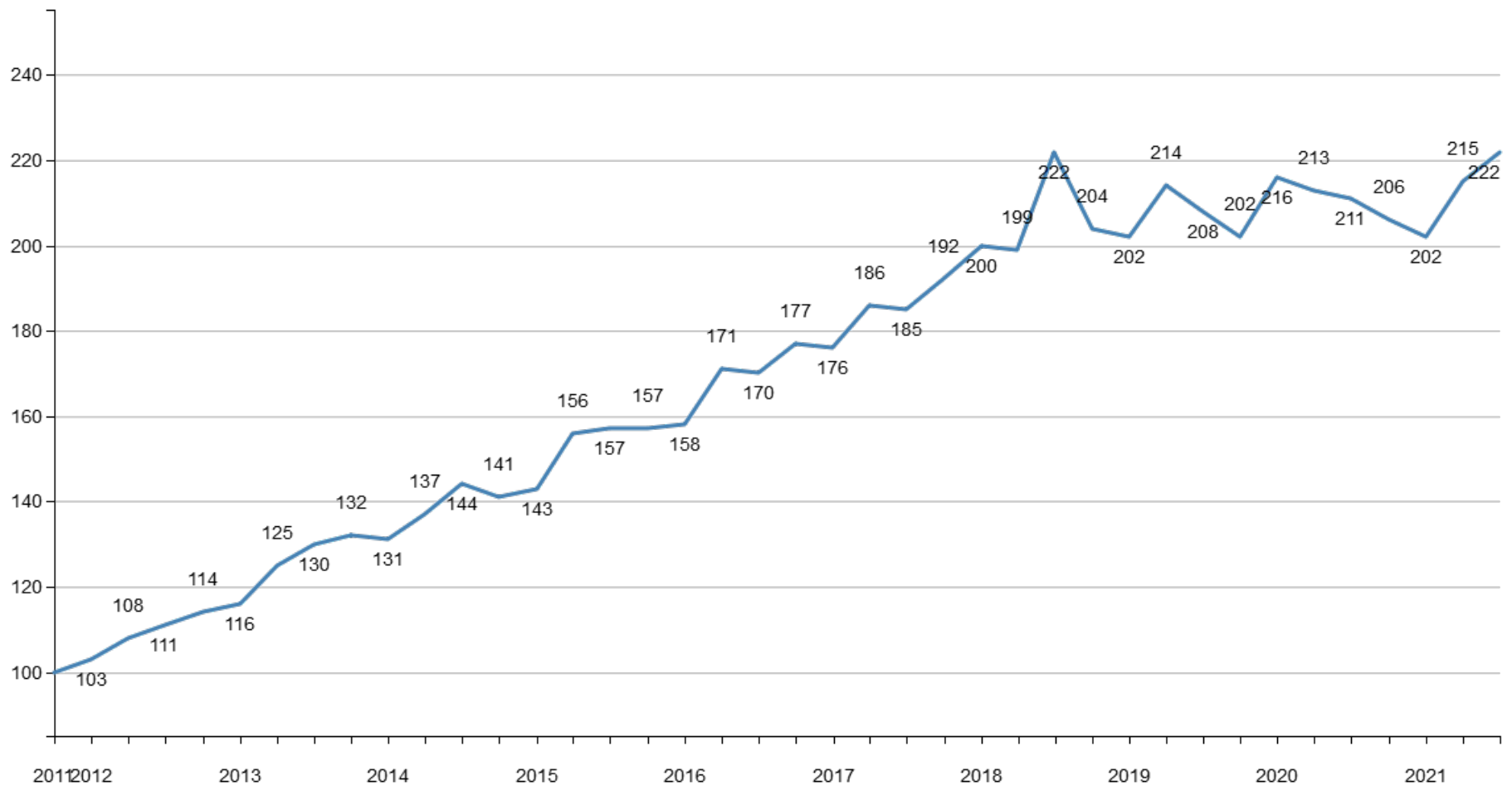


South Boston
Five Year Price Index
(Appreciation Rate)



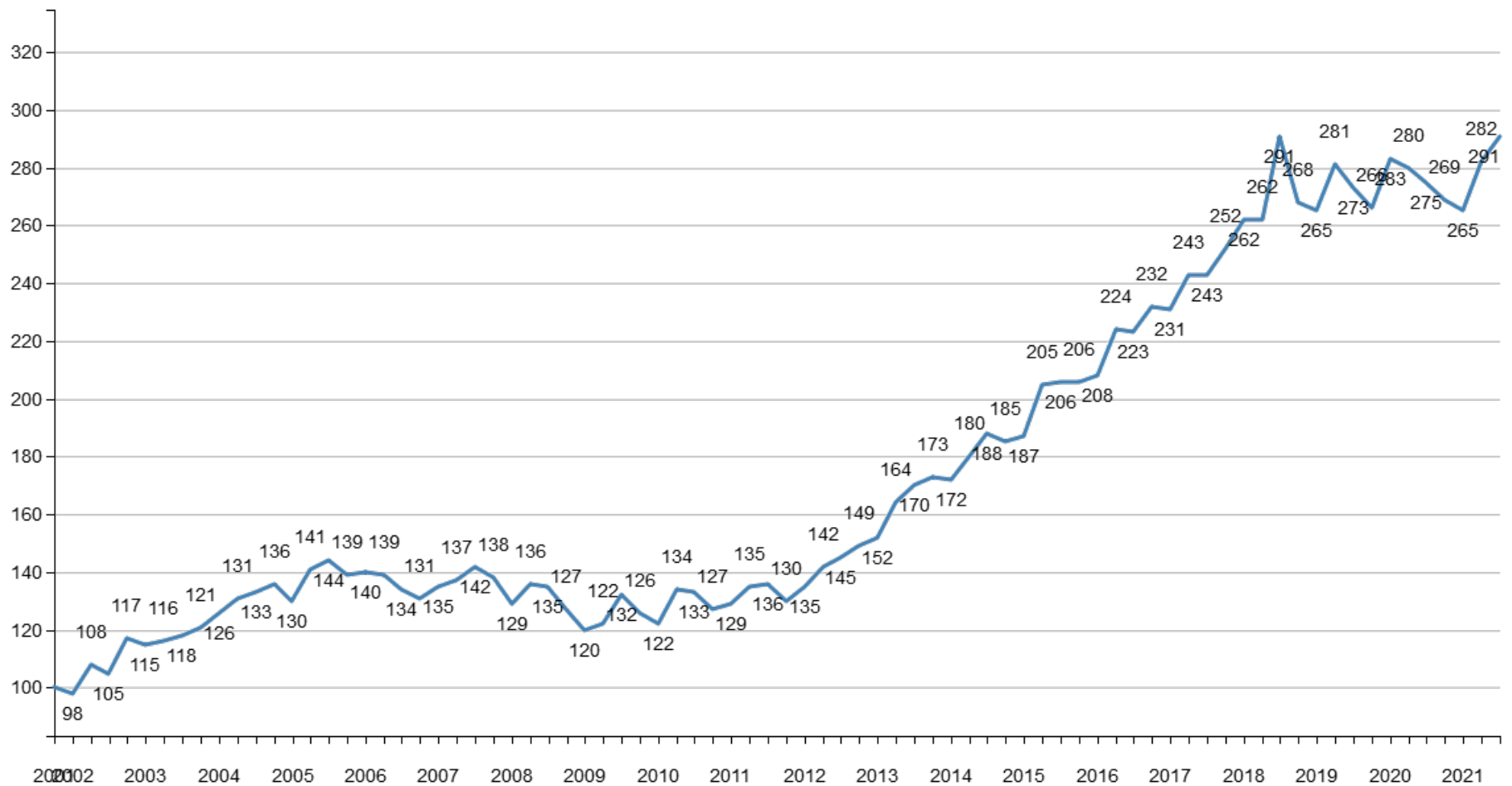
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South Boston Ten Year Price Index (Appreciation Rate)



LINK

South Boston Twenty Year Price Index (Appreciation Rate)

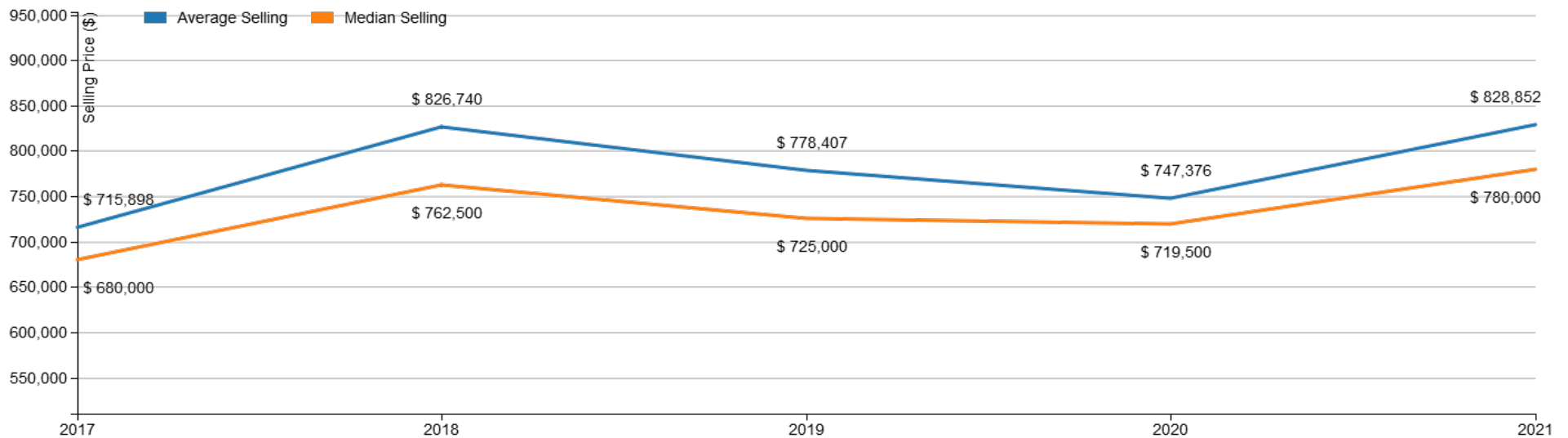




South Boston
Sales Summary
3rd Quarter 2021

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
2017	214	-	\$715,898	-	\$680,000	-	\$658	-	\$658	-	35
2018	294	37%	\$826,740	15%	\$762,500	12%	\$799	21%	\$804	22%	48
2019	173	-41%	\$778,407	-6%	\$725,000	-5%	\$743	-7%	\$731	-9%	46
2020	212	23%	\$747,376	-4%	\$719,500	-1%	\$762	2%	\$748	2%	45
2021	261	23%	\$828,852	11%	\$780,000	8%	\$797	5%	\$792	6%	71

Average / Median Selling Price





South Boston

Sales by Number of Bedrooms

3rd Quarter 2021

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
Studio	2019	2	0%	\$668,000	-22%	\$668,000	-22%	\$943	6%	\$943	6%	-
	2020	1	-50%	\$485,000	-27%	\$485,000	-27%	\$1,021	8%	\$1,021	8%	-
	2021	6	500%	\$504,000	4%	\$538,250	11%	\$1,029	1%	\$1,040	2%	-
One Bed	2019	33	-51%	\$574,000	-11%	\$515,000	-22%	\$829	-8%	\$840	-10%	32
	2020	44	33%	\$564,584	-2%	\$544,600	6%	\$849	2%	\$845	1%	95
	2021	43	-2%	\$584,059	3%	\$560,000	3%	\$880	4%	\$868	3%	62
Two Beds	2019	110	-41%	\$743,403	-13%	\$724,500	-9%	\$727	-8%	\$712	-10%	42
	2020	138	25%	\$768,665	3%	\$740,500	2%	\$754	4%	\$742	4%	23
	2021	178	29%	\$841,223	9%	\$799,000	8%	\$789	5%	\$784	6%	76
Three Plus Beds	2019	28	-28%	\$1,164,714	15%	\$1,137,500	20%	\$691	6%	\$668	2%	120
	2020	29	4%	\$932,453	-20%	\$825,000	-27%	\$657	-5%	\$677	1%	56
	2021	34	17%	\$1,131,000	21%	\$1,070,000	30%	\$695	6%	\$692	2%	63



South Boston

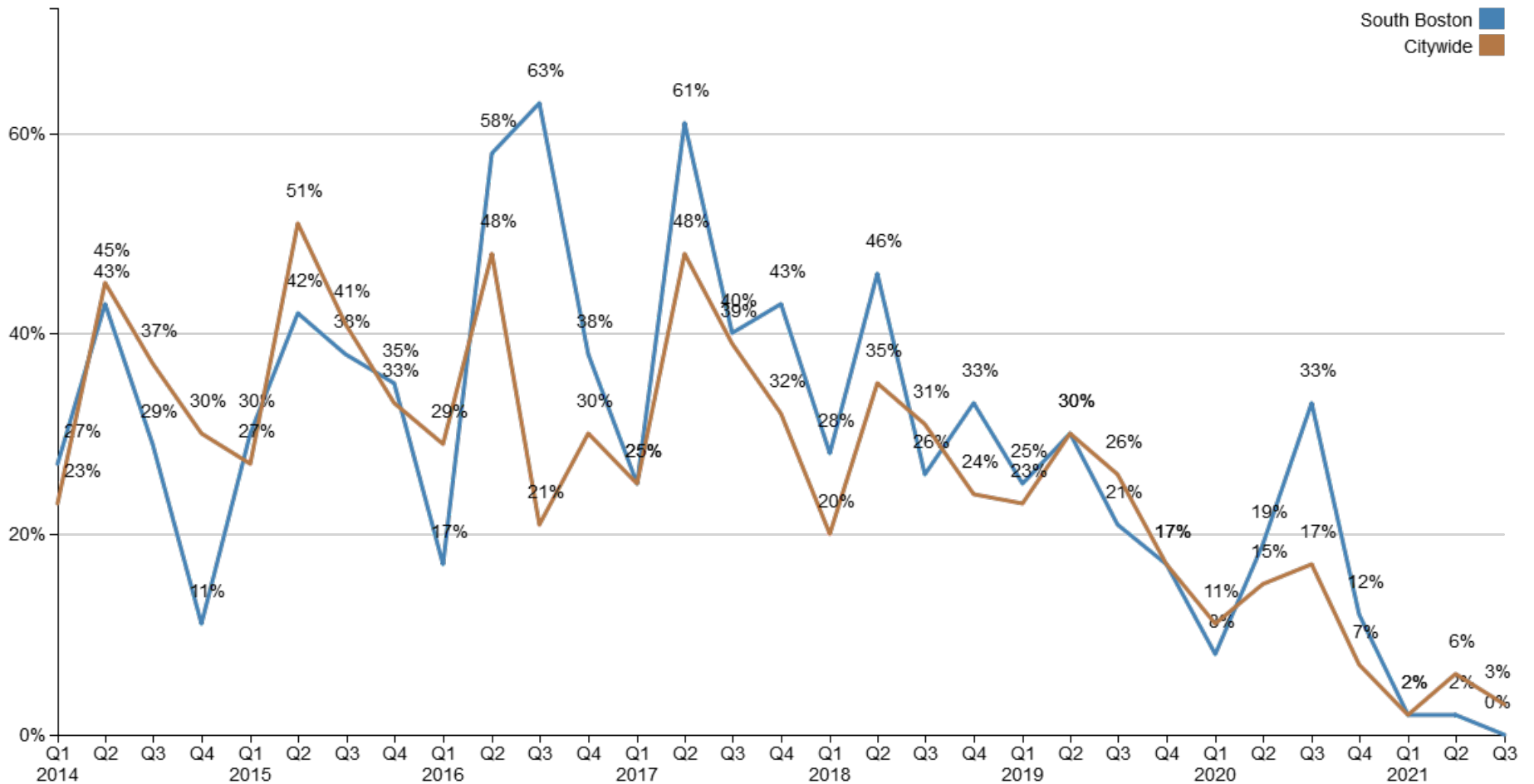
Sales Comparison by Square Footage

3rd Quarter 2021

Sq Feet	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
700 or less	2019	25	-46%	\$470,840	-9%	\$482,000	-6%	\$830	-9%	\$826	-7%	45
	2020	47	88%	\$532,111	13%	\$525,000	9%	\$913	10%	\$874	6%	21
	2021	37	-21%	\$516,870	-3%	\$530,000	1%	\$928	2%	\$942	8%	-
701- 1000	2019	56	-38%	\$658,526	-5%	\$636,000	-9%	\$779	-5%	\$763	-4%	26
	2020	58	4%	\$653,657	-1%	\$639,500	1%	\$774	-1%	\$779	2%	5
	2021	85	47%	\$709,192	8%	\$685,000	7%	\$814	5%	\$814	4%	91
1001- 1500	2019	68	-43%	\$814,771	-13%	\$794,500	-16%	\$706	-10%	\$678	-15%	50
	2020	85	25%	\$820,557	1%	\$791,025	0%	\$703	0%	\$697	3%	52
	2021	108	27%	\$916,715	12%	\$893,500	13%	\$773	10%	\$752	8%	49
1501- 1800	2019	11	-56%	\$1,179,182	7%	\$1,130,000	3%	\$718	4%	\$665	2%	66
	2020	13	18%	\$1,036,538	-12%	\$994,000	-12%	\$625	-13%	\$605	-9%	85
	2021	17	31%	\$1,127,124	9%	\$1,175,000	18%	\$698	12%	\$712	18%	85
1801- 2400	2019	10	-23%	\$1,286,550	-1%	\$1,304,500	4%	\$645	1%	\$628	-3%	154
	2020	8	-20%	\$1,365,625	6%	\$1,385,000	6%	\$665	3%	\$687	9%	97
	2021	12	50%	\$1,235,292	-10%	\$1,179,500	-15%	\$631	-5%	\$626	-9%	-
Over 2400	2019	3	-	\$1,591,667	-	\$1,375,000	-	\$623	-	\$555	-	-
	2020	1	-67%	\$1,375,000	-14%	\$1,375,000	0%	\$568	-9%	\$568	2%	-
	2021	2	100%	\$1,967,500	43%	\$1,967,500	43%	\$745	31%	\$745	31%	-

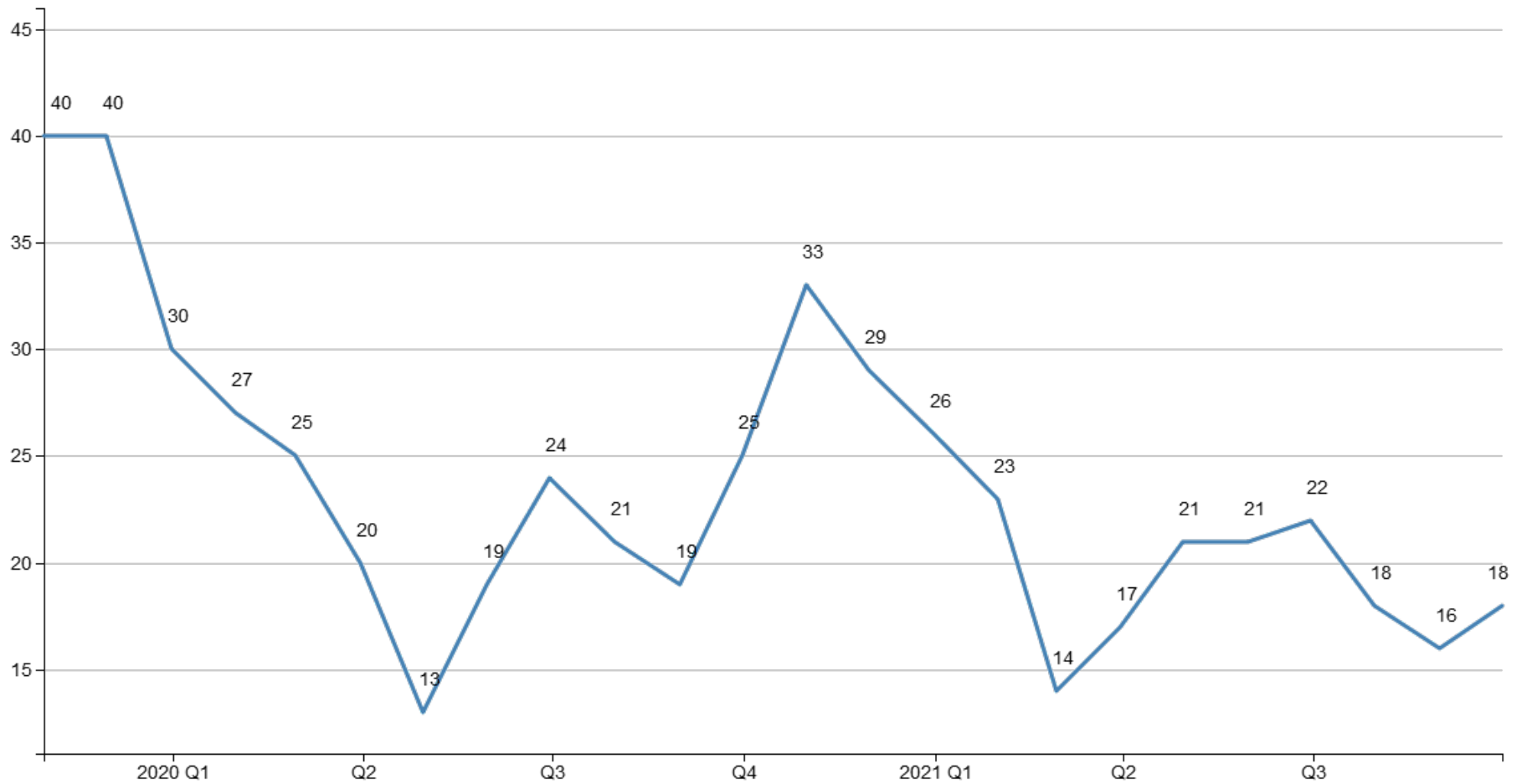
LINK

South Boston Sales Over Last Asking Price 3rd Quarter 2021



LINK

South Boston Inventory 3rd Quarter 2021

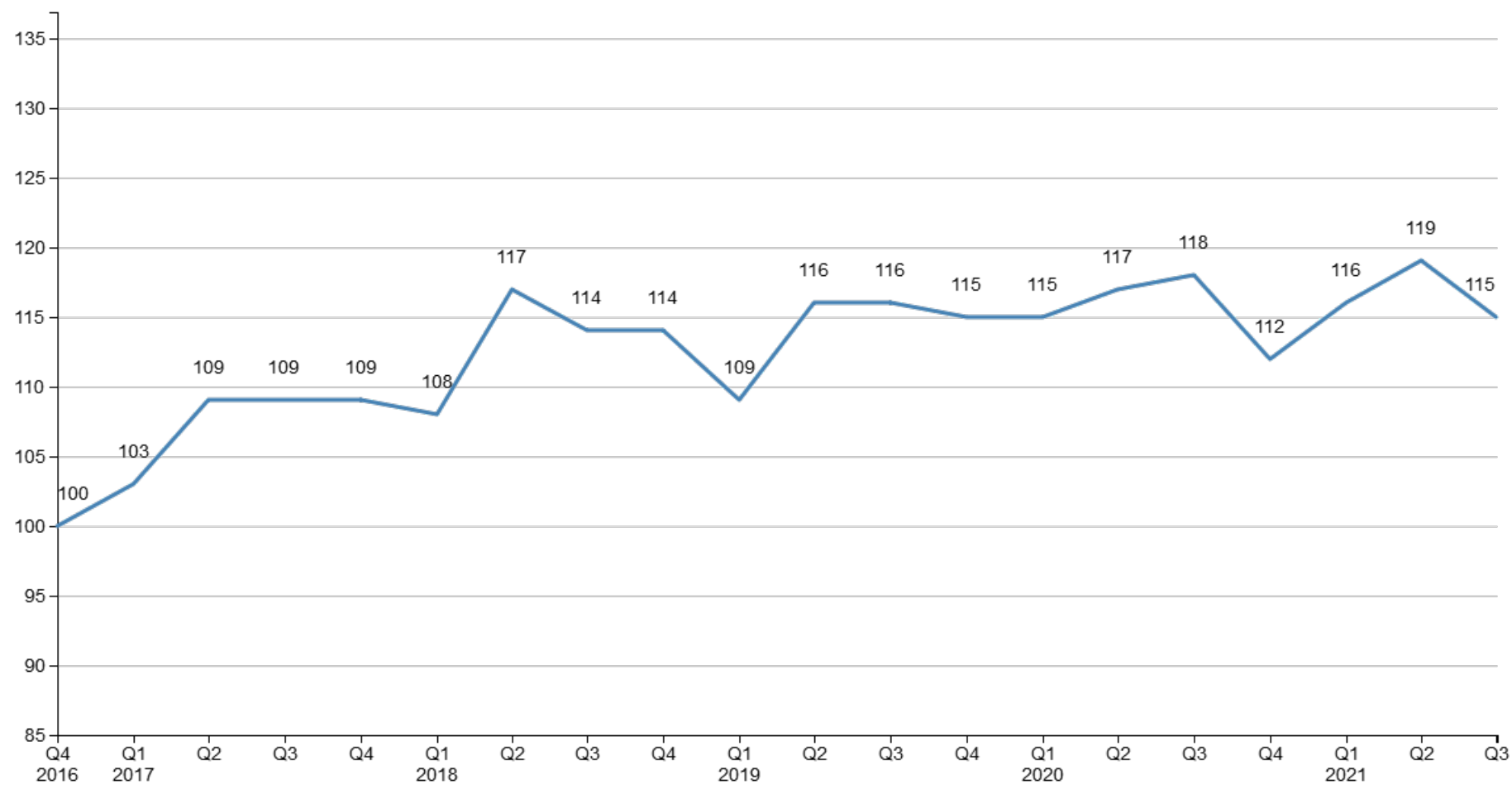


LINK

SOUTH END
**QUARTERLY SALES
SUMMARY**
THIRD QUARTER 2021

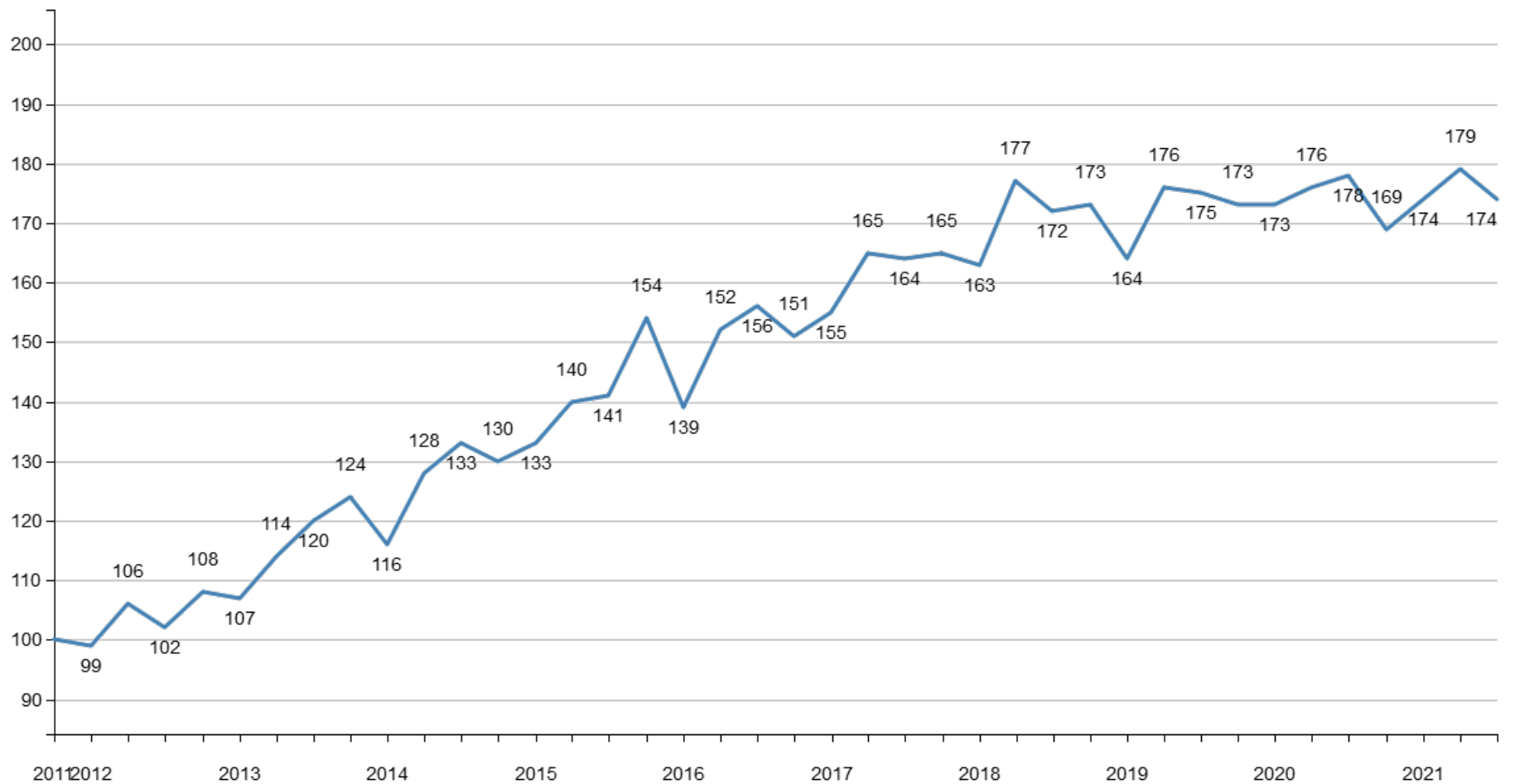


South End
Five Year Price Index
(Appreciation Rate)



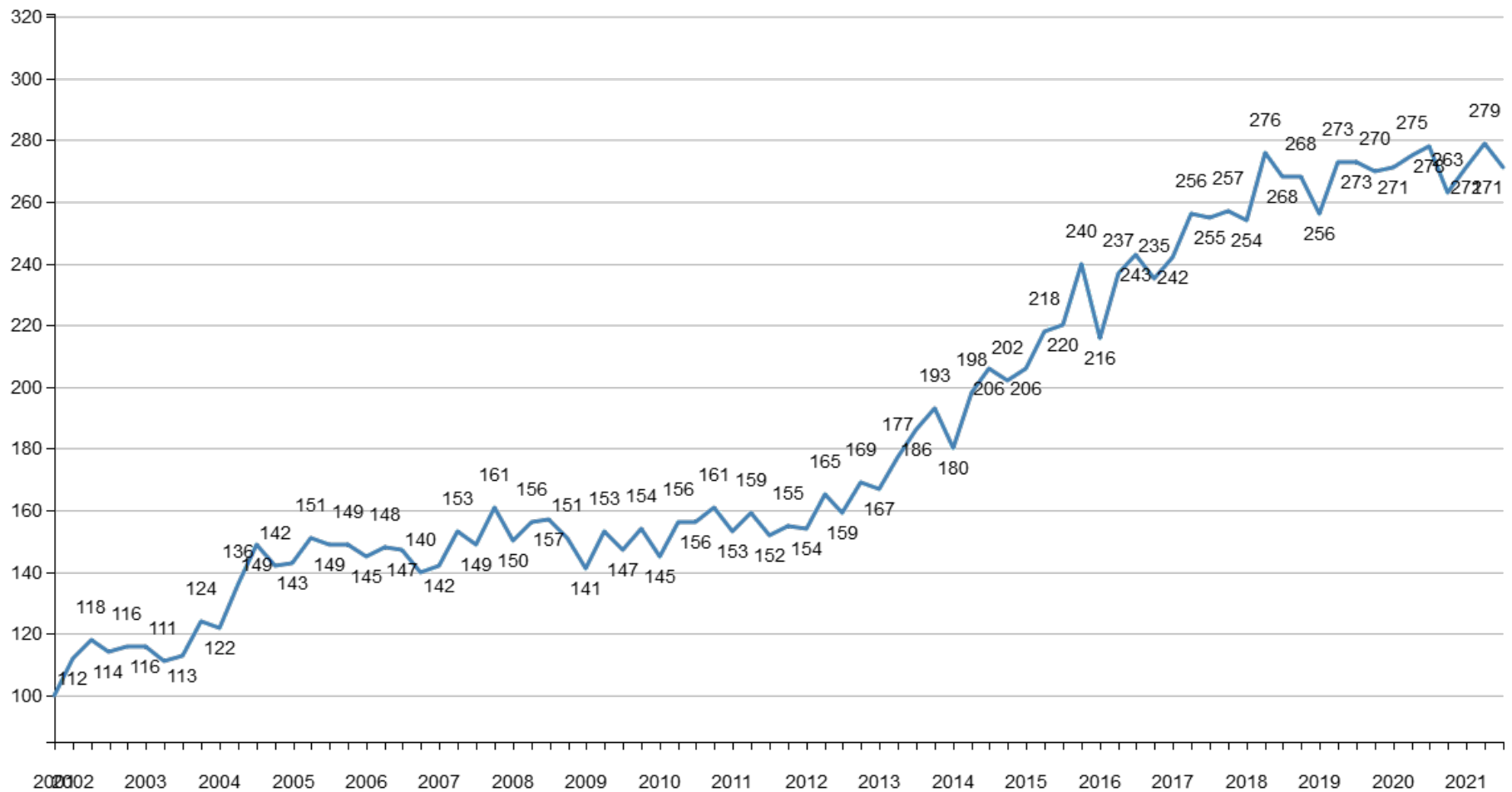
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South End Ten Year Price Index (Appreciation Rate)



LINK

South End Twenty Year Price Index (Appreciation Rate)

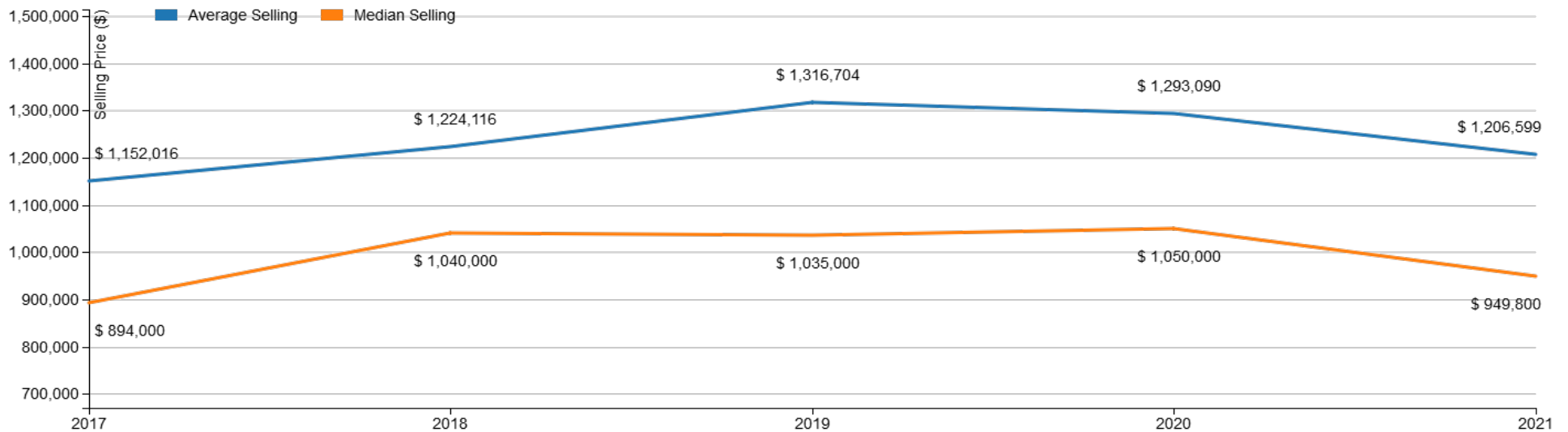


LINK

South End Sales Summary 3rd Quarter 2021

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
2017	154	-	\$1,152,016	-	\$894,000	-	\$998	-	\$1,007	-	36
2018	173	12%	\$1,224,116	6%	\$1,040,000	16%	\$1,043	5%	\$1,054	5%	64
2019	155	-10%	\$1,316,704	8%	\$1,035,000	0%	\$1,075	3%	\$1,078	2%	54
2020	183	18%	\$1,293,090	-2%	\$1,050,000	1%	\$1,083	1%	\$1,080	0%	46
2021	174	-5%	\$1,206,599	-7%	\$949,800	-10%	\$1,060	-2%	\$1,068	-1%	67

Average / Median Selling Price





South End

Sales by Number of Bedrooms

3rd Quarter 2021

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
Studio	2019	8	167%	\$643,675	33%	\$522,950	25%	\$1,045	-3%	\$1,052	0%	66
	2020	6	-25%	\$557,833	-13%	\$443,500	-15%	\$1,096	5%	\$1,123	7%	-
	2021	6	0%	\$558,333	0%	\$612,500	38%	\$1,149	5%	\$1,212	8%	93
One Bed	2019	41	-13%	\$731,291	-7%	\$676,000	-4%	\$1,070	5%	\$1,089	5%	35
	2020	47	15%	\$779,757	7%	\$750,000	11%	\$1,015	-5%	\$1,029	-5%	35
	2021	60	28%	\$756,667	-3%	\$732,500	-2%	\$1,040	3%	\$1,050	2%	57
Two Beds	2019	74	-27%	\$1,295,194	7%	\$1,150,000	5%	\$1,058	3%	\$1,047	0%	52
	2020	94	27%	\$1,208,993	-7%	\$1,112,500	-3%	\$1,084	3%	\$1,075	3%	52
	2021	80	-15%	\$1,225,916	1%	\$1,129,250	2%	\$1,074	-1%	\$1,076	0%	61
Three Plus Beds	2019	32	52%	\$2,284,762	-5%	\$2,382,750	4%	\$1,127	-2%	\$1,183	1%	87
	2020	36	13%	\$2,305,403	1%	\$1,873,750	-21%	\$1,168	4%	\$1,171	-1%	41
	2021	28	-22%	\$2,254,463	-2%	\$2,030,000	8%	\$1,046	-10%	\$987	-16%	82



South End

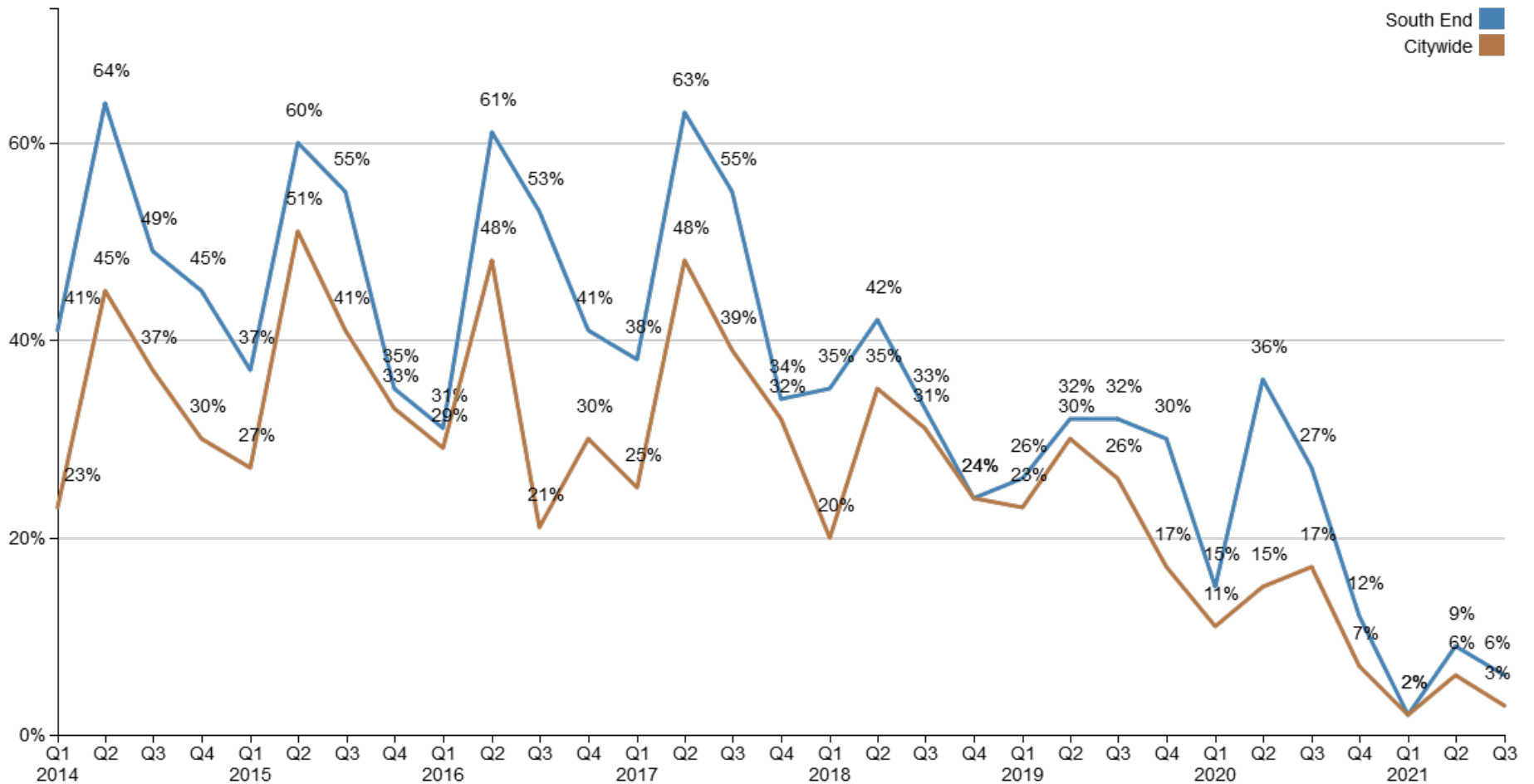
Sales Comparison by Square Footage

3rd Quarter 2021

Sq Feet	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
700 or less	2019	35	25%	\$617,783	0%	\$592,500	-9%	\$1,110	3%	\$1,095	3%	33
	2020	31	-11%	\$648,806	5%	\$665,000	12%	\$1,112	0%	\$1,119	2%	38
	2021	32	3%	\$617,194	-5%	\$607,500	-9%	\$1,141	3%	\$1,150	3%	61
701- 1000	2019	37	-35%	\$838,973	-1%	\$860,000	2%	\$1,013	1%	\$1,019	1%	33
	2020	54	46%	\$863,539	3%	\$872,500	1%	\$1,026	1%	\$1,021	0%	35
	2021	67	24%	\$859,859	0%	\$822,500	-6%	\$1,034	1%	\$1,037	2%	55
1001- 1500	2019	38	-27%	\$1,257,165	4%	\$1,210,000	1%	\$1,024	3%	\$995	-2%	46
	2020	61	61%	\$1,275,705	1%	\$1,242,000	3%	\$1,053	3%	\$1,062	7%	62
	2021	37	-39%	\$1,244,743	-2%	\$1,222,500	-2%	\$1,011	-4%	\$1,044	-2%	39
1501- 1800	2019	17	0%	\$1,757,934	-9%	\$1,800,000	-3%	\$1,077	-6%	\$1,158	6%	85
	2020	15	-12%	\$1,869,767	6%	\$1,800,000	0%	\$1,127	5%	\$1,083	-6%	22
	2021	16	7%	\$1,787,872	-4%	\$1,807,500	0%	\$1,085	-4%	\$1,059	-2%	74
1801- 2400	2019	19	46%	\$2,264,658	-1%	\$2,376,500	4%	\$1,118	0%	\$1,202	4%	97
	2020	16	-16%	\$2,412,925	7%	\$2,382,500	0%	\$1,199	7%	\$1,183	-2%	77
	2021	14	-13%	\$2,194,714	-9%	\$2,137,500	-10%	\$1,109	-8%	\$1,079	-9%	127
Over 2400	2019	9	50%	\$3,415,444	0%	\$3,500,000	5%	\$1,310	3%	\$1,328	7%	116
	2020	6	-33%	\$4,236,667	24%	\$3,137,500	-10%	\$1,337	2%	\$1,198	-10%	4
	2021	8	33%	\$3,400,000	-20%	\$3,050,000	-3%	\$1,053	-21%	\$983	-18%	106

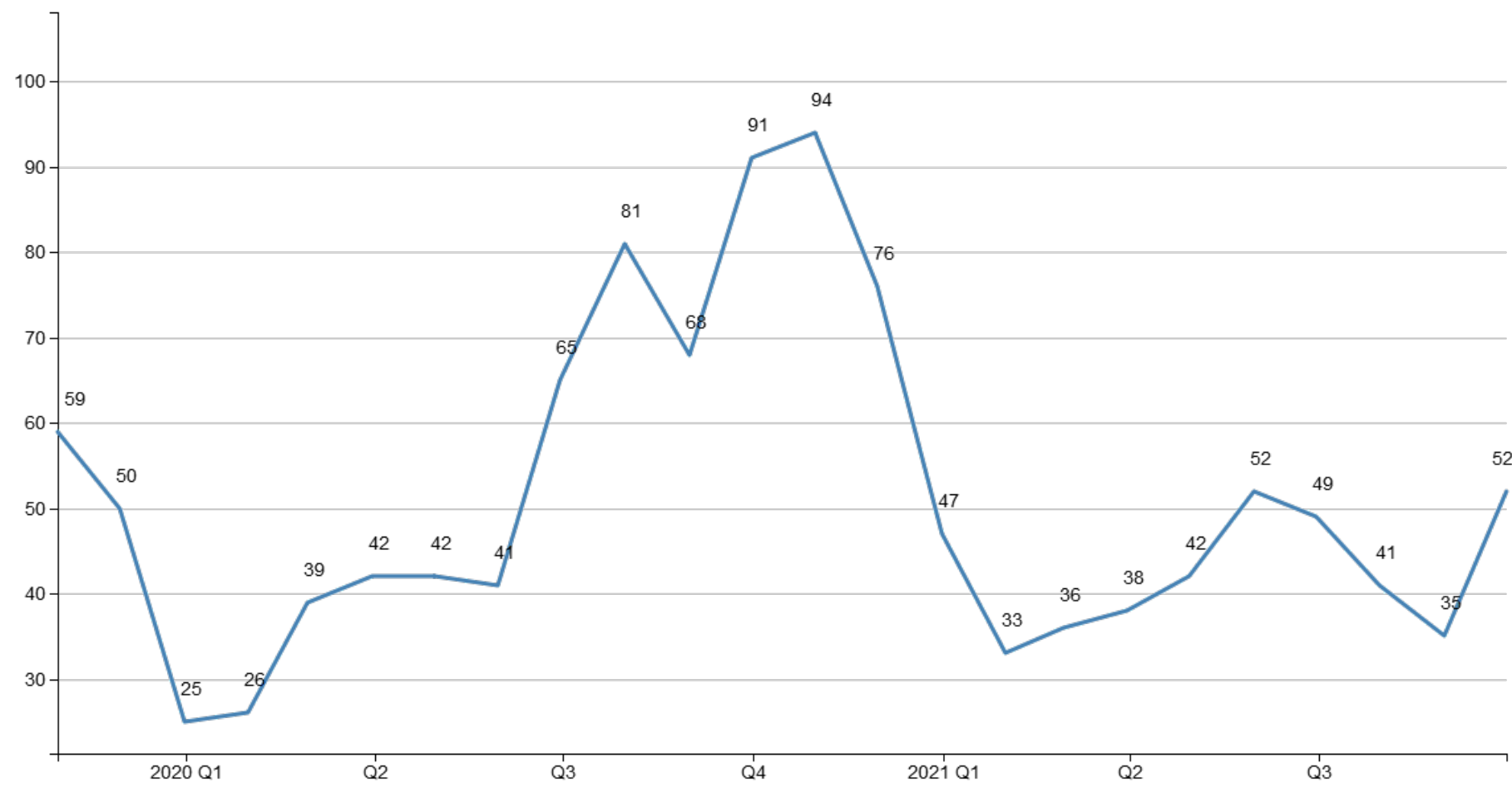
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South End Sales Over Last Asking Price 3rd Quarter 2021





South End
Inventory
3rd Quarter 2021

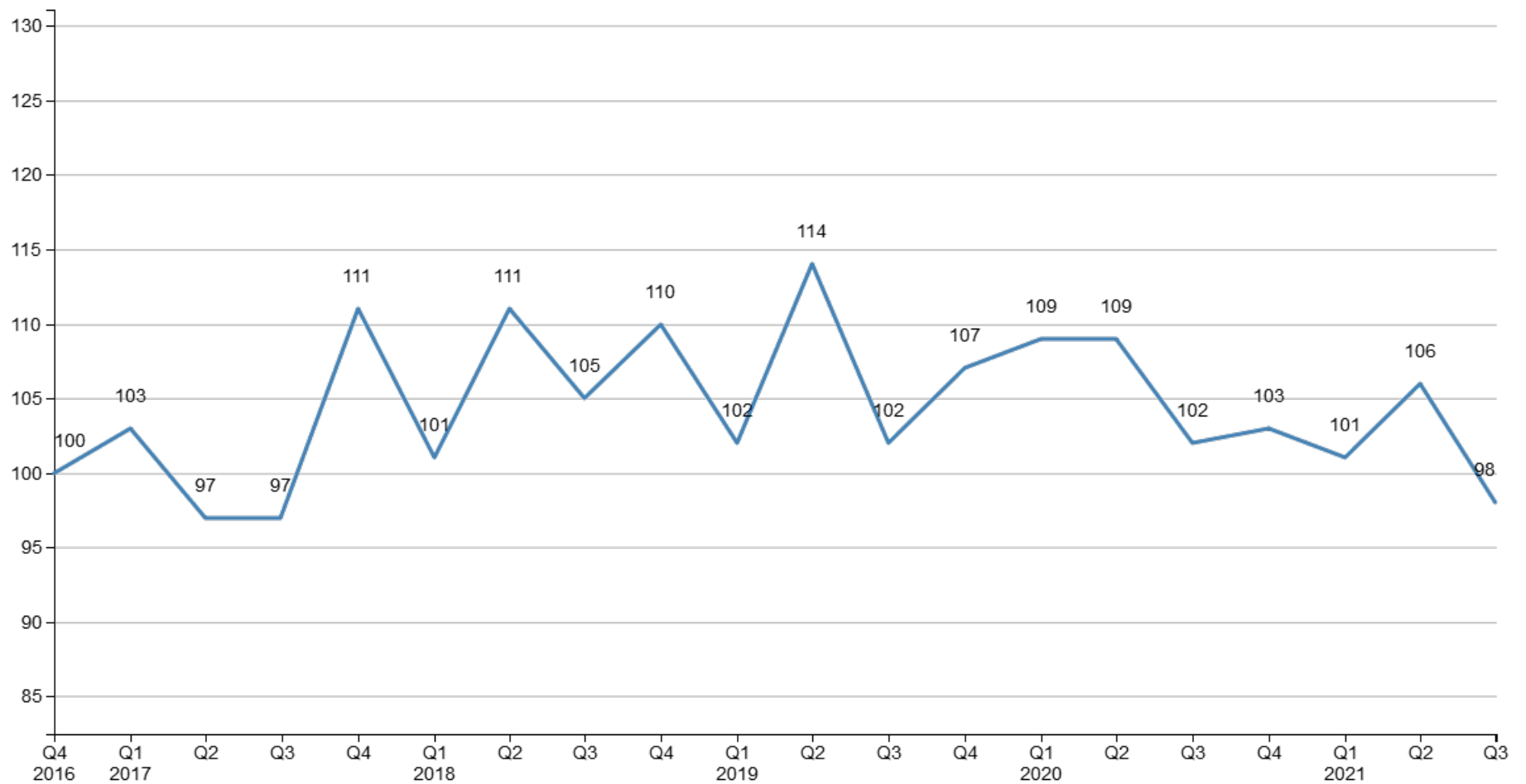


LINK

WATERFRONT
**QUARTERLY SALES
SUMMARY**
THIRD QUARTER 2021

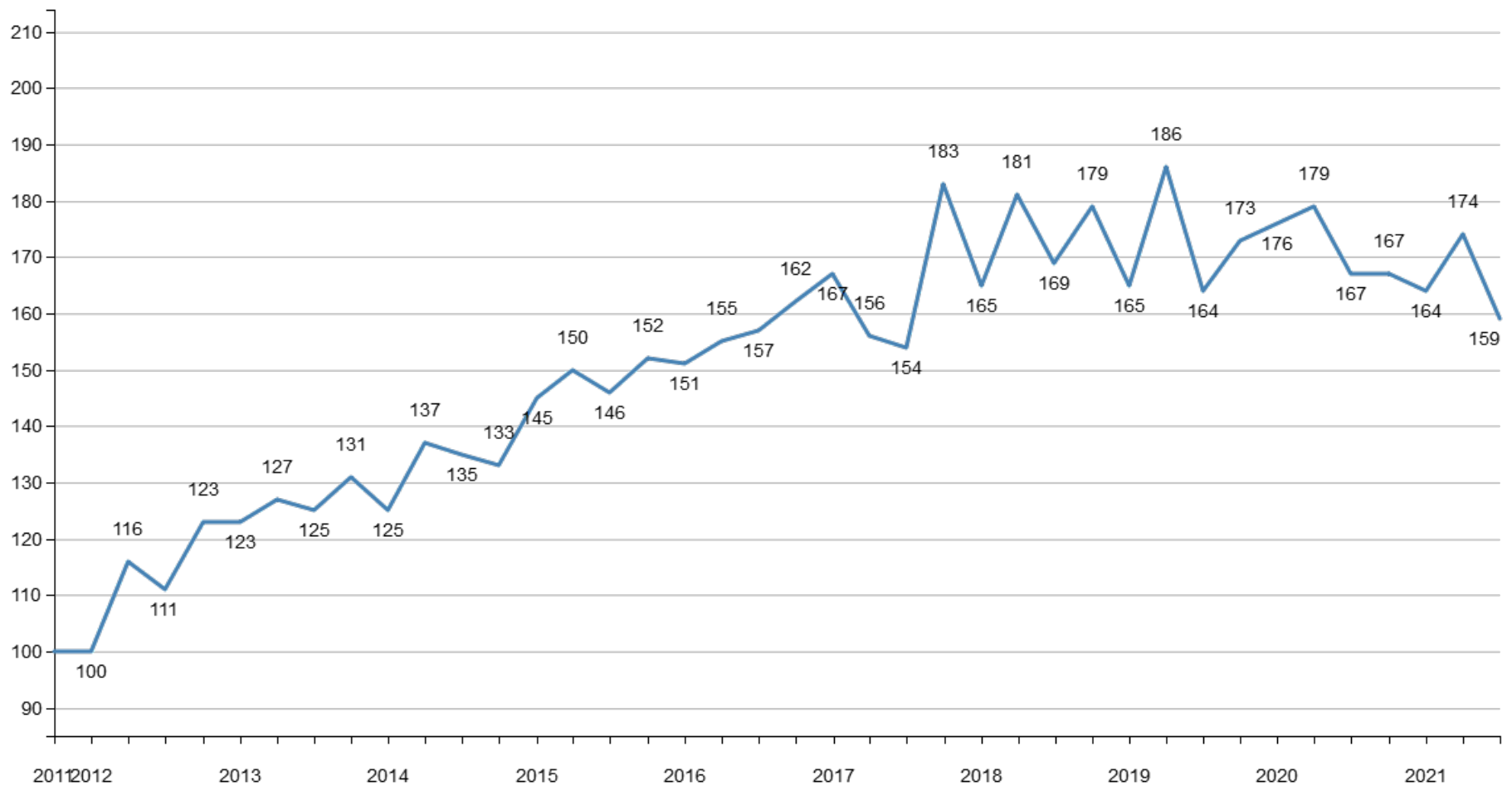
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Waterfront Five Year Price Index (Appreciation Rate)



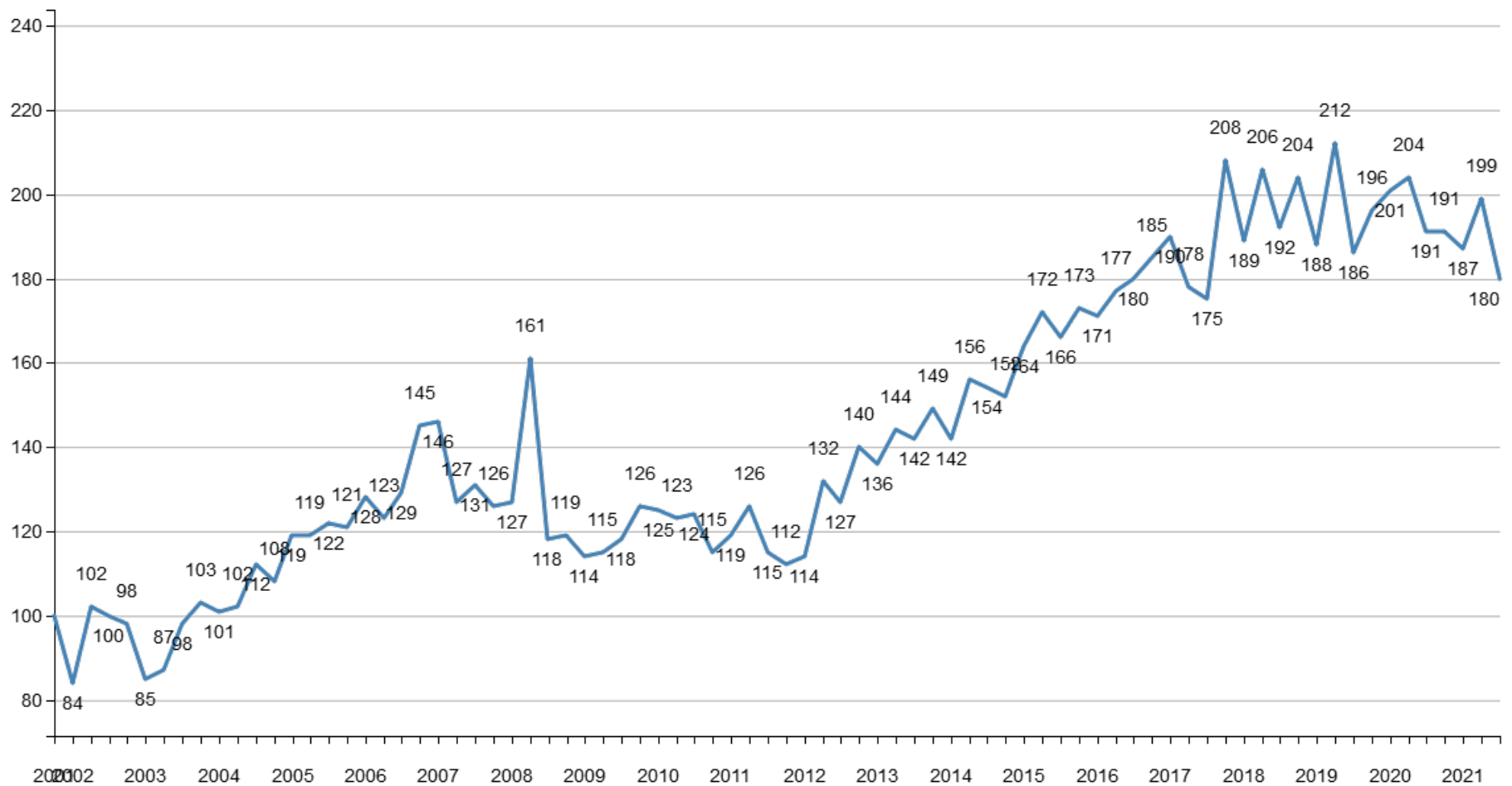
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Waterfront Ten Year Price Index (Appreciation Rate)



LINK

Waterfront Twenty Year Price Index (Appreciation Rate)

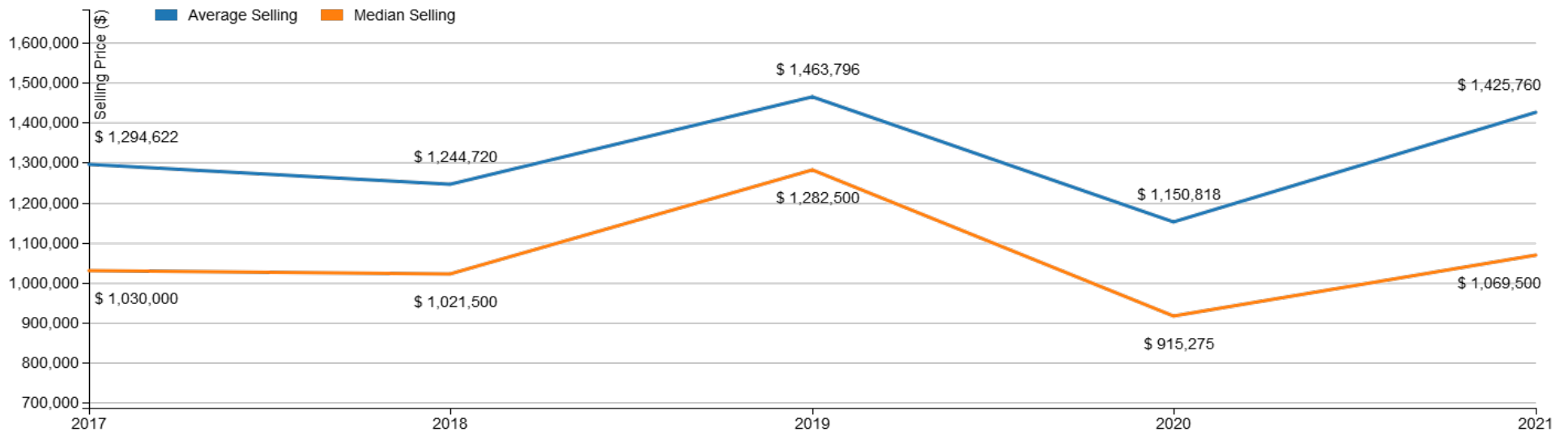




Waterfront Sales Summary 3rd Quarter 2021

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
2017	47	-	\$1,294,622	-	\$1,030,000	-	\$938	-	\$939	-	57
2018	48	2%	\$1,244,720	-4%	\$1,021,500	-1%	\$1,011	8%	\$1,012	8%	69
2019	42	-13%	\$1,463,796	18%	\$1,282,500	26%	\$1,019	1%	\$998	-1%	112
2020	37	-12%	\$1,150,818	-21%	\$915,275	-29%	\$986	-3%	\$939	-6%	148
2021	52	41%	\$1,425,760	24%	\$1,069,500	17%	\$1,002	2%	\$913	-3%	79

Average / Median Selling Price





Waterfront

Sales by Number of Bedrooms

3rd Quarter 2021

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
Studio	2019	0	-	-	-	-	-	-	-	-	-	-
	2020	1	-	\$2,100,000	-	\$2,100,000	-	\$1,327	-	\$1,327	-	-
	2021	1	0%	\$538,000	-74%	\$538,000	-74%	\$996	-25%	\$996	-25%	122
One Bed	2019	11	-42%	\$722,695	-11%	\$710,000	-6%	\$823	-14%	\$821	-14%	76
	2020	19	73%	\$760,711	5%	\$779,000	10%	\$930	13%	\$938	14%	71
	2021	24	26%	\$898,292	18%	\$717,500	-8%	\$945	2%	\$862	-8%	46
Two Beds	2019	24	-4%	\$1,429,780	8%	\$1,425,450	15%	\$1,055	5%	\$1,013	-1%	108
	2020	13	-46%	\$1,310,790	-8%	\$1,195,000	-16%	\$948	-10%	\$908	-10%	118
	2021	15	15%	\$1,486,967	13%	\$1,342,500	12%	\$1,050	11%	\$983	8%	97
Three Plus Beds	2019	7	133%	\$2,745,007	-20%	\$2,965,050	-13%	\$1,203	-12%	\$1,207	-6%	128
	2020	4	-43%	\$2,246,625	-18%	\$2,242,500	-24%	\$1,291	7%	\$1,203	0%	532
	2021	12	200%	\$2,478,167	10%	\$2,672,500	19%	\$1,058	-18%	\$1,061	-12%	71



Waterfront

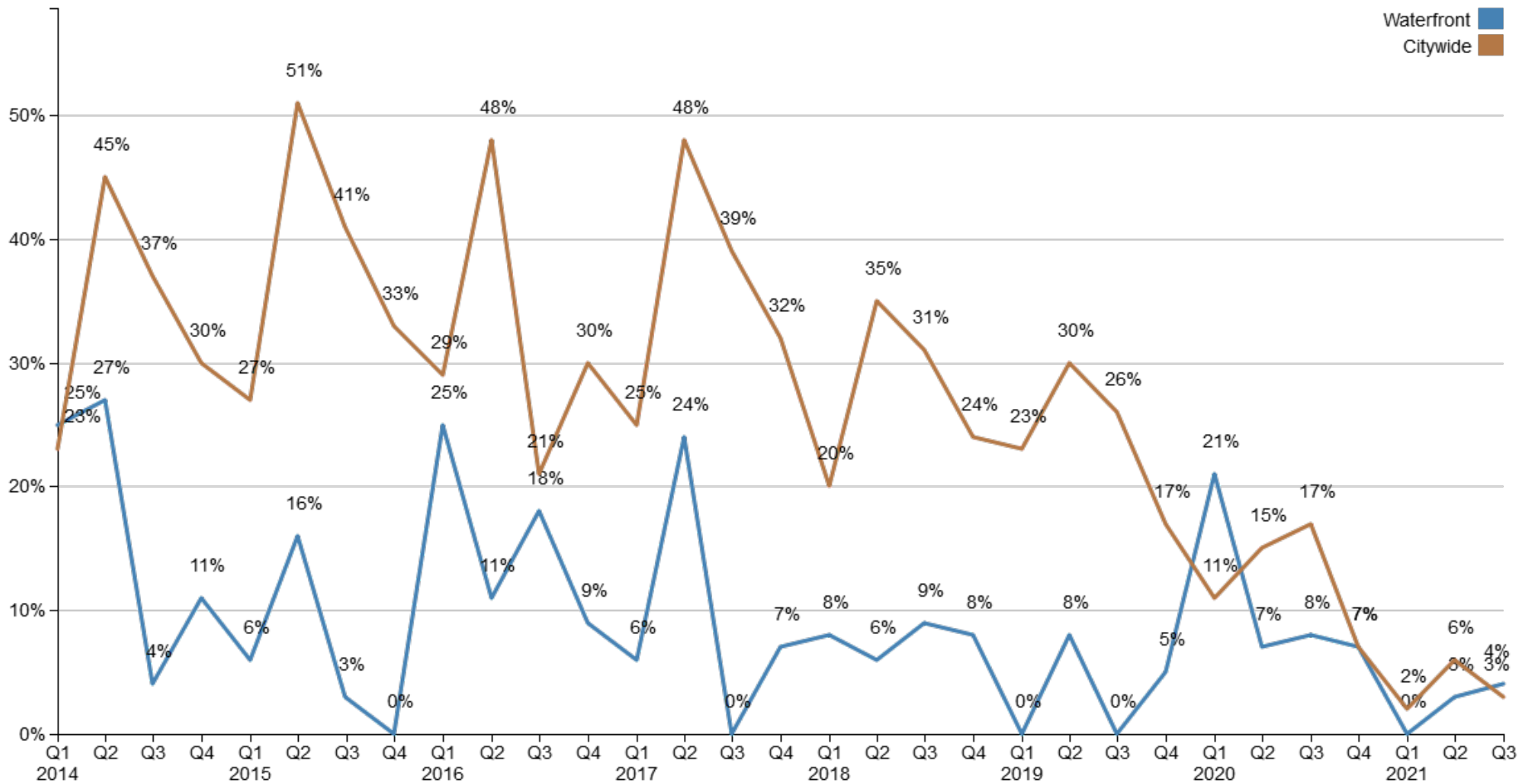
Sales Comparison by Square Footage

3rd Quarter 2021

Sq Feet	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
700 or less	2019	1	-67%	\$625,000	1%	\$625,000	3%	\$974	-6%	\$974	2%	-
	2020	3	200%	\$505,833	-19%	\$485,000	-22%	\$914	-6%	\$895	-8%	-
	2021	3	0%	\$507,667	0%	\$525,000	8%	\$922	1%	\$949	6%	81
701- 1000	2019	11	-31%	\$723,218	-7%	\$720,000	-5%	\$845	-10%	\$821	-16%	66
	2020	14	27%	\$740,571	2%	\$767,000	7%	\$924	9%	\$922	12%	71
	2021	19	36%	\$744,421	1%	\$692,500	-10%	\$881	-5%	\$889	-4%	7
1001- 1500	2019	18	-10%	\$1,270,776	5%	\$1,345,000	12%	\$1,007	2%	\$1,006	0%	122
	2020	11	-39%	\$1,163,934	-8%	\$1,110,000	-17%	\$946	-6%	\$943	-6%	79
	2021	12	9%	\$1,349,250	16%	\$1,139,500	3%	\$1,071	13%	\$879	-7%	58
1501- 1800	2019	3	-40%	\$1,786,667	-6%	\$1,710,000	-10%	\$1,097	-8%	\$1,005	-18%	76
	2020	6	100%	\$1,934,417	8%	\$1,950,750	14%	\$1,193	9%	\$1,202	20%	52
	2021	8	33%	\$1,707,188	-12%	\$1,672,500	-14%	\$1,054	-12%	\$1,039	-14%	95
1801- 2400	2019	7	600%	\$2,541,436	-31%	\$2,650,000	-28%	\$1,261	-22%	\$1,325	-18%	105
	2020	3	-57%	\$2,095,000	-18%	\$1,920,000	-28%	\$1,079	-14%	\$1,009	-24%	431
	2021	6	100%	\$2,724,000	30%	\$2,900,000	51%	\$1,279	18%	\$1,311	30%	101
Over 2400	2019	2	-33%	\$3,437,500	27%	\$3,437,500	7%	\$1,136	11%	\$1,136	-3%	188
	2020	0	-	-	-	-	-	-	-	-	-	-
	2021	4	-	\$3,070,000	-	\$2,347,500	-	\$918	-	\$793	-	88

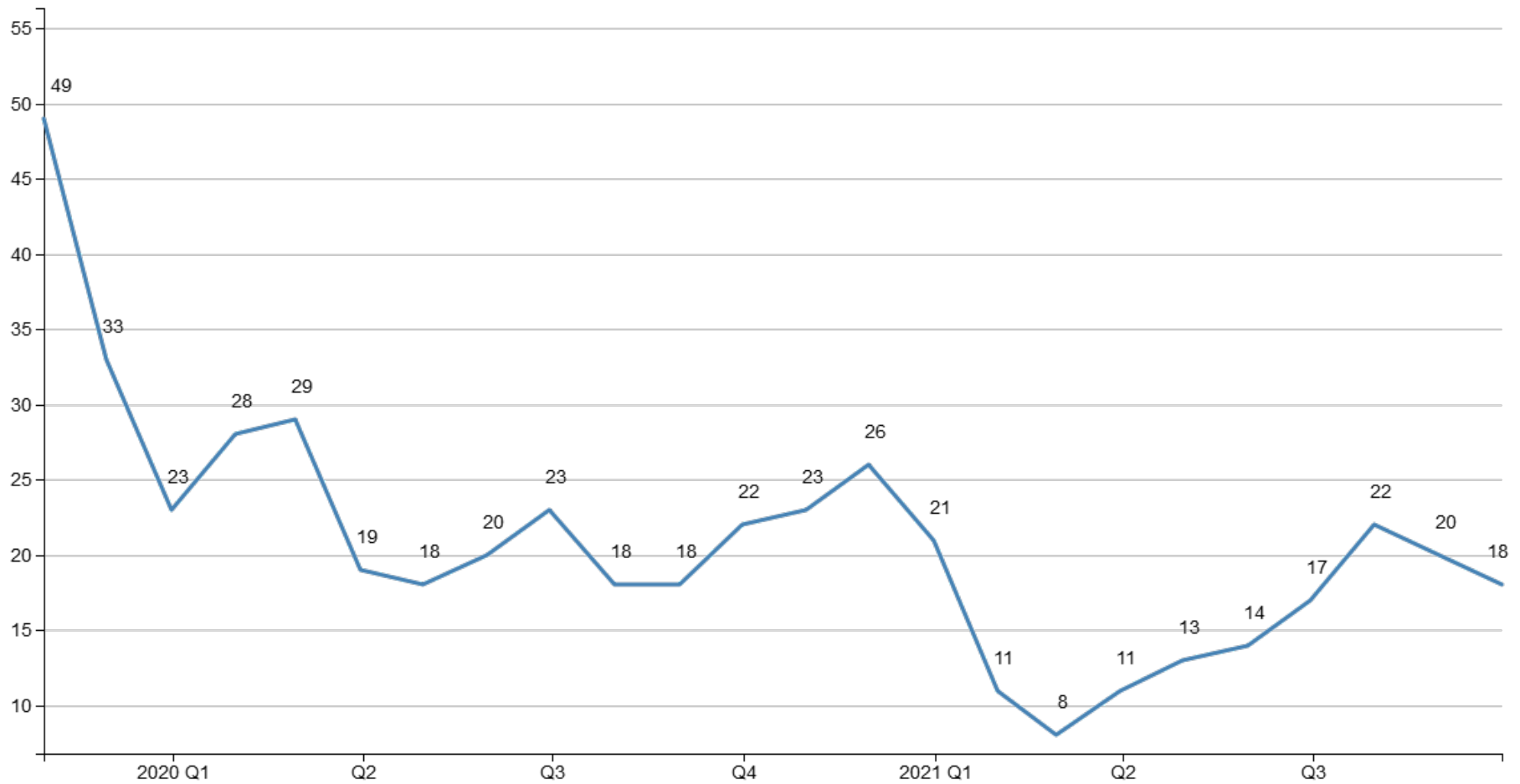
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Waterfront Sales Over Last Asking Price 3rd Quarter 2021



LINK

Waterfront Inventory 3rd Quarter 2021

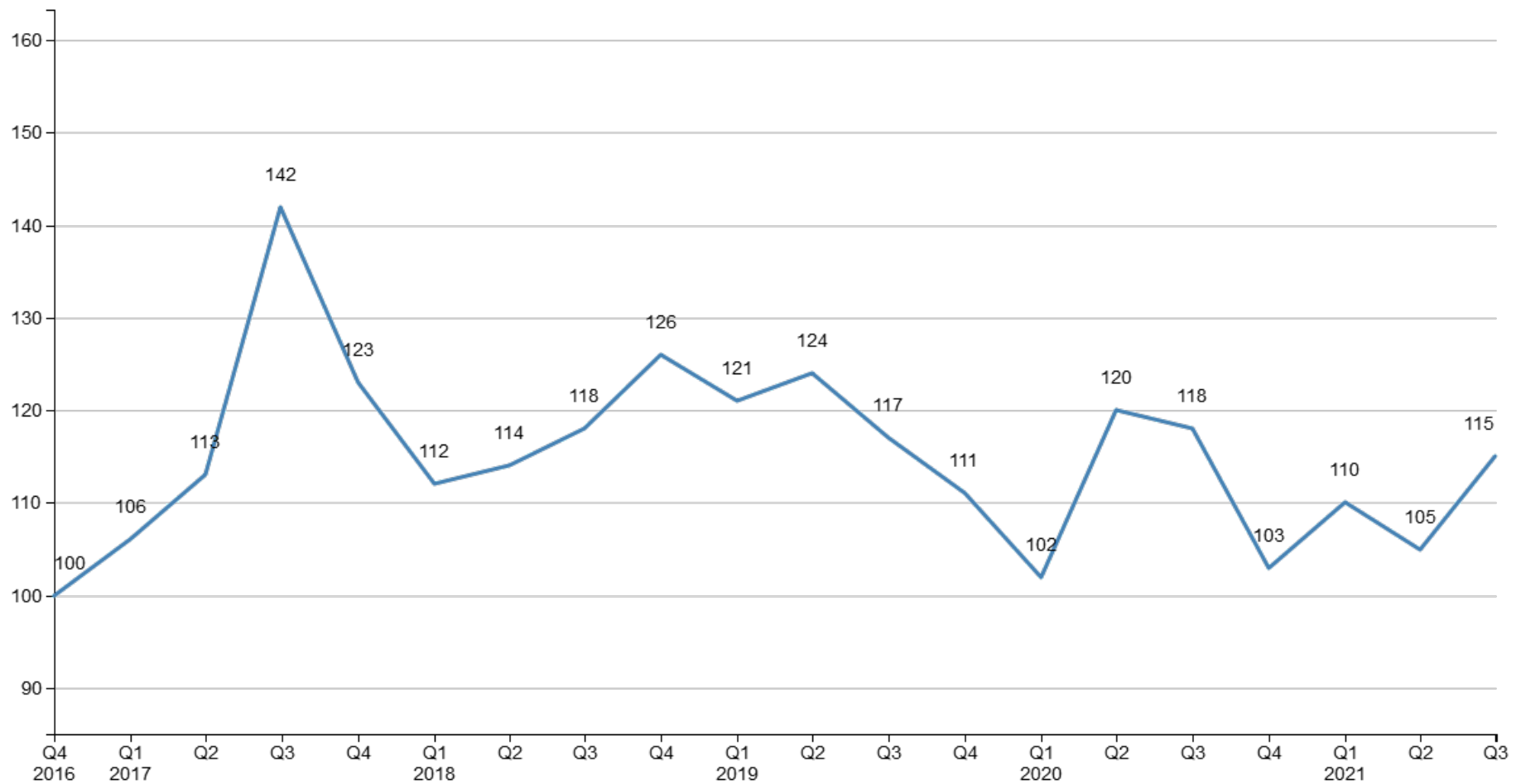


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WEST END
**QUARTERLY SALES
SUMMARY**
THIRD QUARTER 2021

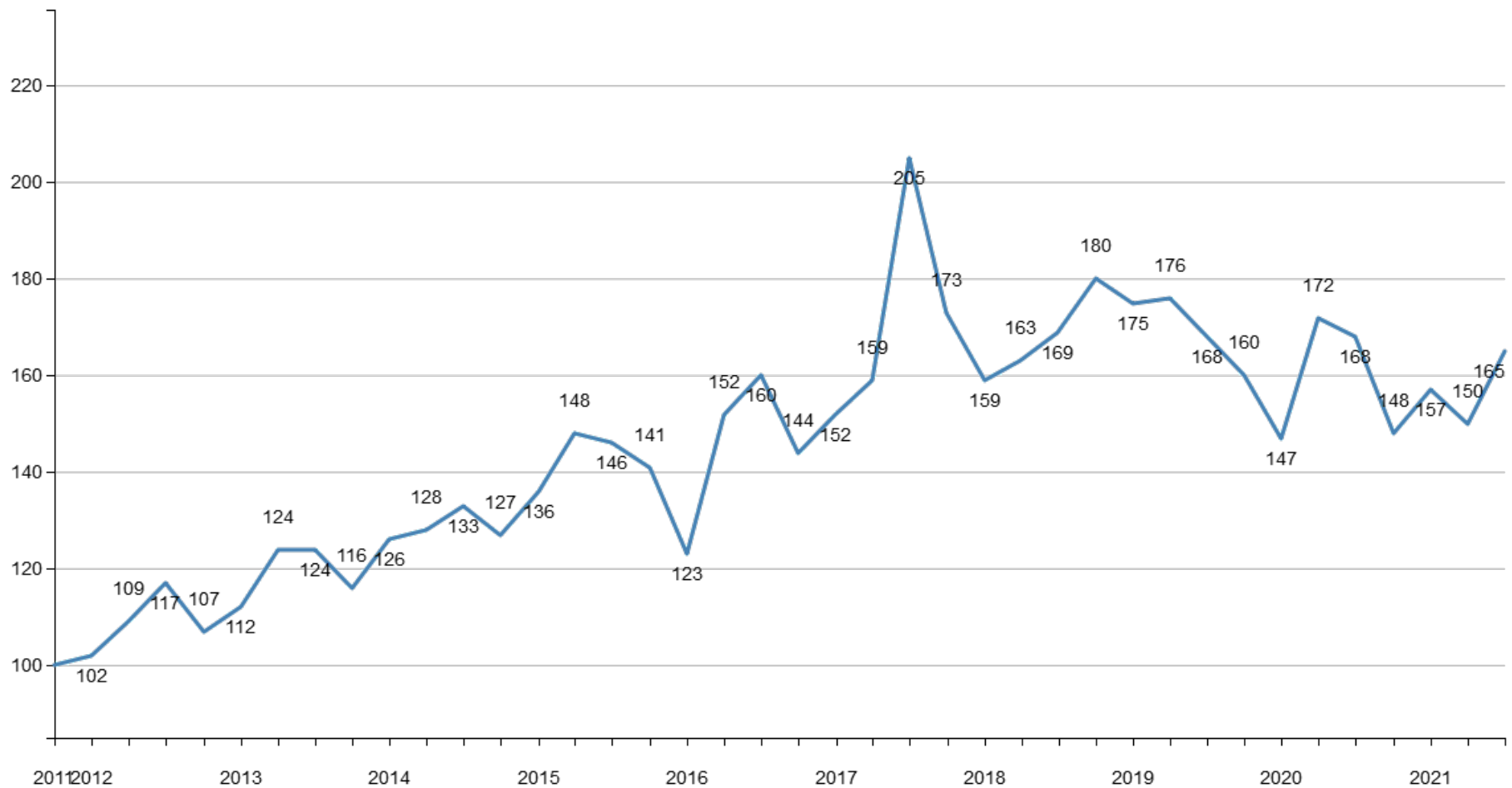
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West End Five Year Price Index (Appreciation Rate)



LINK

West End Ten Year Price Index (Appreciation Rate)

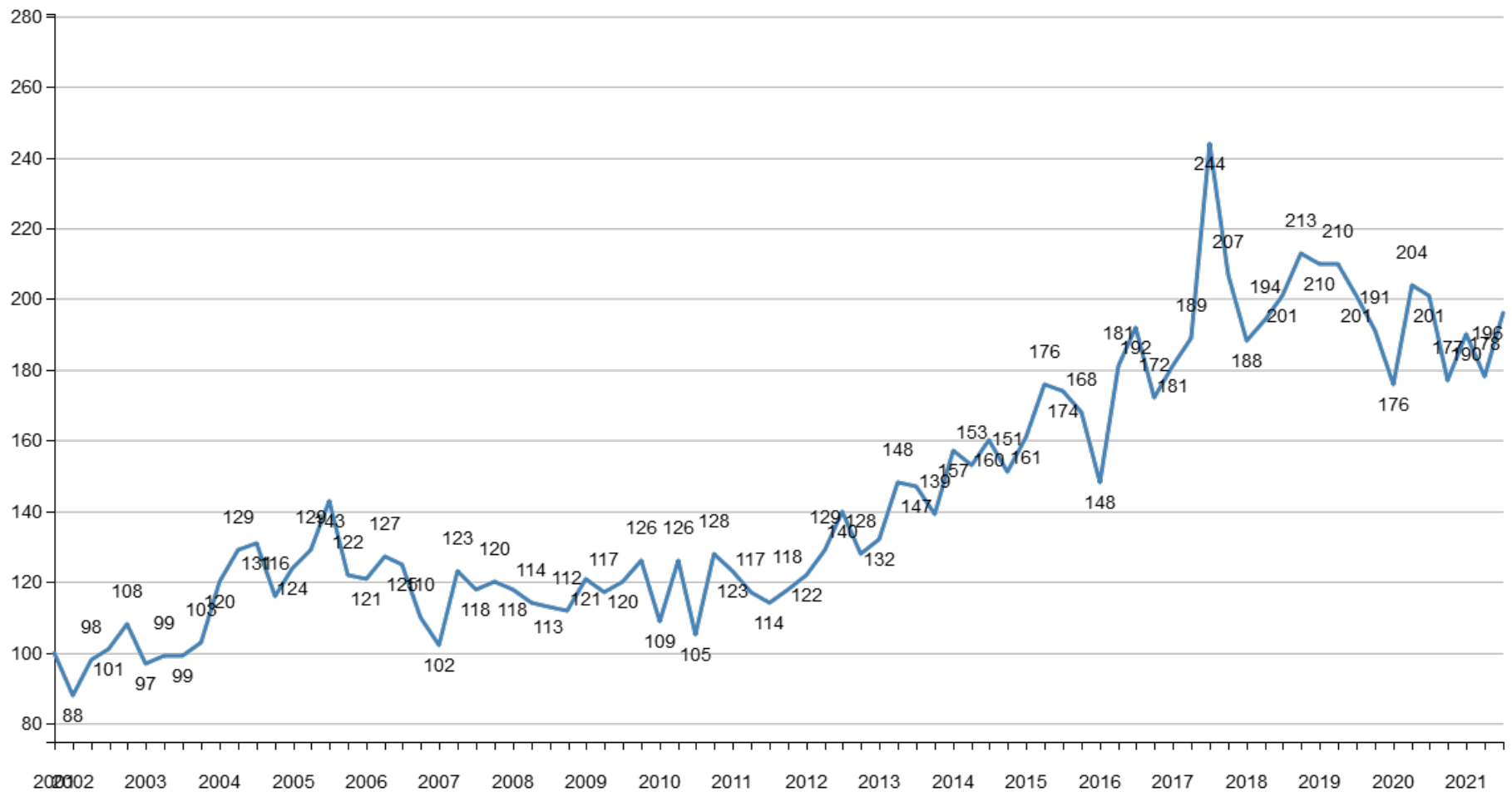


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West End

Twenty Year Price Index

(Appreciation Rate)

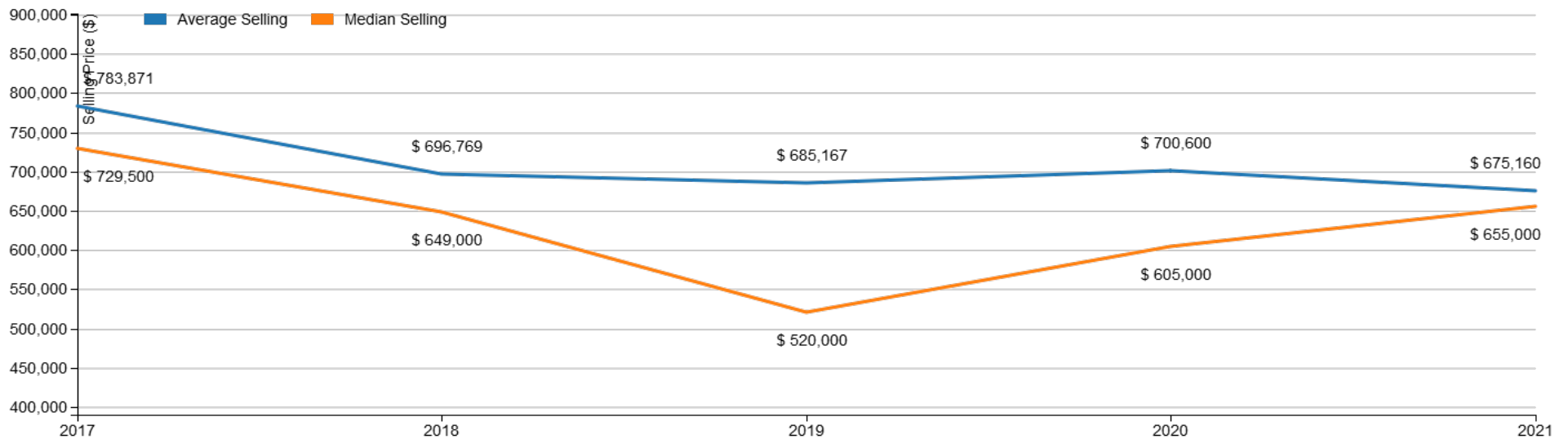


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West End Sales Summary 3rd Quarter 2021

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
2017	34	-	\$783,871	-	\$729,500	-	\$925	-	\$947	-	36
2018	13	-62%	\$696,769	-11%	\$649,000	-11%	\$768	-17%	\$698	-26%	70
2019	18	38%	\$685,167	-2%	\$520,000	-20%	\$762	-1%	\$629	-10%	41
2020	10	-44%	\$700,600	2%	\$605,000	16%	\$752	-1%	\$704	12%	79
2021	15	50%	\$675,160	-4%	\$655,000	8%	\$727	-3%	\$686	-3%	62

Average / Median Selling Price





West End

Sales by Number of Bedrooms

3rd Quarter 2021

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West End

Sales Comparison by Square Footage

3rd Quarter 2021

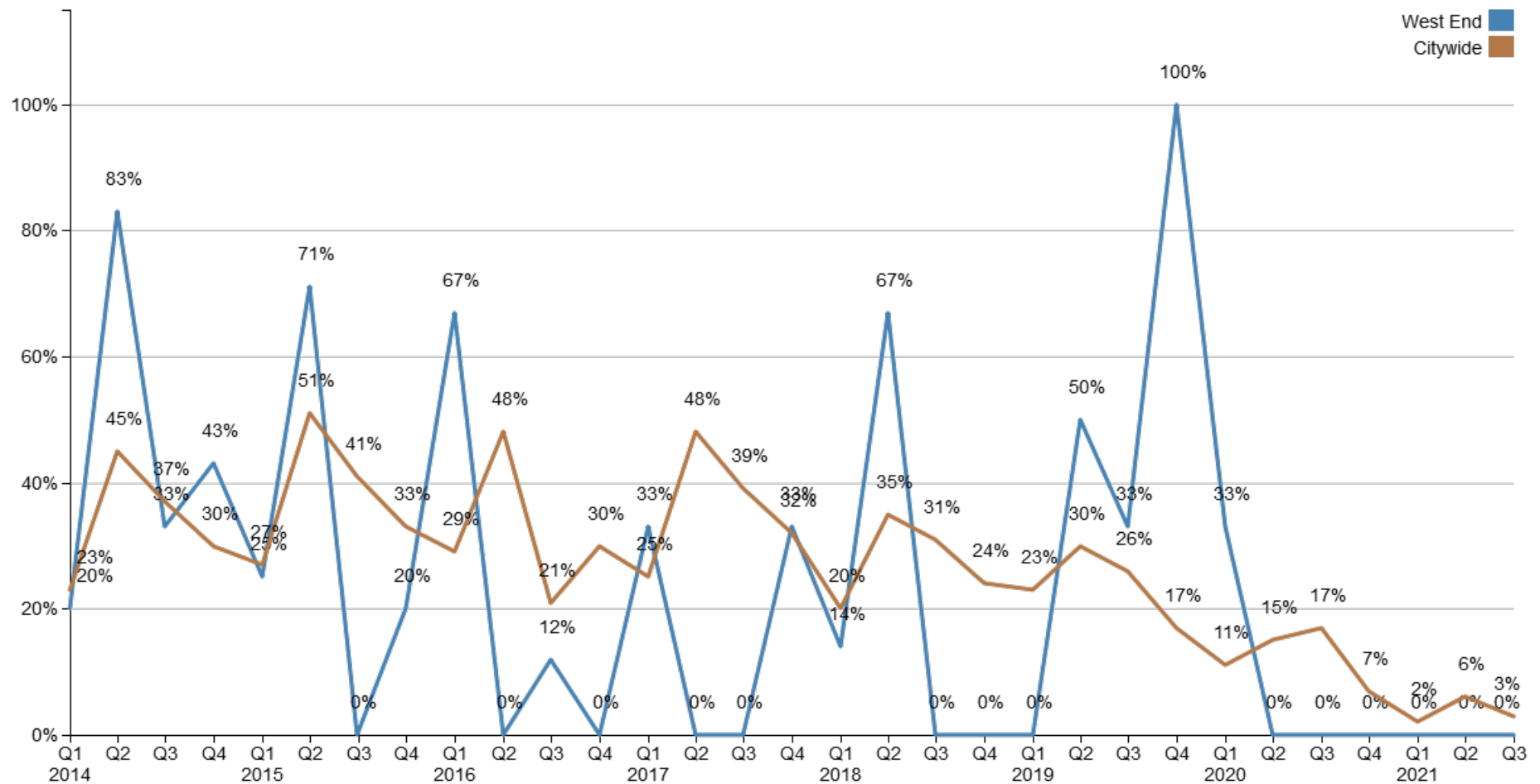
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LINK

West End

Sales Over Last Asking Price

3rd Quarter 2021





West End
Inventory
3rd Quarter 2021

