LINK

BOSTON

QUARTERLY SALES SUMMARY

THIRD QUARTER 2026

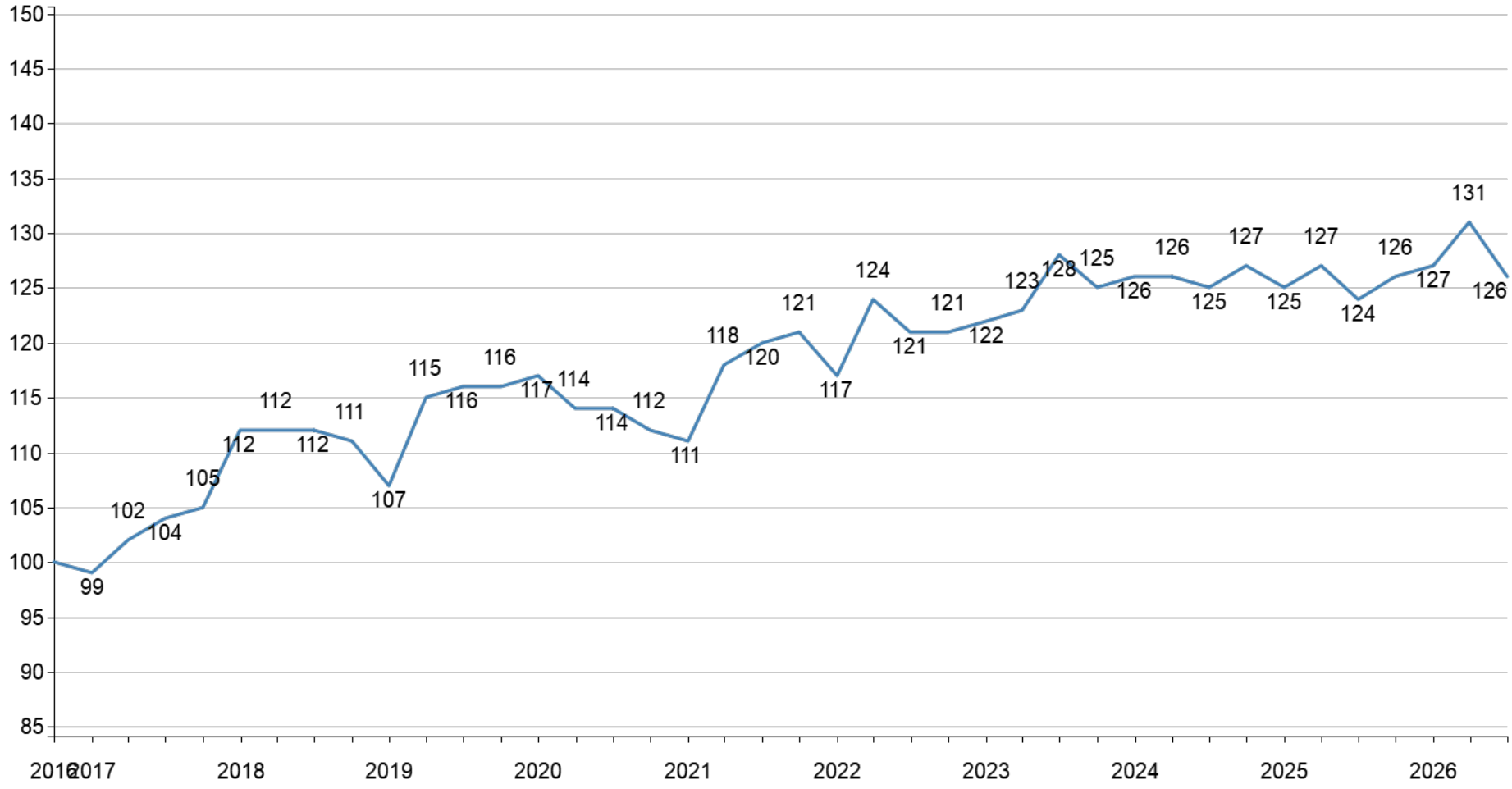
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Citywide

Ten Year Price Index

(Appreciation Rate)

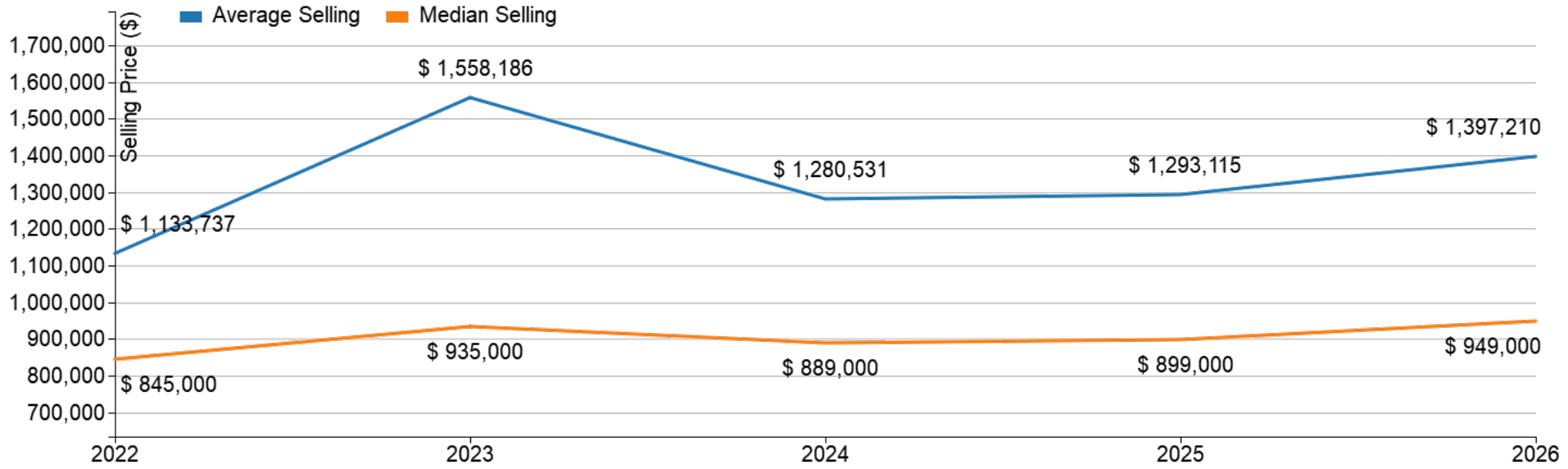


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Citywide
Quarterly Sales Summary
3rd Quarter 2026

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
2022	863	-	$1,133,737	-	$845,000	-	$1,005	-	$933	-
2023	815	-6%	$1,558,186	37%	$935,000	11%	$1,198	19%	$1,040	11%
2024	749	-8%	$1,280,531	-18%	$889,000	-5%	$1,065	-11%	$980	-6%
2025	704	-6%	$1,293,115	1%	$899,000	1%	$1,074	1%	$968	-1%
2026	767	9%	$1,397,210	8%	$949,000	6%	$1,112	4%	$1,025	6%

Average / Median Selling Price



LINK

Quarterly Sales By Area

3rd Quarter 2026

Area	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
Luxe Buildings	142	33%	$2,558,726	-1%	$1,757,500	-11%	$1,540	-7%	$1,392	-10%
Back Bay	111	16%	$2,327,588	4%	$1,425,000	7%	$1,493	-2%	$1,330	0%
Beacon Hill	53	51%	$2,052,932	26%	$975,000	11%	$1,441	9%	$1,303	3%
Charlestown	71	15%	$1,098,867	6%	$925,000	-1%	$947	8%	$921	5%
East Boston	75	3%	$683,039	4%	$650,000	1%	$663	1%	$639	-0%
Fenway	31	-6%	$901,274	0%	$685,000	9%	$1,170	11%	$1,096	10%
Downtown	60	62%	$1,702,532	-15%	$1,337,000	-5%	$1,314	-0%	$1,237	4%
North End	14	-22%	$907,929	31%	$852,500	50%	$1,040	-3%	$1,036	-2%
Seaport	30	-25%	$1,753,880	-11%	$1,565,000	31%	$1,354	-3%	$1,482	34%
South Boston	148	-4%	$942,532	6%	$822,500	-1%	$853	2%	$859	2%
South End	119	6%	$1,366,514	9%	$1,150,000	10%	$1,165	0%	$1,109	-5%
Waterfront	45	36%	$1,561,946	15%	$1,340,000	1%	$1,152	10%	$1,082	8%
West End	10	-9%	$742,850	13%	$634,500	10%	$692	-7%	$636	-12%

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Citywide

Sales Comparison by Number of Bedrooms

3rd Quarter 2026

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
Studio	2024	46	-32%	$541,283	-30%	$430,000	-32%	$1,219	-18%	$1,191	-9%
	2025	33	-28%	$624,699	15%	$600,000	40%	$1,068	-12%	$1,017	-15%
	2026	26	-21%	$507,500	-19%	$476,700	-21%	$1,185	11%	$1,193	17%
One Bed	2024	209	-5%	$765,744	-9%	$660,000	-5%	$1,073	-3%	$1,008	-4%
	2025	204	-2%	$811,781	6%	$699,500	6%	$1,068	-0%	$997	-1%
	2026	224	10%	$821,706	1%	$710,000	2%	$1,096	3%	$1,053	6%
Two Beds	2024	359	-10%	$1,274,178	-15%	$1,027,000	-2%	$1,026	-9%	$926	-4%
	2025	347	-3%	$1,279,072	0%	$955,000	-7%	$1,055	3%	$929	0%
	2026	396	14%	$1,326,305	4%	$1,061,250	11%	$1,079	2%	$997	7%
Three Plus Beds	2024	135	4%	$2,346,281	-30%	$1,610,000	-22%	$1,103	-23%	$906	-25%
	2025	120	-11%	$2,335,806	-0%	$1,610,000	0%	$1,138	3%	$902	-0%
	2026	121	1%	$2,885,835	24%	$2,150,000	34%	$1,234	8%	$1,000	11%

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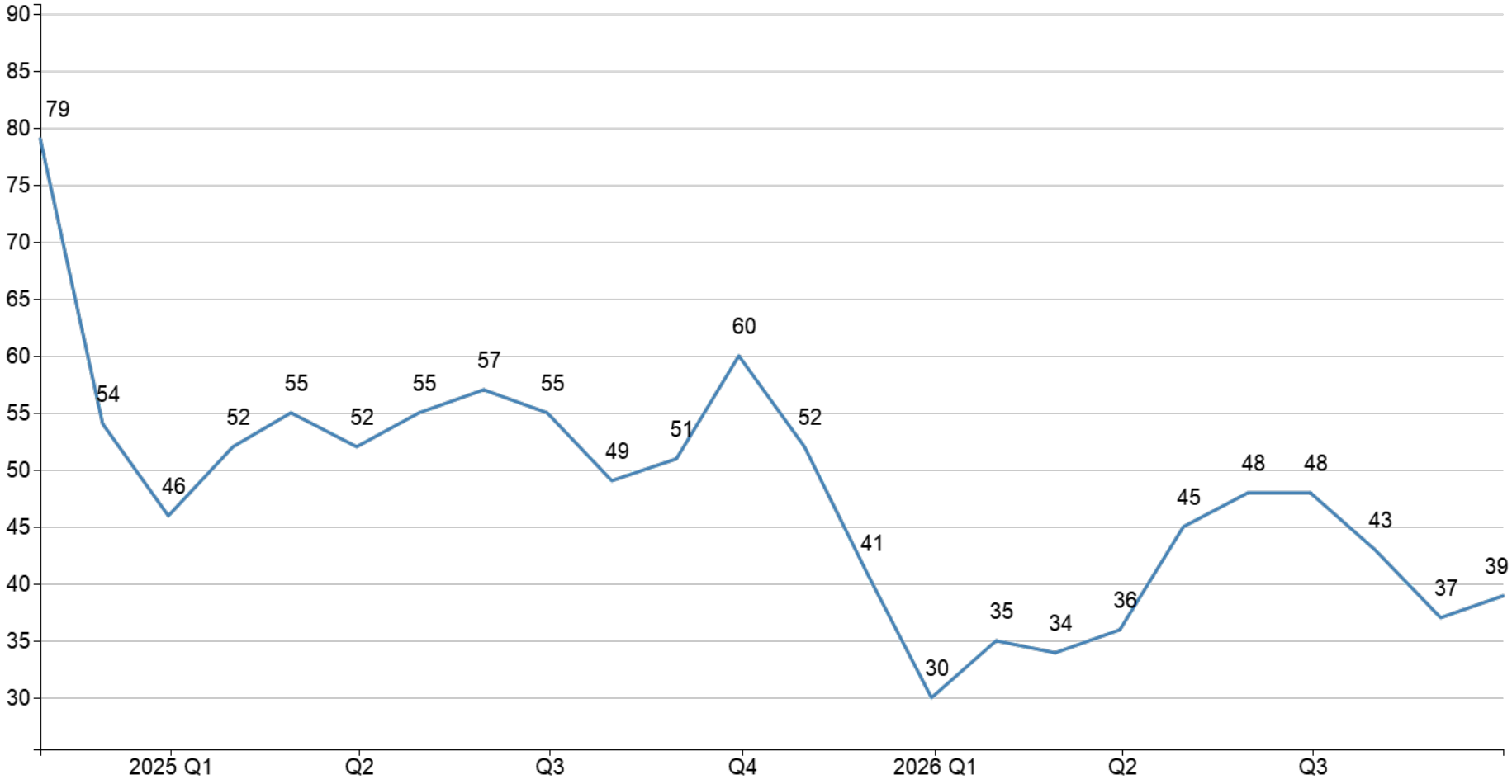
Citywide
Sales Comparison by Square Footage
3rd Quarter 2026

Sq Feet	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
700 or less	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%
	2026	141	-3%	$617,848	2%	$573,000	-0%	$1,130	5%	$1,109	7%
701-1000	2024	185	-9%	$834,179	-4%	$775,000	-3%	$982	-4%	$911	-2%
	2025	203	10%	$819,663	-2%	$770,000	-1%	$977	-0%	$906	-1%
	2026	220	8%	$853,464	4%	$800,000	4%	$1,013	4%	$964	6%
1001-1500	2024	230	-6%	$1,174,605	-8%	$1,067,500	-2%	$956	-7%	$872	-3%
	2025	223	-3%	$1,234,675	5%	$1,100,000	3%	$1,011	6%	$898	3%
	2026	253	13%	$1,256,613	2%	$1,134,000	3%	$1,035	2%	$953	6%
1501-1800	2024	74	-18%	$1,755,349	-14%	$1,575,000	-14%	$1,068	-14%	$973	-17%
	2025	54	-27%	$1,676,773	-4%	$1,425,000	-10%	$1,023	-4%	$884	-9%
	2026	60	11%	$2,004,457	20%	$1,832,500	29%	$1,219	19%	$1,102	25%
1801-2400	2024	55	-5%	$2,446,288	-35%	$2,050,000	-32%	$1,223	-33%	$987	-34%
	2025	52	-5%	$2,730,150	12%	$2,605,000	27%	$1,327	9%	$1,322	34%
	2026	56	8%	$2,562,554	-6%	$2,367,500	-9%	$1,228	-8%	$1,175	-11%
Over 2400	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%
	2026	37	37%	$5,813,182	6%	$4,425,000	-13%	$1,816	-4%	$1,383	-15%

LINK

Citywide Inventory

3rd Quarter 2026



LINK

LUXURY FULL SERVICE

QUARTERLY SALES SUMMARY

THIRD QUARTER 2026

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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
The Belmont
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
The Hill
Independence Condo
The Jordan Mansion
Lawrence Court

Luxe Boutique (cont

Le Jardin
Lincolnshire
The Lucas
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
55 India Street
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 Marlowe
The Mezz
Millennium Place
Millennium Tower
One Harbor Shore
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

Luxe Classic (cont)

Winthrop Center
XII Stoneholm

Luxe Hotel

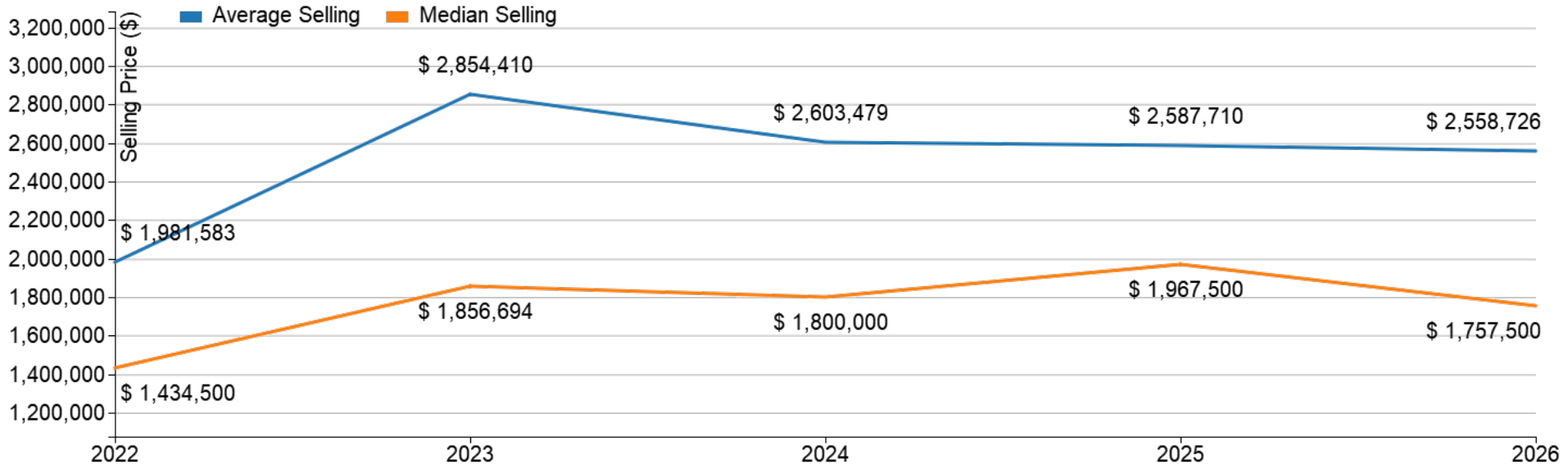
Alloy
Battery Wharf
The Carlton House
Four Seasons
The Intercontinental
The Mandarin
One Dalton Four Seasons
Raffles
Regatta Riverview
Ritz - South Station Tower
Ritz Tower I
Ritz Tower II
Rowes Wharf
W Boston

LINK

Luxury Full Service
Sales Summary
3rd Quarter 2026

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
2022	106	-	$1,981,583	-	$1,434,500	-	$1,430	-	$1,326	-
2023	245	131%	$2,854,410	44%	$1,856,694	29%	$1,773	24%	$1,572	19%
2024	107	-56%	$2,603,479	-9%	$1,800,000	-3%	$1,611	-9%	$1,458	-7%
2025	107	0%	$2,587,710	-1%	$1,967,500	9%	$1,662	3%	$1,548	6%
2026	142	33%	$2,558,726	-1%	$1,757,500	-11%	$1,540	-7%	$1,392	-10%

Average / Median Selling Price



LINK

Luxury Full Service
Sales by Number of Bedrooms
3rd Quarter 2026

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
Studio	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%
	2026	2	-33%	$767,500	11%	$767,500	22%	$1,203	-15%	$1,203	-5%
One Bed	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%
	2026	47	38%	$1,224,952	-11%	$1,160,000	8%	$1,371	-7%	$1,363	-0%
Two Beds	2024	49	-52%	$2,478,230	-12%	$2,200,000	2%	$1,580	-8%	$1,458	-2%
	2025	57	16%	$2,769,491	12%	$2,075,000	-6%	$1,693	7%	$1,582	8%
	2026	69	21%	$2,261,599	-18%	$2,050,000	-1%	$1,468	-13%	$1,394	-12%
Three Plus Beds	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%
	2026	24	85%	$6,174,208	14%	$3,480,000	-24%	$2,104	2%	$1,825	12%

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Luxury Full Service
Sales by Square Footage
3rd Quarter 2026

Sq Feet	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
700 or less	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%
	2026	9	0%	$767,861	3%	$672,750	-8%	$1,272	-6%	$1,166	-8%
701-1000	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%
	2026	31	29%	$1,108,581	-3%	$1,090,000	5%	$1,332	-3%	$1,321	-1%
1001-1500	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%
	2026	48	30%	$1,803,819	-12%	$1,659,400	-16%	$1,460	-9%	$1,415	-11%
1501-1800	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%
	2026	21	110%	$2,576,857	-7%	$2,490,000	0%	$1,564	-8%	$1,532	0%
1801-2400	2024	16	-50%	$3,487,125	-26%	$3,070,000	-30%	$1,755	-24%	$1,395	-40%
	2025	16	0%	$3,510,313	1%	$3,652,500	19%	$1,686	-4%	$1,672	20%
	2026	19	19%	$2,997,421	-15%	$2,825,000	-23%	$1,457	-14%	$1,391	-17%
Over 2400	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%
	2026	14	27%	$8,886,714	18%	$7,350,000	-2%	$2,520	-5%	$2,429	-15%

LINK

BACK BAY

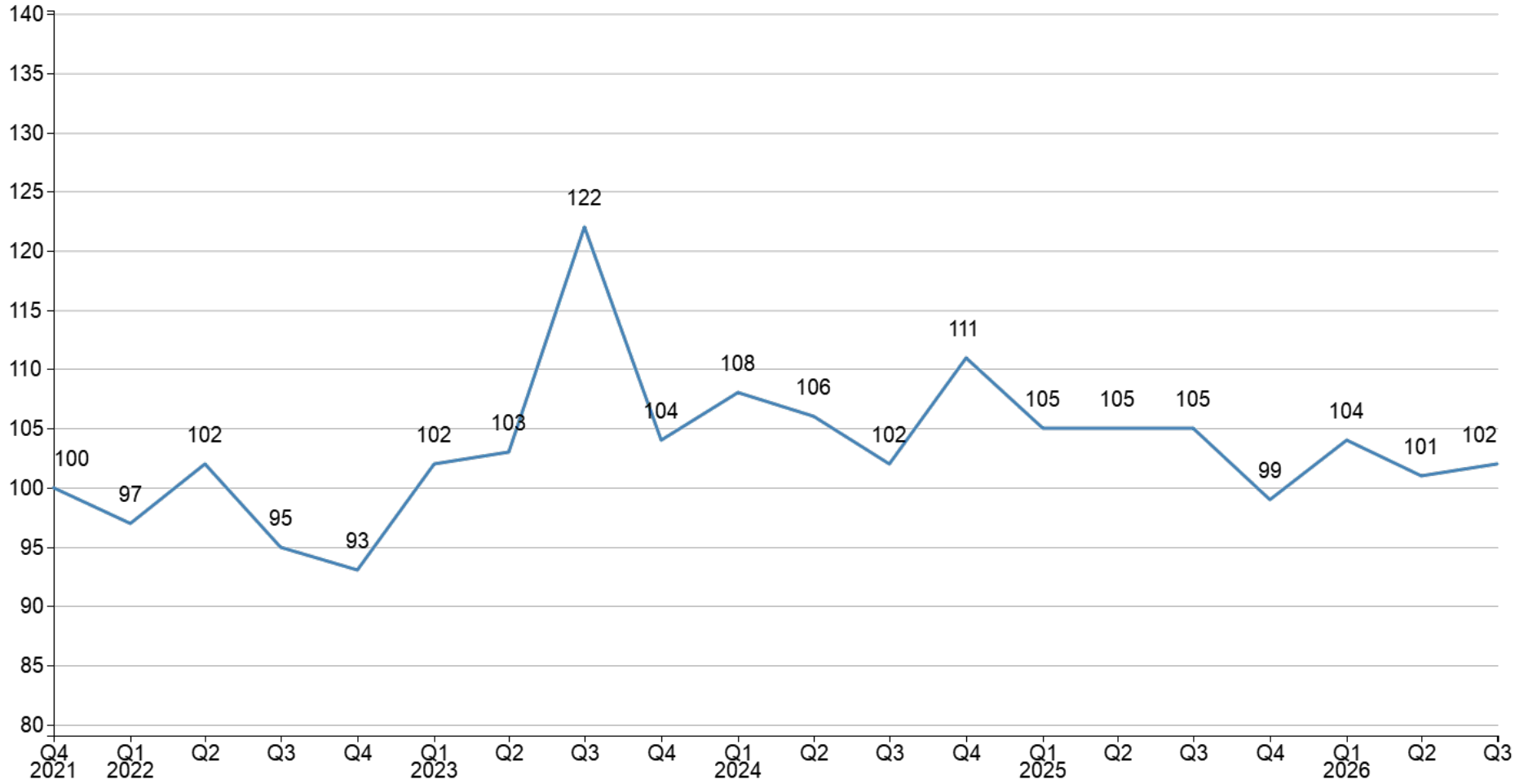
QUARTERLY SALES SUMMARY

THIRD QUARTER 2026

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Back Bay
Five Year Price Index
(Appreciation Rate)

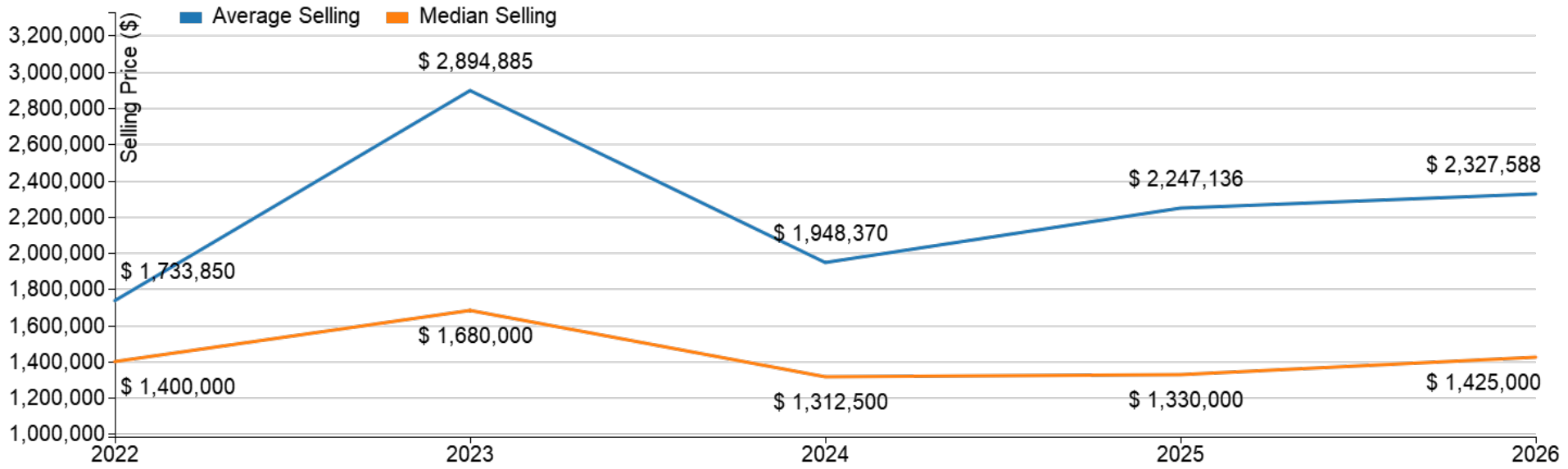


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Back Bay
Sales Summary
3rd Quarter 2026

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
2022	99	-	$1,733,850	-	$1,400,000	-	$1,381	-	$1,278	-
2023	168	70%	$2,894,885	67%	$1,680,000	20%	$1,848	34%	$1,651	29%
2024	105	-38%	$1,948,370	-33%	$1,312,500	-22%	$1,459	-21%	$1,309	-21%
2025	96	-9%	$2,247,136	15%	$1,330,000	1%	$1,525	5%	$1,326	1%
2026	111	16%	$2,327,588	4%	$1,425,000	7%	$1,493	-2%	$1,330	0%

Average / Median Selling Price



LINK

Back Bay
Sales by Number of Bedrooms
3rd Quarter 2026

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
Studio	2024	9	-74%	$758,444	-22%	$525,000	-45%	$1,701	-7%	$1,256	-32%
	2025	6	-33%	$676,583	-11%	$634,000	21%	$1,335	-22%	$1,277	2%
	2026	6	0%	$685,333	1%	$564,500	-11%	$1,440	8%	$1,258	-2%
One Bed	2024	29	-29%	$890,152	-14%	$775,000	-5%	$1,236	-12%	$1,198	0%
	2025	32	10%	$1,053,563	18%	$892,000	15%	$1,294	5%	$1,202	0%
	2026	33	3%	$865,409	-18%	$800,000	-10%	$1,234	-5%	$1,181	-2%
Two Beds	2024	52	-15%	$1,895,933	-36%	$1,563,750	-30%	$1,388	-22%	$1,308	-15%
	2025	40	-23%	$2,535,138	34%	$1,550,000	-1%	$1,607	16%	$1,313	0%
	2026	51	28%	$2,009,396	-21%	$1,545,000	-0%	$1,422	-12%	$1,327	1%
Three Plus Beds	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%
	2026	21	17%	$5,867,262	38%	$3,900,000	19%	$2,086	15%	$1,757	10%

LINK

Back Bay
Sales Comparison by Square Footage
3rd Quarter 2026

Sq Feet	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
700 or less	2024	23	-57%	$698,148	-17%	$637,000	-18%	$1,404	-12%	$1,256	-14%
	2025	19	-17%	$715,289	2%	$715,000	12%	$1,231	-12%	$1,216	-3%
	2026	28	47%	$720,000	1%	$722,500	1%	$1,275	4%	$1,178	-3%
701-1000	2024	29	-6%	$1,052,414	-17%	$1,000,000	-2%	$1,239	-15%	$1,198	-7%
	2025	24	-17%	$1,106,167	5%	$1,045,000	5%	$1,302	5%	$1,202	0%
	2026	18	-25%	$1,020,722	-8%	$960,000	-8%	$1,214	-7%	$1,209	1%
1001-1500	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%
	2026	32	39%	$1,753,523	-7%	$1,500,000	7%	$1,440	-7%	$1,331	8%
1501-1800	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%
	2026	7	0%	$2,787,143	-1%	$2,600,000	1%	$1,651	-4%	$1,560	2%
1801-2400	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%
	2026	11	-21%	$3,008,955	-4%	$2,900,000	2%	$1,470	-3%	$1,391	-1%
Over 2400	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%
	2026	15	67%	$7,407,200	-3%	$6,100,000	-19%	$2,290	-11%	$2,190	-12%

LINK

BEACON HILL

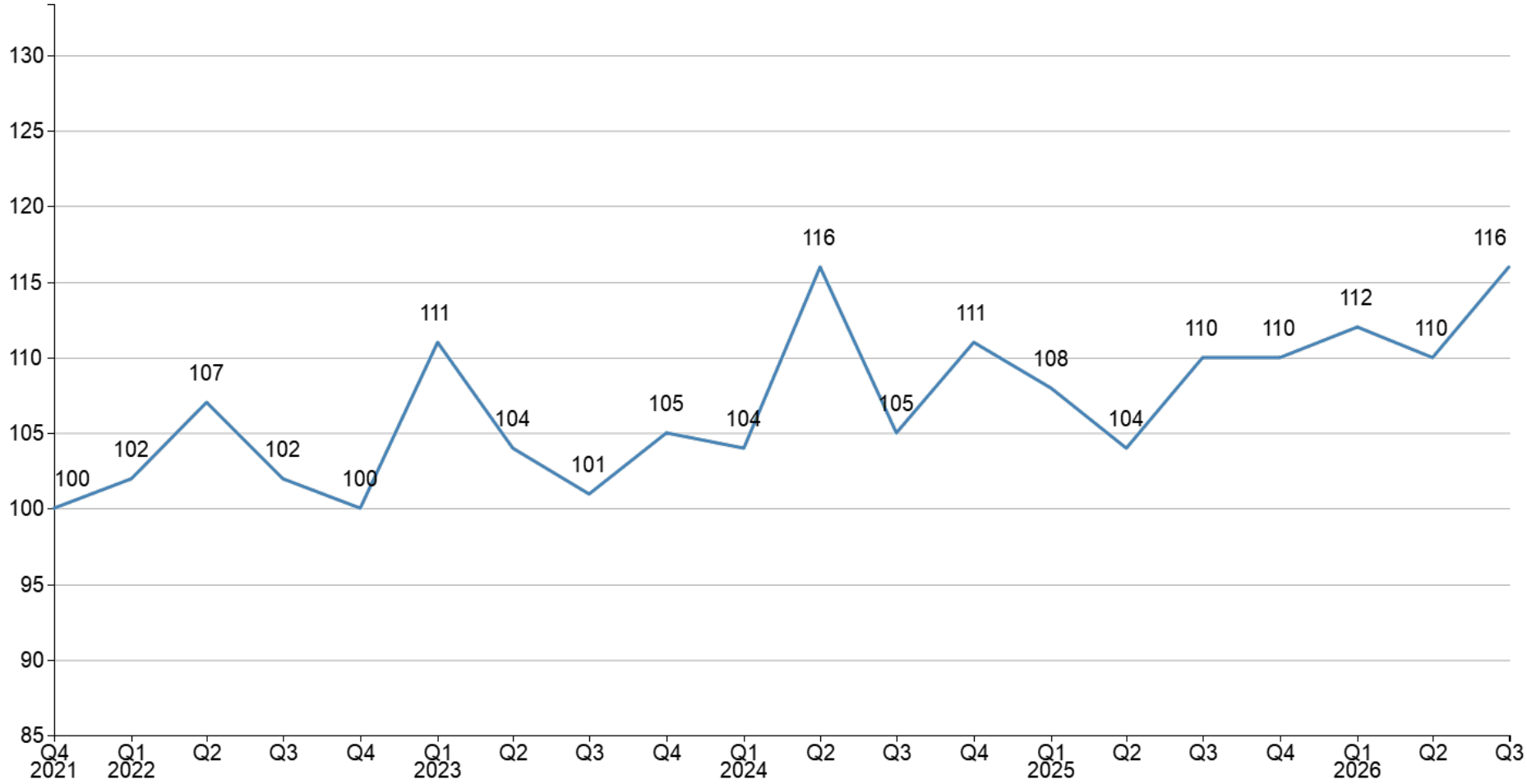
QUARTERLY SALES SUMMARY

THIRD QUARTER 2026

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Beacon Hill
Five Year Price Index
(Appreciation Rate)

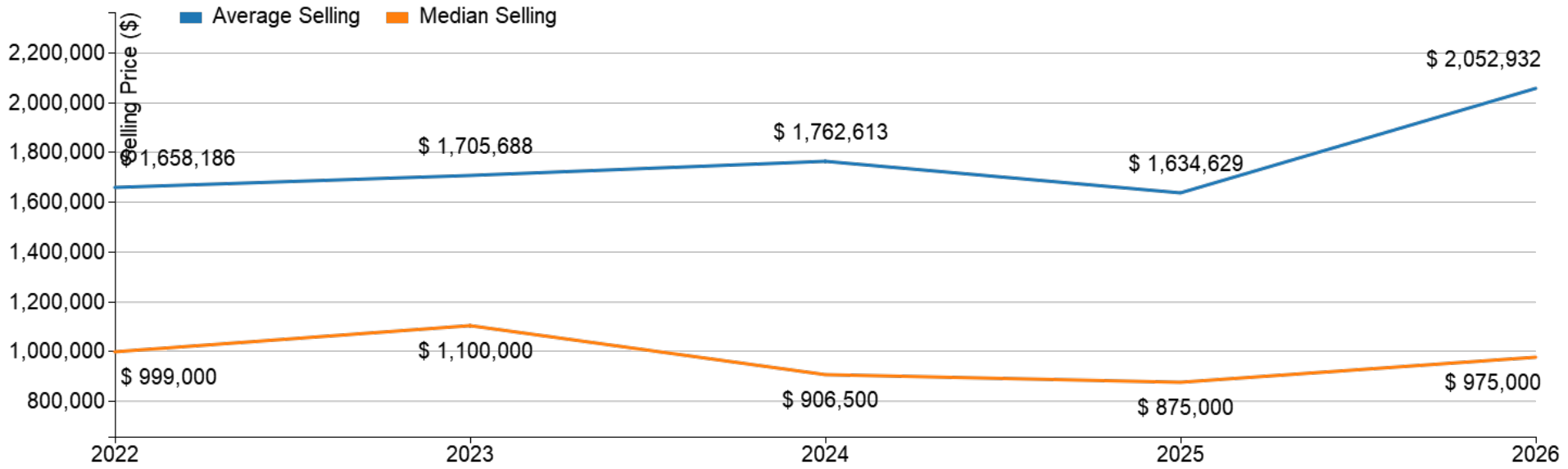


LINK

Beacon Hill
Sales Summary
3rd Quarter 2026

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
2022	33	-	$1,658,186	-	$999,000	-	$1,236	-	$1,162	-
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%
2026	53	51%	$2,052,932	26%	$975,000	11%	$1,441	9%	$1,303	3%

Average / Median Selling Price



LINK

Beacon Hill
Sales by Number of Bedrooms
3rd Quarter 2026

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
Studio	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%
	2026	4	100%	$448,475	-36%	$459,950	-34%	$1,359	-2%	$1,363	-2%
One Bed	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%
	2026	22	57%	$701,909	-1%	$668,000	-1%	$1,183	-4%	$1,152	-4%
Two Beds	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%
	2026	20	67%	$1,766,975	48%	$1,365,000	23%	$1,435	14%	$1,402	18%
Three Plus Beds	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%
	2026	7	0%	$8,032,857	78%	$8,400,000	107%	$2,316	46%	$2,344	49%

LINK

Beacon Hill
Sales Comparison by Square Footage
3rd Quarter 2026

Sq Feet	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
700 or less	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%
	2026	22	57%	$616,632	-5%	$629,000	-8%	$1,221	-4%	$1,255	-1%
701-1000	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%
	2026	15	88%	$1,081,167	21%	$1,040,000	19%	$1,276	9%	$1,303	9%
1001-1500	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%
	2026	7	17%	$1,752,429	13%	$1,750,000	35%	$1,357	1%	$1,305	10%
1501-1800	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%
	2026	1	-50%	$3,230,000	51%	$3,230,000	51%	$1,831	41%	$1,831	41%
1801-2400	2024	3	200%	$2,699,667	-15%	$2,800,000	-12%	$1,385	-6%	$1,343	-9%
	2025	0	-	-	-	-	-	-	-	-	-
	2026	3	-	$3,733,333	-	$4,000,000	-	$1,726	-	$1,726	-
Over 2400	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%
	2026	5	0%	$10,465,000	91%	$9,000,000	76%	$2,770	63%	$3,136	94%

LINK

CHARLESTOWN

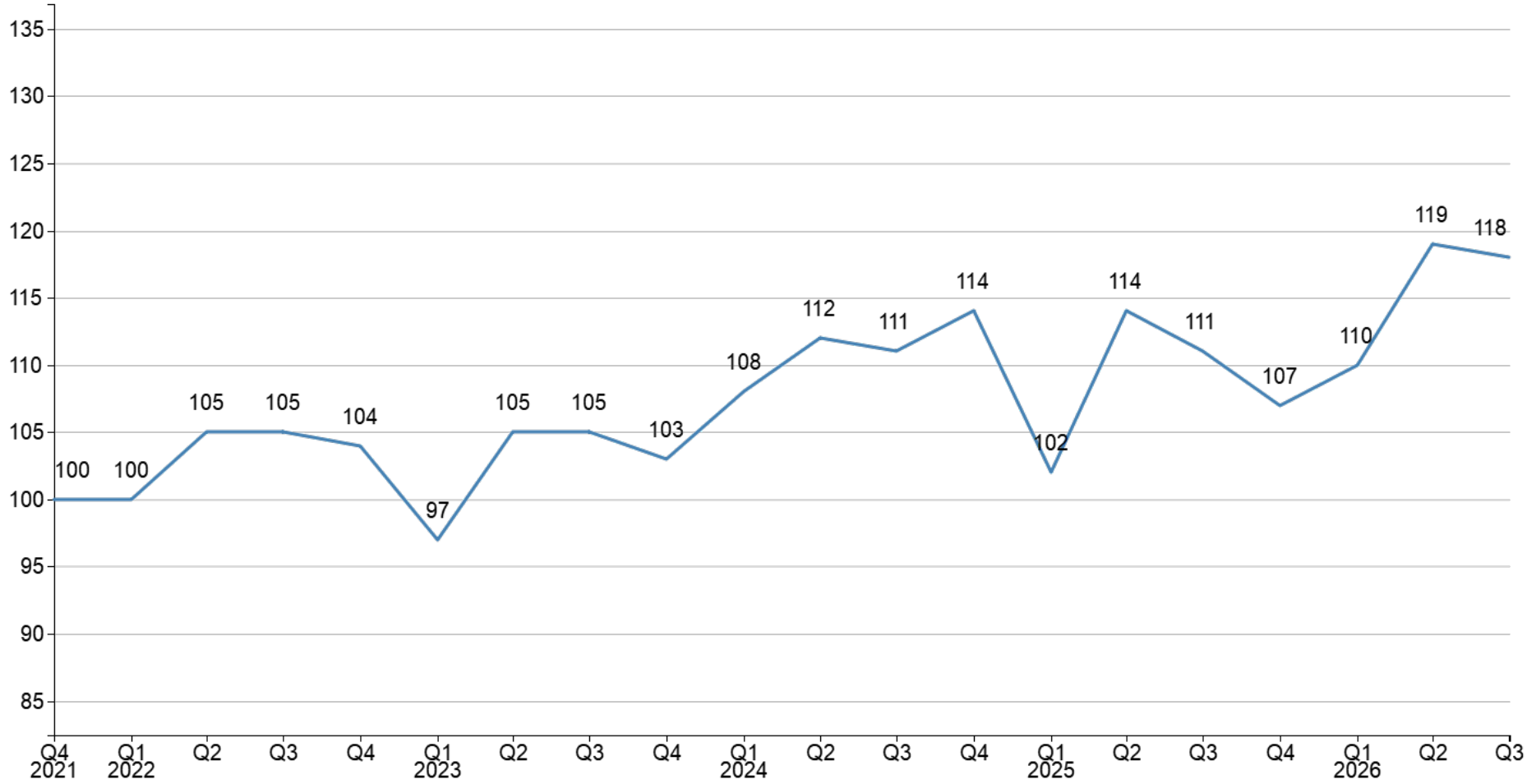
QUARTERLY SALES SUMMARY

THIRD QUARTER 2026

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LINK

Charlestown
Five Year Price Index
(Appreciation Rate)

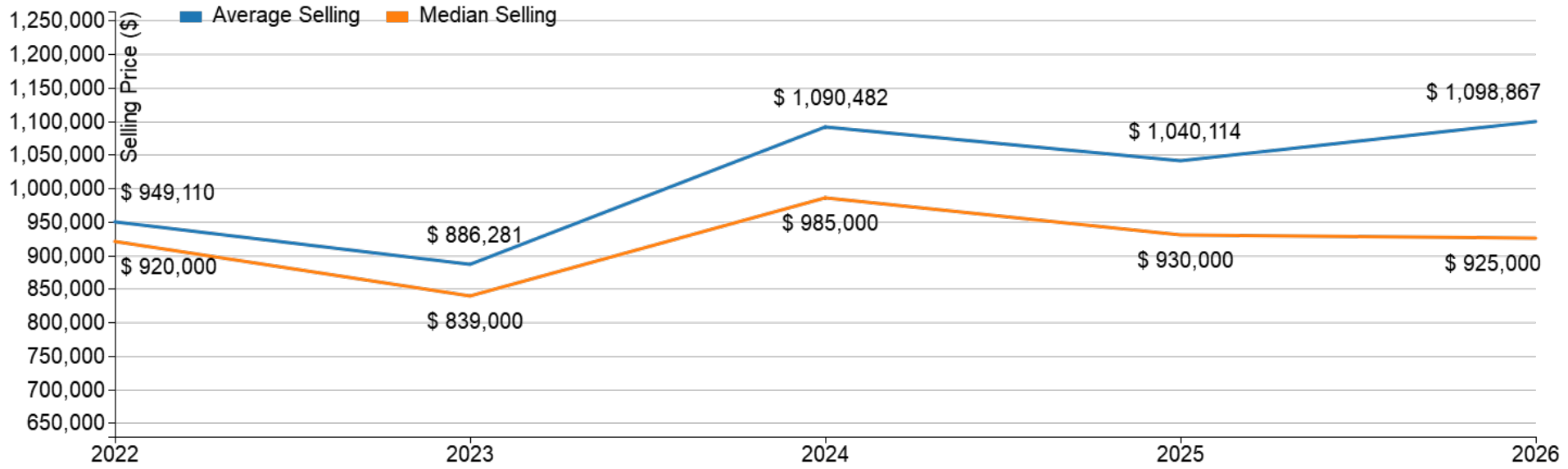


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Charlestown
Sales Summary
3rd Quarter 2026

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
2022	83	-	$949,110	-	$920,000	-	$842	-	$846	-
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%
2026	71	15%	$1,098,867	6%	$925,000	-1%	$947	8%	$921	5%

Average / Median Selling Price



LINK

Charlestown
Sales by Number of Bedrooms
3rd Quarter 2026

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
Studio	2024	0	-	-	-	-	-	-	-	-	-
	2025	3	-	$514,667	-	$457,000	-	$917	-	$901	-
	2026	0	-	-	-	-	-	-	-	-	-
One Bed	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%
	2026	18	38%	$767,972	12%	$612,000	-3%	$947	11%	$848	1%
Two Beds	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%
	2026	40	33%	$1,048,776	11%	$918,750	5%	$930	5%	$911	1%
Three Plus Beds	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%
	2026	13	-19%	$1,711,154	7%	$1,605,000	4%	$1,002	13%	$958	9%

LINK

Charlestown
Sales Comparison by Square Footage
3rd Quarter 2026

Sq Feet	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
700 or less	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%
	2026	6	-25%	$542,500	-9%	$560,000	-11%	$892	-7%	$857	-13%
701-1000	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%
	2026	31	55%	$792,763	12%	$800,000	12%	$916	7%	$912	12%
1001-1500	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%
	2026	21	5%	$1,213,995	13%	$1,100,000	3%	$975	13%	$888	1%
1501-1800	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%
	2026	5	-17%	$1,436,000	2%	$1,475,000	4%	$880	2%	$908	5%
1801-2400	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%
	2026	7	40%	$2,237,857	22%	$2,150,000	14%	$1,130	18%	$1,090	8%
Over 2400	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%
	2026	1	-67%	$1,850,000	-14%	$1,850,000	-23%	$734	-10%	$734	-16%

LINK

EAST BOSTON

QUARTERLY SALES SUMMARY

THIRD QUARTER 2026

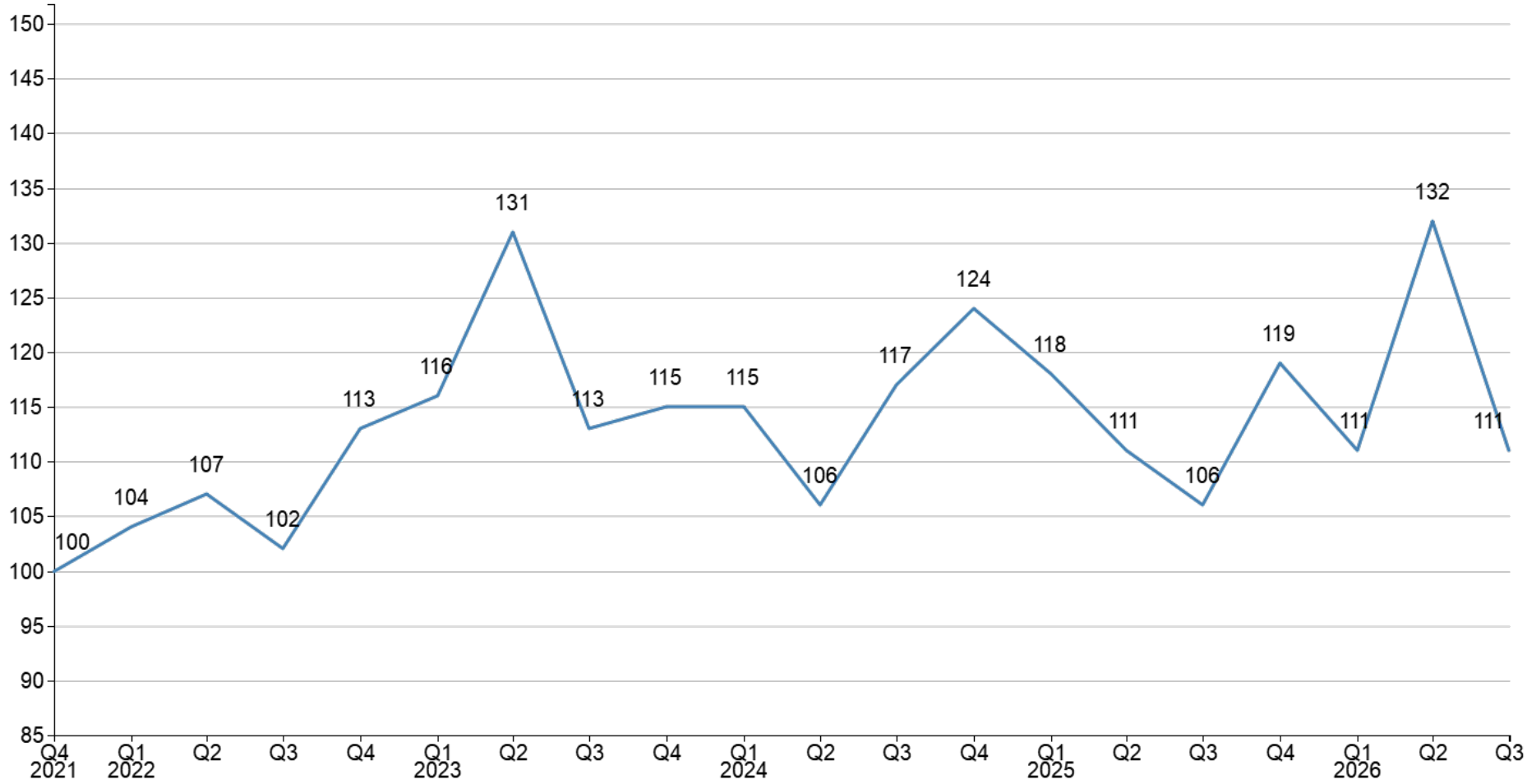
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East Boston

Five Year Price Index

(Appreciation Rate)

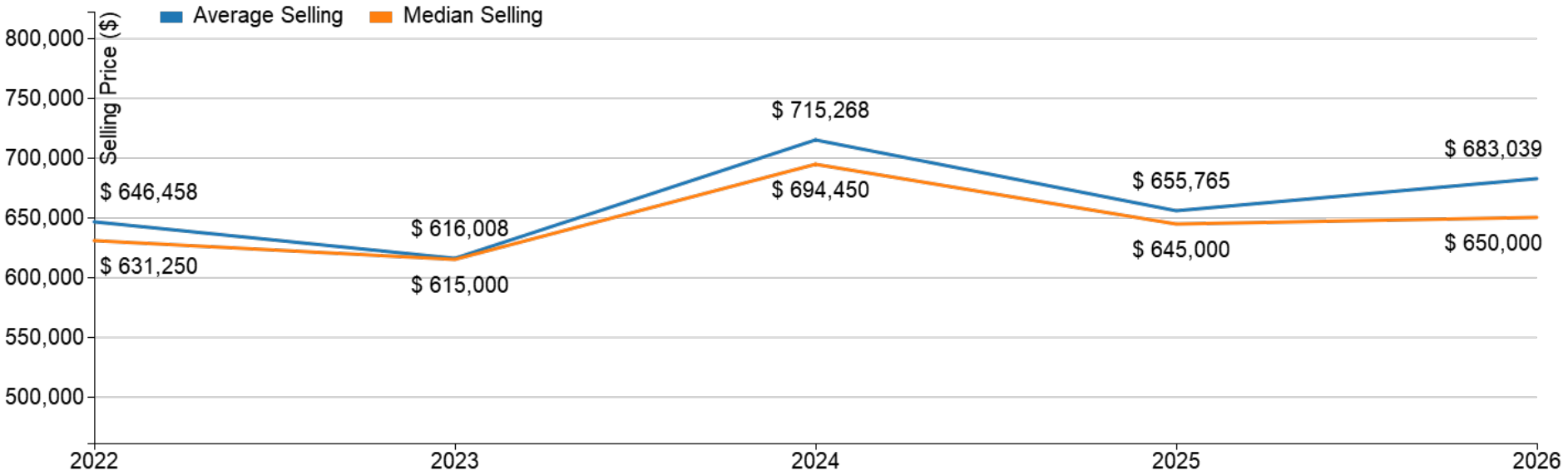


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East Boston
Sales Summary
3rd Quarter 2026

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
2022	139	-	$646,458	-	$631,250	-	$731	-	$736	-
2023	80	-42%	$616,008	-5%	$615,000	-3%	$625	-15%	$629	-15%
2024	84	5%	$715,268	16%	$694,450	13%	$694	11%	$672	7%
2025	73	-13%	$655,765	-8%	$645,000	-7%	$660	-5%	$642	-4%
2026	75	3%	$683,039	4%	$650,000	1%	$663	1%	$639	-0%

Average / Median Selling Price



LINK

East Boston
Sales by Number of Bedrooms
3rd Quarter 2026

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
Studio	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%
	2026	0	-	-	-	-	-	-	-	-	-
One Bed	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%
	2026	14	0%	$545,857	8%	$532,500	7%	$682	-11%	$673	-14%
Two Beds	2024	51	13%	$719,858	16%	$685,000	11%	$697	7%	$676	1%
	2025	43	-16%	$659,067	-8%	$645,000	-6%	$650	-7%	$626	-7%
	2026	42	-2%	$687,633	4%	$654,500	1%	$677	4%	$650	4%
Three Plus Beds	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%
	2026	19	27%	$773,963	-1%	$765,000	-4%	$618	6%	$599	5%

LINK

East Boston

Sales Comparison by Square Footage

3rd Quarter 2026

Sq Feet	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
700 or less	2024	6	0%	$477,917	15%	$495,000	20%	$783	11%	$784	10%
	2025	12	100%	$451,642	-5%	$446,250	-10%	$762	-3%	$784	-0%
	2026	7	-42%	$400,571	-11%	$405,000	-9%	$688	-10%	$735	-6%
701-1000	2024	33	-8%	$635,463	13%	$620,000	9%	$741	12%	$741	8%
	2025	23	-30%	$574,000	-10%	$565,000	-9%	$669	-10%	$655	-12%
	2026	26	13%	$593,154	3%	$592,500	5%	$672	0%	$658	1%
1001-1500	2024	39	15%	$787,250	15%	$739,000	11%	$667	14%	$625	7%
	2025	33	-15%	$747,883	-5%	$715,000	-3%	$634	-5%	$623	-0%
	2026	39	18%	$773,295	3%	$749,900	5%	$659	4%	$607	-3%
1501-1800	2024	4	0%	$990,500	21%	$1,005,000	28%	$588	10%	$585	12%
	2025	5	25%	$913,800	-8%	$885,000	-12%	$542	-8%	$528	-10%
	2026	3	-40%	$947,800	4%	$880,000	-1%	$582	7%	$586	11%
1801-2400	2024	2	-	$790,000	-	$790,000	-	$397	-	$397	-
	2025	0	-	-	-	-	-	-	-	-	-
	2026	0	-	-	-	-	-	-	-	-	-
Over 2400	2024	0	-	-	-	-	-	-	-	-	-
	2025	0	-	-	-	-	-	-	-	-	-
	2026	0	-	-	-	-	-	-	-	-	-

LINK

FENWAY

QUARTERLY SALES SUMMARY

THIRD QUARTER 2026

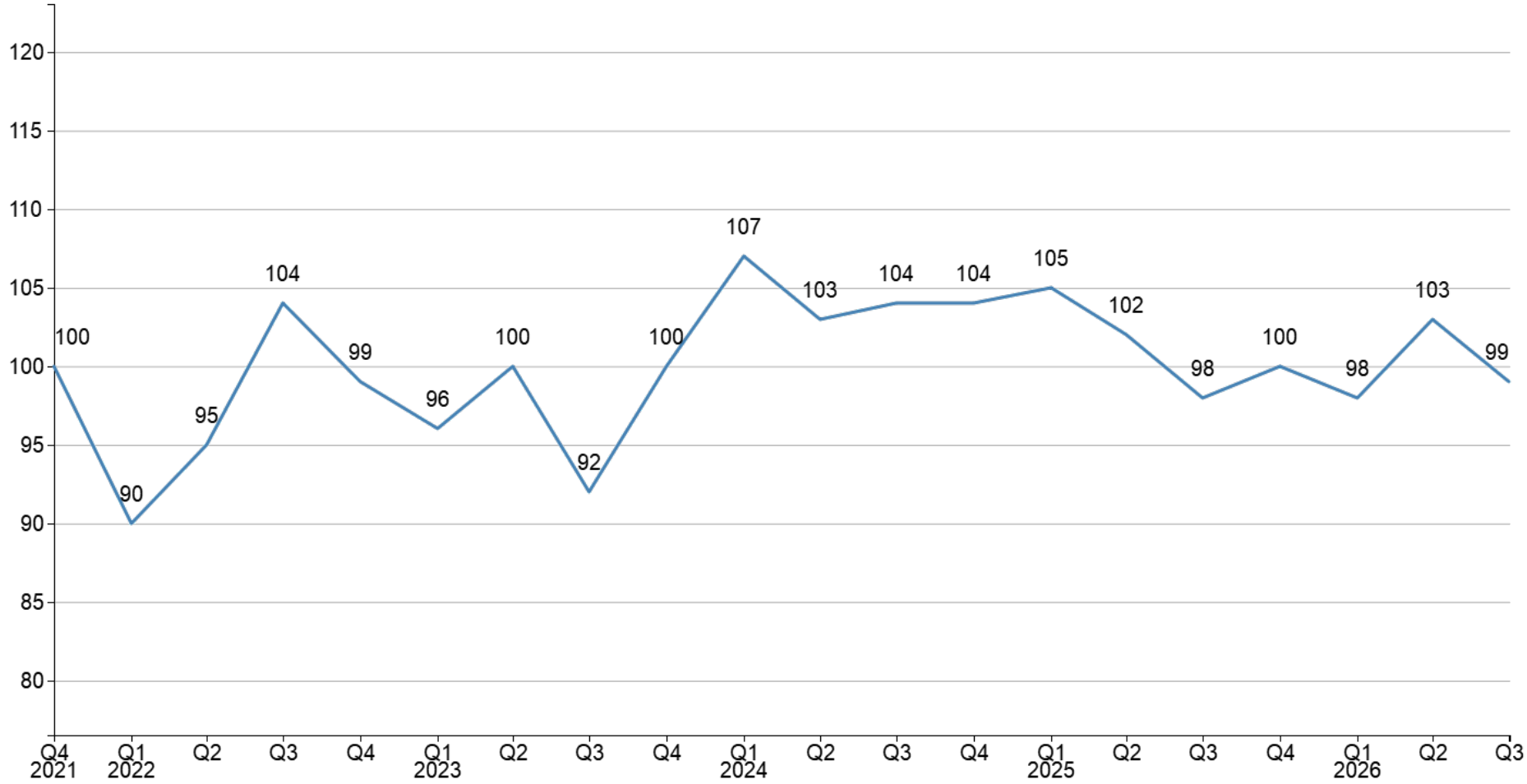
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Fenway

Five Year Price Index

(Appreciation Rate)

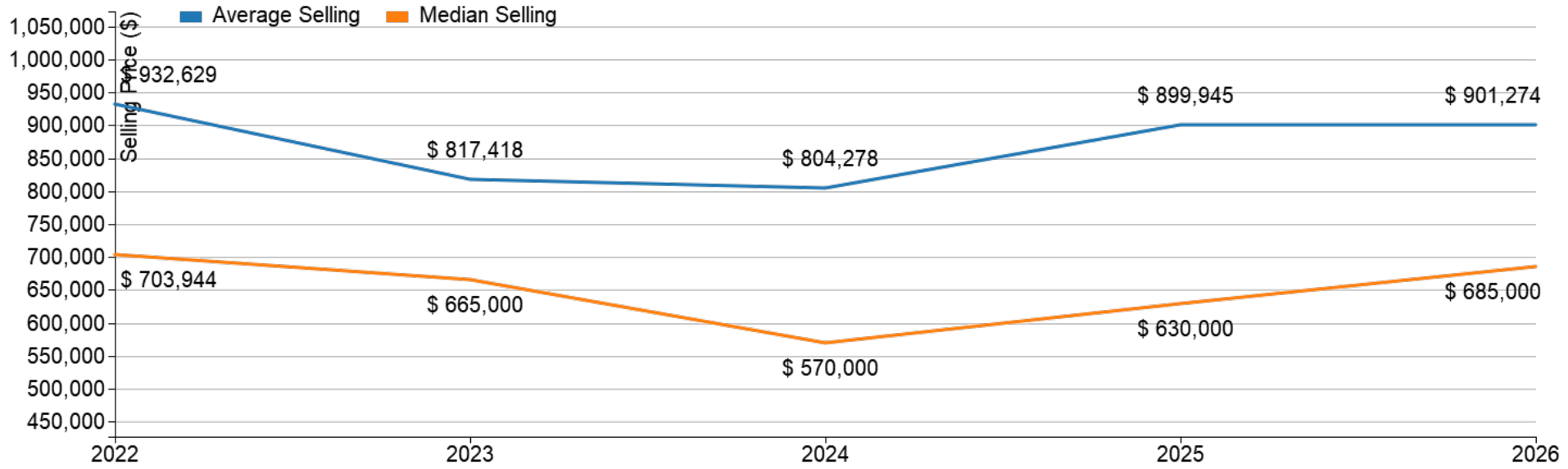


LINK

Fenway
Sales Summary
3rd Quarter 2026

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
2022	36	-	$932,629	-	$703,944	-	$1,076	-	$993	-
2023	31	-14%	$817,418	-12%	$665,000	-6%	$1,087	1%	$1,034	4%
2024	39	26%	$804,278	-2%	$570,000	-14%	$1,086	-0%	$1,024	-1%
2025	33	-15%	$899,945	12%	$630,000	11%	$1,054	-3%	$995	-3%
2026	31	-6%	$901,274	0%	$685,000	9%	$1,170	11%	$1,096	10%

Average / Median Selling Price



LINK

Fenway
Sales by Number of Bedrooms
3rd Quarter 2026

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
Studio	2024	11	57%	$414,000	-11%	$410,000	3%	$1,171	-5%	$1,143	1%
	2025	5	-55%	$410,000	-1%	$405,000	-1%	$1,058	-10%	$1,007	-12%
	2026	3	-40%	$415,000	1%	$395,000	-2%	$1,212	15%	$1,221	21%
One Bed	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%
	2026	14	17%	$716,821	29%	$533,500	-8%	$1,164	21%	$1,082	10%
Two Beds	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%
	2026	14	0%	$1,189,929	-8%	$987,500	2%	$1,167	4%	$985	-1%
Three Plus Beds	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%
	2026	0	-	-	-	-	-	-	-	-	-

LINK

Fenway
Sales Comparison by Square Footage
3rd Quarter 2026

Sq Feet	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
700 or less	2024	22	57%	$448,068	-13%	$430,000	-17%	$1,073	-7%	$1,063	-2%
	2025	15	-32%	$497,913	11%	$533,200	24%	$1,025	-4%	$1,007	-5%
	2026	15	0%	$534,033	7%	$485,000	-9%	$1,101	7%	$1,109	10%
701-1000	2024	8	0%	$904,000	-7%	$855,000	1%	$1,044	-12%	$1,000	-0%
	2025	9	12%	$793,333	-12%	$715,000	-16%	$913	-13%	$864	-14%
	2026	9	0%	$920,444	16%	$879,000	23%	$1,088	19%	$980	13%
1001-1500	2024	7	0%	$1,400,333	51%	$983,333	14%	$1,124	32%	$946	10%
	2025	7	0%	$1,394,214	-0%	$1,010,000	3%	$1,213	8%	$995	5%
	2026	6	-14%	$1,457,500	5%	$1,522,500	51%	$1,341	11%	$1,483	49%
1501-1800	2024	1	0%	$1,275,000	50%	$1,275,000	50%	$787	44%	$787	44%
	2025	1	0%	$1,425,000	12%	$1,425,000	12%	$807	3%	$807	3%
	2026	1	0%	$2,900,000	104%	$2,900,000	104%	$1,914	137%	$1,914	137%
1801-2400	2024	1	0%	$3,200,000	9%	$3,200,000	9%	$1,728	13%	$1,728	13%
	2025	1	0%	$3,905,000	22%	$3,905,000	22%	$1,900	10%	$1,900	10%
	2026	0	-	-	-	-	-	-	-	-	-
Over 2400	2024	0	-	-	-	-	-	-	-	-	-
	2025	0	-	-	-	-	-	-	-	-	-
	2026	0	-	-	-	-	-	-	-	-	-

LINK

DOWNTOWN

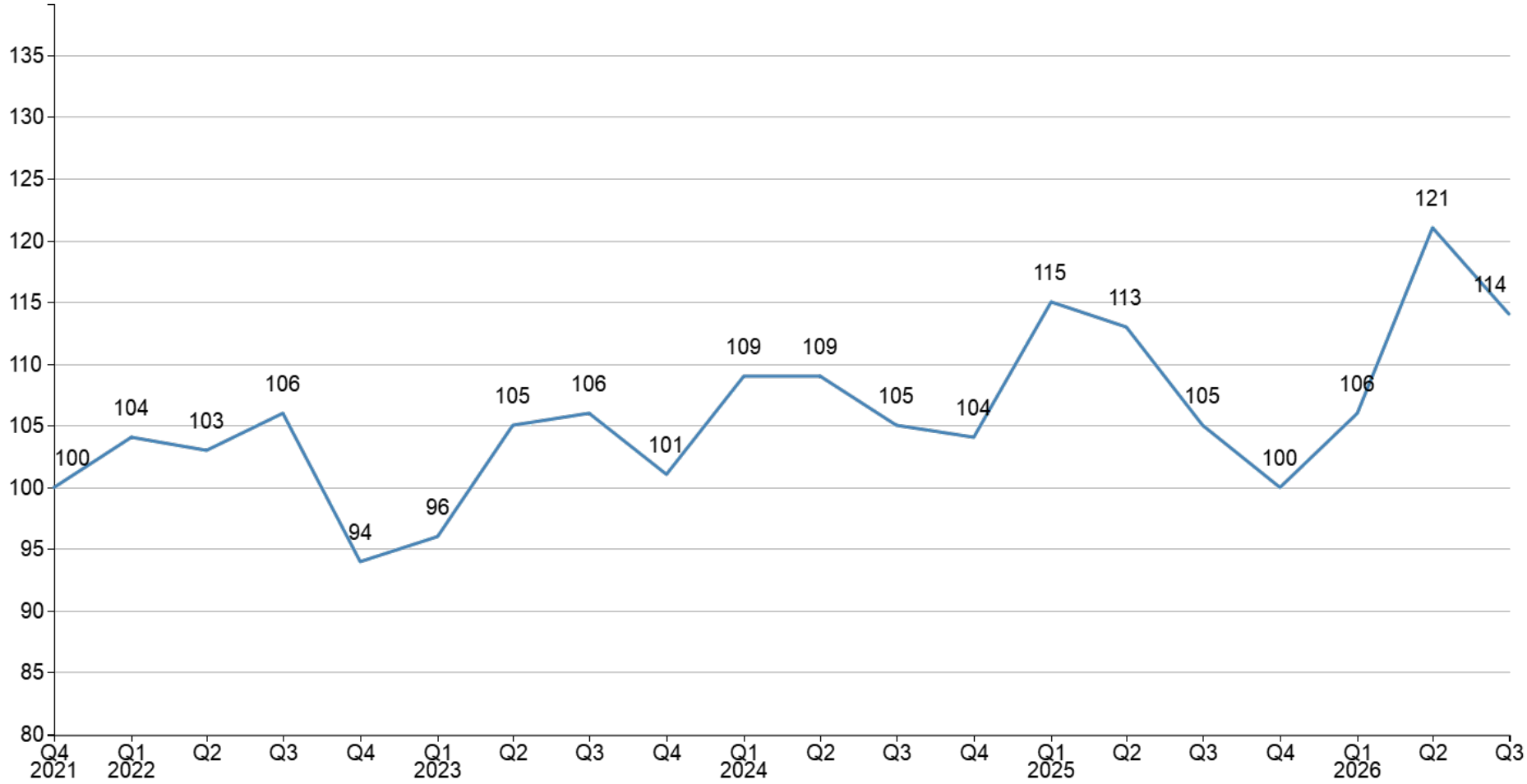
QUARTERLY SALES SUMMARY

THIRD QUARTER 2026

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LINK

Downtown
Five Year Price Index
(Appreciation Rate)

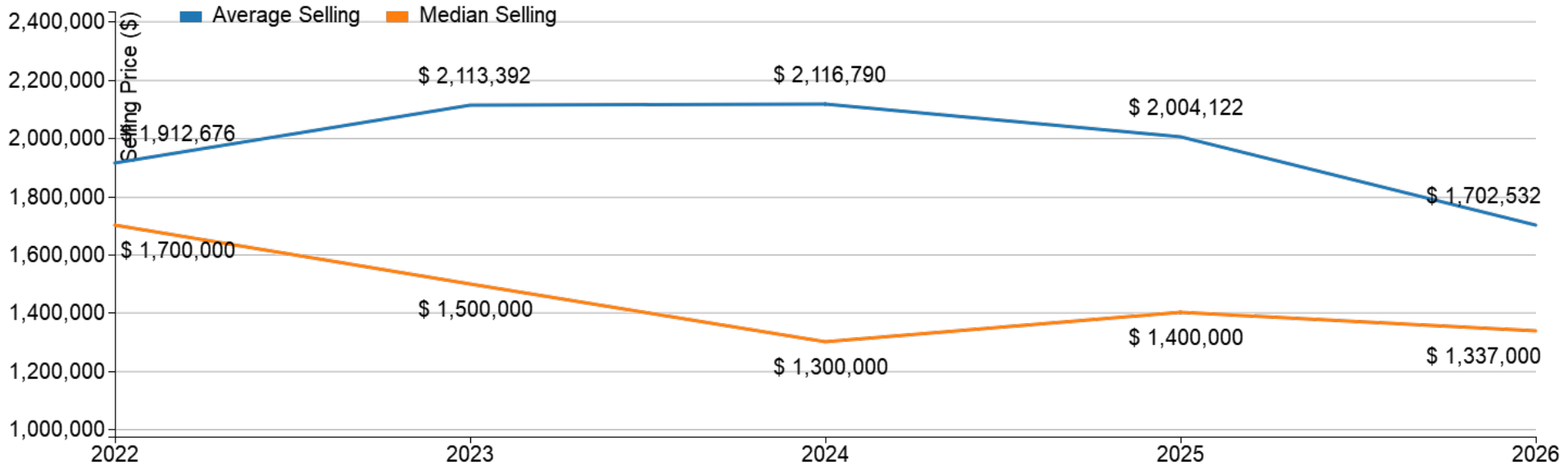


LINK

Downtown
Sales Summary
3rd Quarter 2026

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
2022	29	-	$1,912,676	-	$1,700,000	-	$1,234	-	$1,213	-
2023	53	83%	$2,113,392	10%	$1,500,000	-12%	$1,418	15%	$1,310	8%
2024	39	-26%	$2,116,790	0%	$1,300,000	-13%	$1,441	2%	$1,324	1%
2025	37	-5%	$2,004,122	-5%	$1,400,000	8%	$1,315	-9%	$1,189	-10%
2026	60	62%	$1,702,532	-15%	$1,337,000	-5%	$1,314	-0%	$1,237	4%

Average / Median Selling Price



LINK

Downtown
Sales by Number of Bedrooms
3rd Quarter 2026

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
Studio	2024	3	50%	$669,667	13%	$675,000	14%	$1,258	-4%	$1,209	-7%
	2025	1	-67%	$1,180,000	76%	$1,180,000	75%	$1,017	-19%	$1,017	-16%
	2026	3	200%	$527,667	-55%	$499,000	-58%	$1,093	7%	$1,094	8%
One Bed	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%
	2026	25	56%	$1,285,600	-3%	$1,160,000	9%	$1,323	6%	$1,321	3%
Two Beds	2024	20	-13%	$2,213,790	12%	$1,932,500	12%	$1,463	9%	$1,280	6%
	2025	15	-25%	$1,952,133	-12%	$1,455,000	-25%	$1,252	-14%	$1,154	-10%
	2026	26	73%	$1,916,958	-2%	$1,542,500	6%	$1,268	1%	$1,093	-5%
Three Plus Beds	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%
	2026	6	20%	$3,098,000	-31%	$3,369,000	-26%	$1,582	-10%	$1,498	-5%

LINK

Downtown
Sales Comparison by Square Footage
3rd Quarter 2026

Sq Feet	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
700 or less	2024	6	-14%	$769,000	20%	$757,000	23%	$1,323	11%	$1,340	5%
	2025	0	-	-	-	-	-	-	-	-	-
	2026	5	-	$630,200	-	$585,000	-	$1,135	-	$1,097	-
701-1000	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%
	2026	16	78%	$1,111,375	11%	$1,120,000	14%	$1,311	5%	$1,327	-1%
1001-1500	2024	17	-11%	$1,631,176	2%	$1,270,000	-3%	$1,271	3%	$1,155	6%
	2025	16	-6%	$1,616,813	-1%	$1,430,000	13%	$1,259	-1%	$1,140	-1%
	2026	22	38%	$1,635,723	1%	$1,385,000	-3%	$1,281	2%	$1,201	5%
1501-1800	2024	5	-50%	$2,706,160	16%	$3,100,000	20%	$1,595	14%	$1,851	18%
	2025	4	-20%	$1,162,375	-57%	$1,028,750	-67%	$667	-58%	$591	-68%
	2026	9	125%	$2,202,222	89%	$1,715,000	67%	$1,348	102%	$1,095	85%
1801-2400	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%
	2026	7	17%	$3,148,286	-12%	$3,363,000	-7%	$1,515	-11%	$1,749	4%
Over 2400	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%
	2026	1	-50%	$3,375,000	-49%	$3,375,000	-49%	$1,247	-43%	$1,247	-43%

LINK

NORTH END

QUARTERLY SALES SUMMARY

THIRD QUARTER 2026

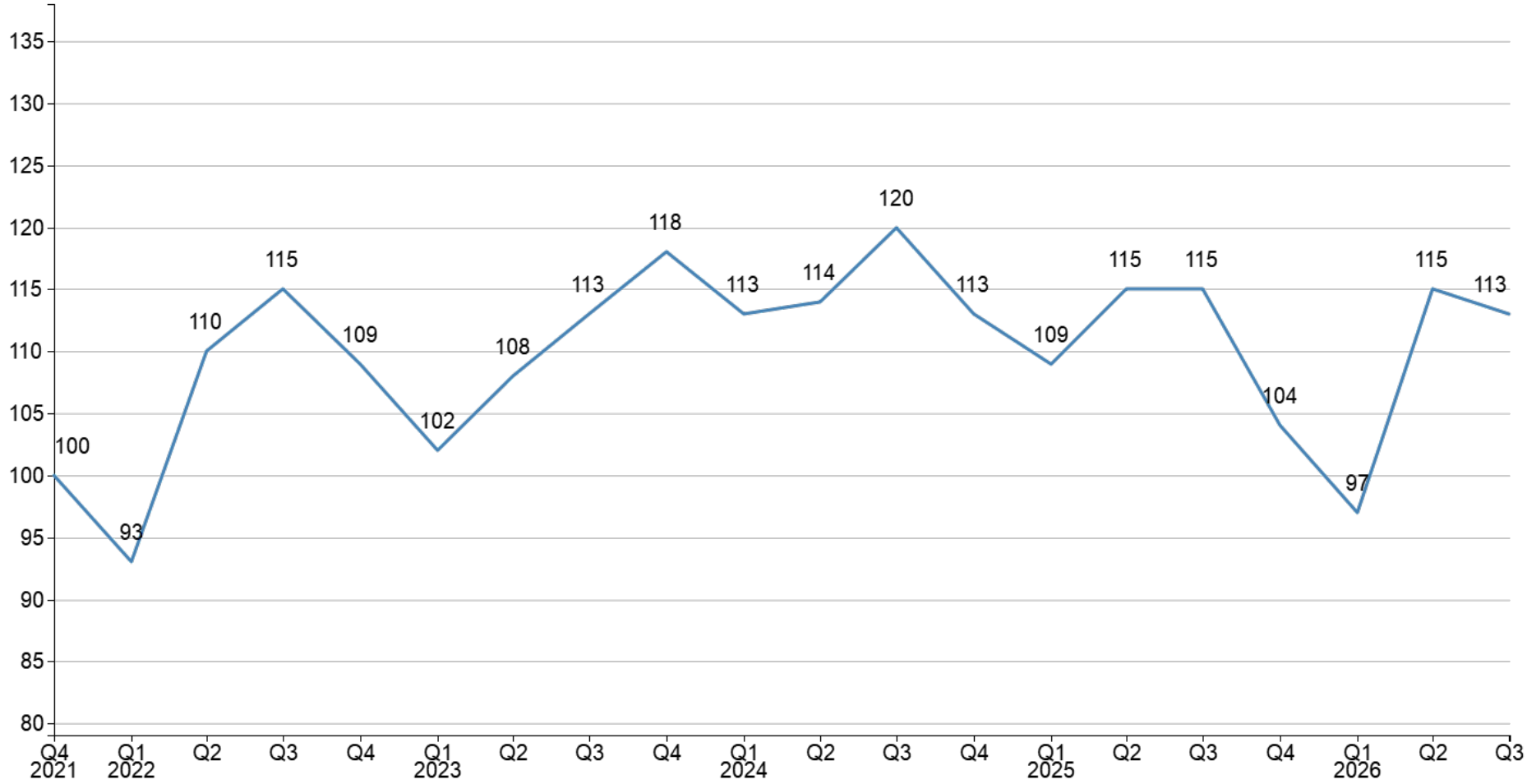
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North End

Five Year Price Index

(Appreciation Rate)

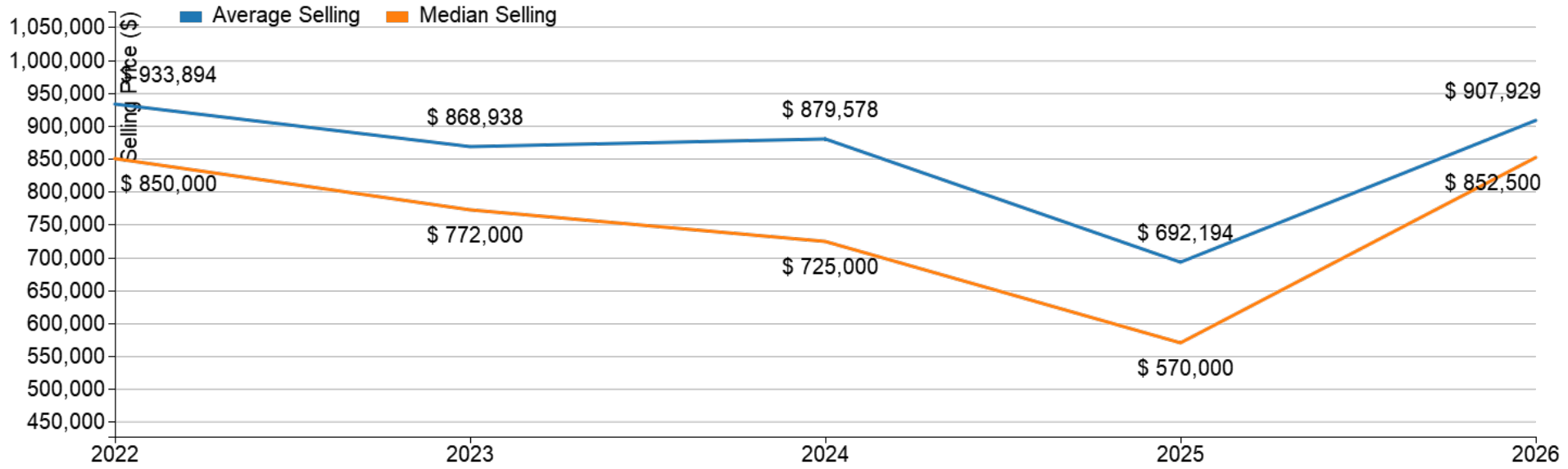


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North End
Sales Summary
3rd Quarter 2026

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
2022	27	-	$933,894	-	$850,000	-	$1,019	-	$983	-
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%
2026	14	-22%	$907,929	31%	$852,500	50%	$1,040	-3%	$1,036	-2%

Average / Median Selling Price



LINK

North End

Sales by Number of Bedrooms

3rd Quarter 2026

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
Studio	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%
	2026	1	0%	$345,000	-25%	$345,000	-25%	$1,241	4%	$1,241	4%
One Bed	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%
	2026	4	-60%	$762,250	43%	$777,000	41%	$1,113	2%	$1,069	1%
Two Beds	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%
	2026	8	33%	$1,080,250	9%	$1,052,500	27%	$1,039	-5%	$1,034	-3%
Three Plus Beds	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%
	2026	1	0%	$675,000	-3%	$675,000	-3%	$552	-24%	$552	-24%

LINK

North End

Sales Comparison by Square Footage

3rd Quarter 2026

Sq Feet	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
700 or less	2024	12	0%	$516,875	-14%	$516,250	-13%	$1,134	10%	$1,137	16%
	2025	13	8%	$563,577	9%	$552,500	7%	$1,110	-2%	$1,082	-5%
	2026	4	-69%	$629,750	12%	$624,500	13%	$1,185	7%	$1,199	11%
701-1000	2024	5	0%	$885,060	5%	$885,000	12%	$1,084	6%	$1,061	10%
	2025	3	-40%	$756,000	-15%	$750,000	-15%	$933	-14%	$1,031	-3%
	2026	4	33%	$790,500	5%	$808,500	8%	$992	6%	$967	-6%
1001-1500	2024	4	-33%	$1,334,375	-1%	$1,312,500	-12%	$1,106	9%	$1,127	8%
	2025	2	-50%	$1,432,500	7%	$1,432,500	9%	$1,083	-2%	$1,083	-4%
	2026	6	200%	$1,171,667	-18%	$1,192,500	-17%	$975	-10%	$989	-9%
1501-1800	2024	1	0%	$1,665,000	22%	$1,665,000	22%	$1,029	23%	$1,029	23%
	2025	0	-	-	-	-	-	-	-	-	-
	2026	0	-	-	-	-	-	-	-	-	-
1801-2400	2024	1	-	$2,600,000	-	$2,600,000	-	$1,316	-	$1,316	-
	2025	0	-	-	-	-	-	-	-	-	-
	2026	0	-	-	-	-	-	-	-	-	-
Over 2400	2024	0	-	-	-	-	-	-	-	-	-
	2025	0	-	-	-	-	-	-	-	-	-
	2026	0	-	-	-	-	-	-	-	-	-

LINK

SEAPORT

QUARTERLY SALES SUMMARY

THIRD QUARTER 2026

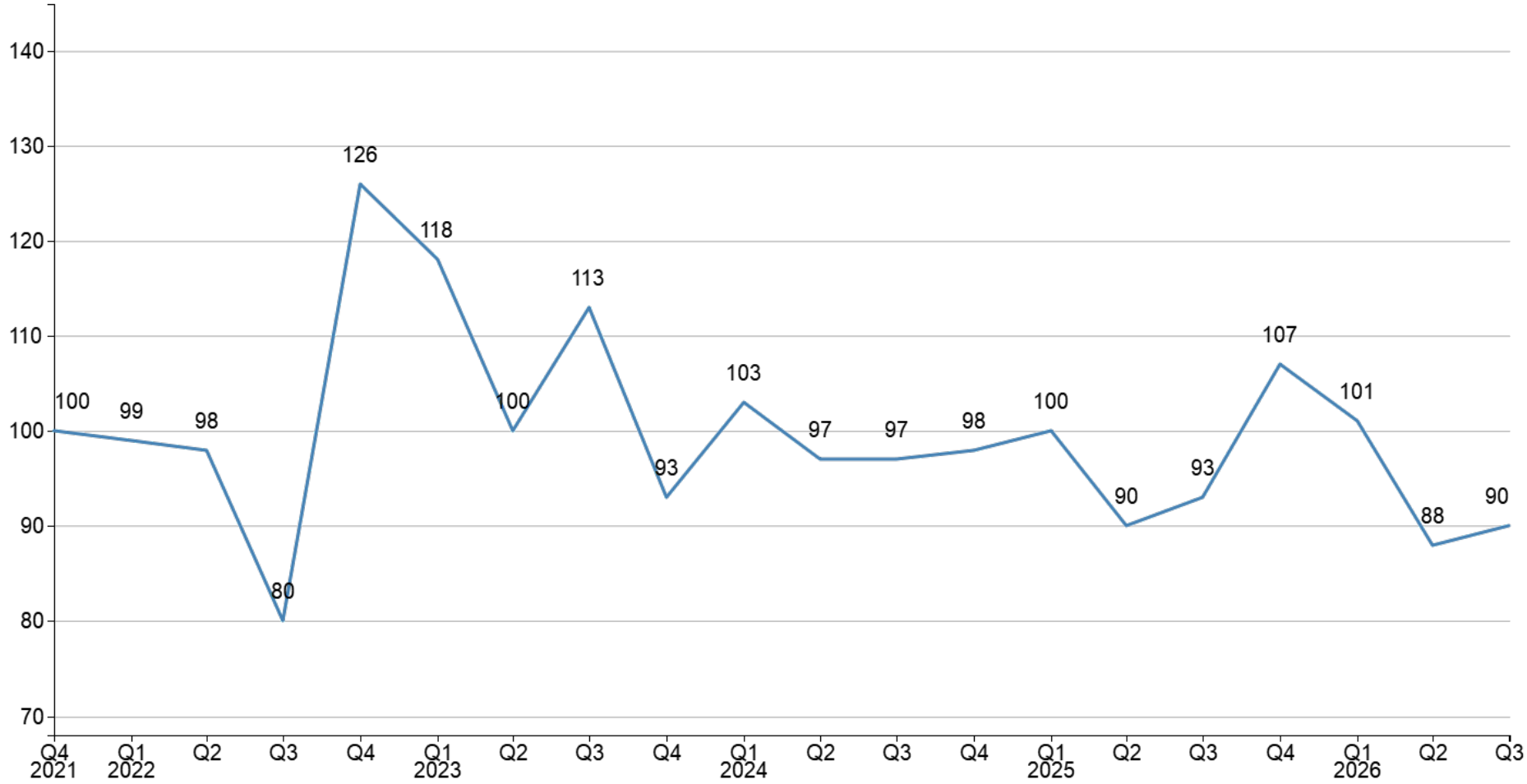
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Seaport

Five Year Price Index

(Appreciation Rate)

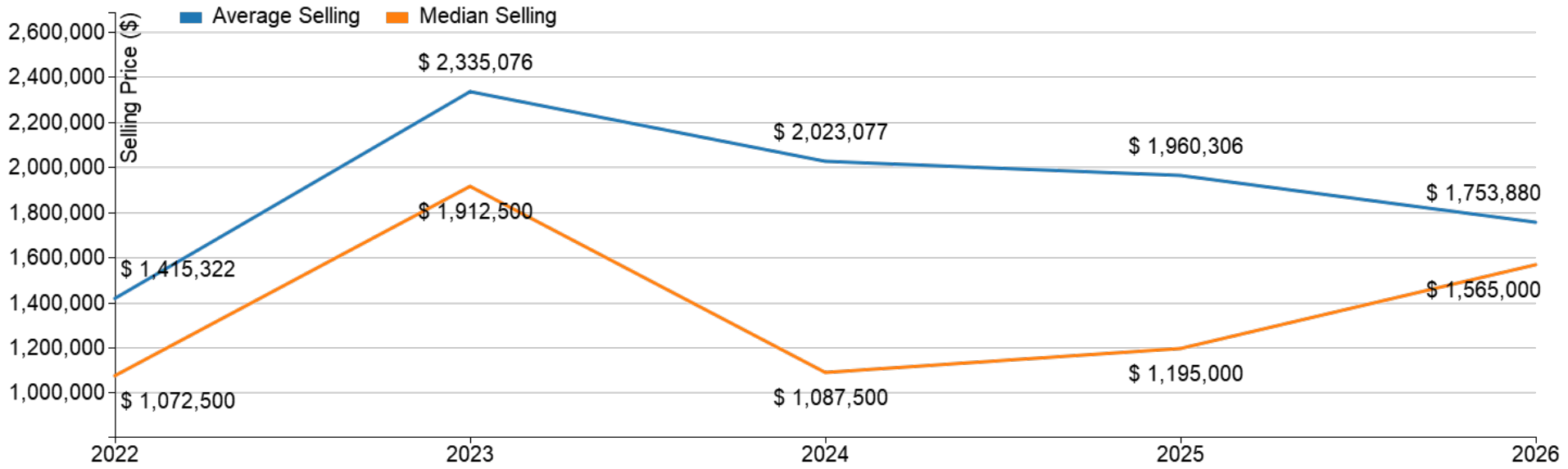


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Seaport
Sales Summary
3rd Quarter 2026

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
2022	28	-	$1,415,322	-	$1,072,500	-	$1,226	-	$860	-
2023	25	-11%	$2,335,076	65%	$1,912,500	78%	$1,721	40%	$1,611	87%
2024	26	4%	$2,023,077	-13%	$1,087,500	-43%	$1,404	-18%	$1,315	-18%
2025	40	54%	$1,960,306	-3%	$1,195,000	10%	$1,393	-1%	$1,109	-16%
2026	30	-25%	$1,753,880	-11%	$1,565,000	31%	$1,354	-3%	$1,482	34%

Average / Median Selling Price



LINK

Seaport
Sales by Number of Bedrooms
3rd Quarter 2026

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
Studio	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%
	2026	1	-80%	$417,104	-43%	$417,104	-41%	$420	-55%	$420	-51%
One Bed	2024	14	100%	$1,034,929	-35%	$970,500	-27%	$1,171	-25%	$1,002	-38%
	2025	10	-29%	$1,217,750	18%	$1,007,500	4%	$1,372	17%	$1,417	41%
	2026	12	20%	$1,194,583	-2%	$1,260,000	25%	$1,340	-2%	$1,462	3%
Two Beds	2024	8	-33%	$1,904,750	-36%	$1,975,000	-21%	$1,470	-22%	$1,744	2%
	2025	20	150%	$2,100,099	10%	$1,903,750	-4%	$1,411	-4%	$1,551	-11%
	2026	13	-35%	$2,104,177	0%	$2,000,000	5%	$1,471	4%	$1,556	0%
Three Plus Beds	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%
	2026	4	-20%	$2,627,500	-36%	$2,207,500	42%	$1,247	-32%	$1,168	14%

LINK

Seaport
Sales Comparison by Square Footage
3rd Quarter 2026

Sq Feet	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
700 or less	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%
	2026	1	-50%	$1,080,000	41%	$1,080,000	41%	$1,672	19%	$1,672	19%
701-1000	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%
	2026	8	0%	$1,008,263	8%	$1,117,500	30%	$1,208	5%	$1,278	32%
1001-1500	2024	10	25%	$1,529,800	-22%	$1,345,000	-25%	$1,283	-19%	$1,215	-22%
	2025	22	120%	$1,471,908	-4%	$1,132,500	-16%	$1,198	-7%	$963	-21%
	2026	15	-32%	$1,694,753	15%	$1,668,800	47%	$1,384	16%	$1,527	59%
1501-1800	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%
	2026	2	-33%	$1,565,000	-27%	$1,565,000	1%	$948	-31%	$948	-7%
1801-2400	2024	0	-	-	-	-	-	-	-	-	-
	2025	3	-	$4,743,333	-	$4,650,000	-	$2,277	-	$2,161	-
	2026	3	0%	$3,374,667	-29%	$2,825,000	-39%	$1,611	-29%	$1,479	-32%
Over 2400	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%
	2026	1	-50%	$4,795,000	-41%	$4,795,000	-41%	$1,786	-44%	$1,786	-44%

LINK

SOUTH BOSTON

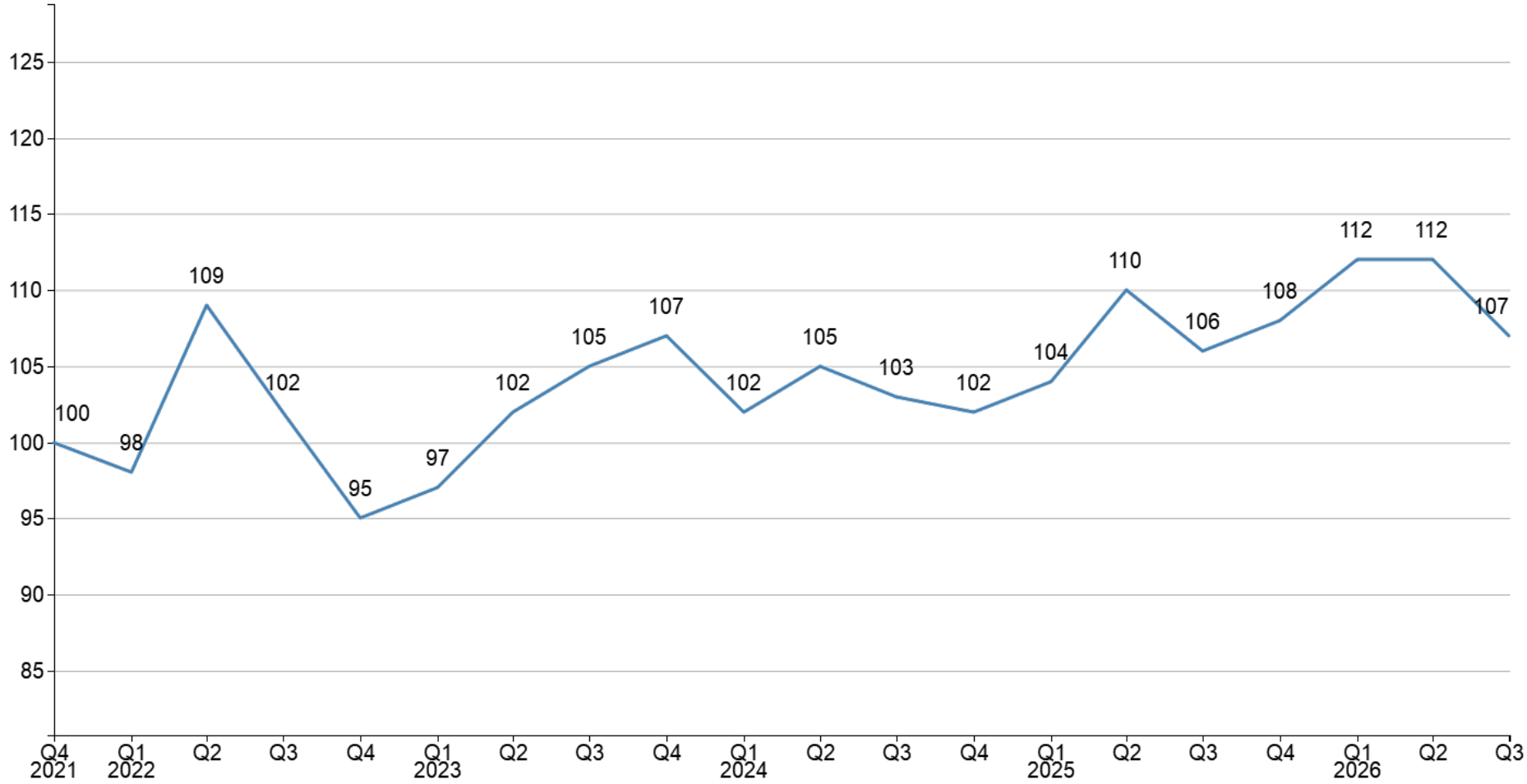
QUARTERLY SALES SUMMARY

THIRD QUARTER 2026

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LINK

South Boston
Five Year Price Index
(Appreciation Rate)

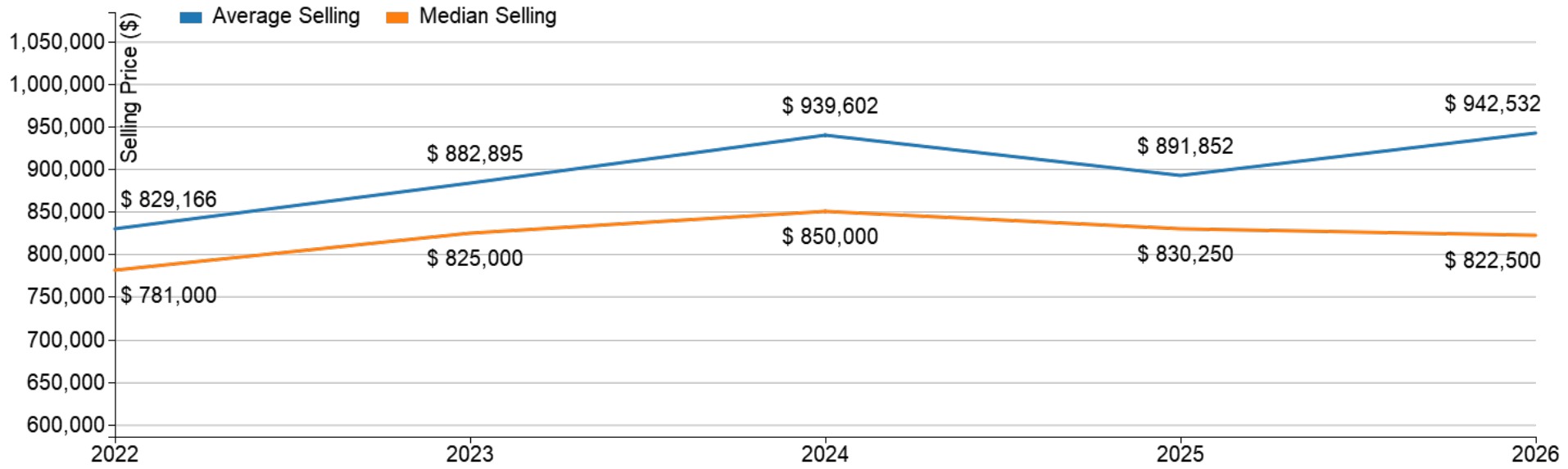


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South Boston
Sales Summary
3rd Quarter 2026

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
2022	172	-	$829,166	-	$781,000	-	$807	-	$812	-
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%
2026	148	-4%	$942,532	6%	$822,500	-1%	$853	2%	$859	2%

Average / Median Selling Price



LINK

South Boston
Sales by Number of Bedrooms
3rd Quarter 2026

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
Studio	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%
	2026	1	0%	$610,000	40%	$610,000	40%	$1,121	33%	$1,121	33%
One Bed	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%
	2026	33	18%	$603,894	1%	$580,000	5%	$937	3%	$958	7%
Two Beds	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%
	2026	89	-2%	$895,121	5%	$870,000	4%	$833	-1%	$843	1%
Three Plus Beds	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%
	2026	25	-26%	$1,571,620	25%	$1,300,000	8%	$803	4%	$757	-1%

LINK

South Boston

Sales Comparison by Square Footage

3rd Quarter 2026

Sq Feet	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
700 or less	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%
	2026	25	-22%	$535,020	1%	$525,000	-0%	$963	5%	$958	7%
701-1000	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%
	2026	40	-9%	$729,413	2%	$720,000	1%	$894	7%	$882	6%
1001-1500	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%
	2026	58	7%	$951,142	-4%	$912,500	-4%	$806	-2%	$788	-6%
1501-1800	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%
	2026	6	-50%	$1,230,833	7%	$1,305,000	8%	$738	2%	$745	1%
1801-2400	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%
	2026	15	67%	$1,645,767	-6%	$1,595,000	-1%	$769	-9%	$748	-7%
Over 2400	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%
	2026	4	33%	$2,426,250	31%	$2,505,000	37%	$932	37%	$999	53%

LINK

SOUTH END

QUARTERLY SALES SUMMARY

THIRD QUARTER 2026

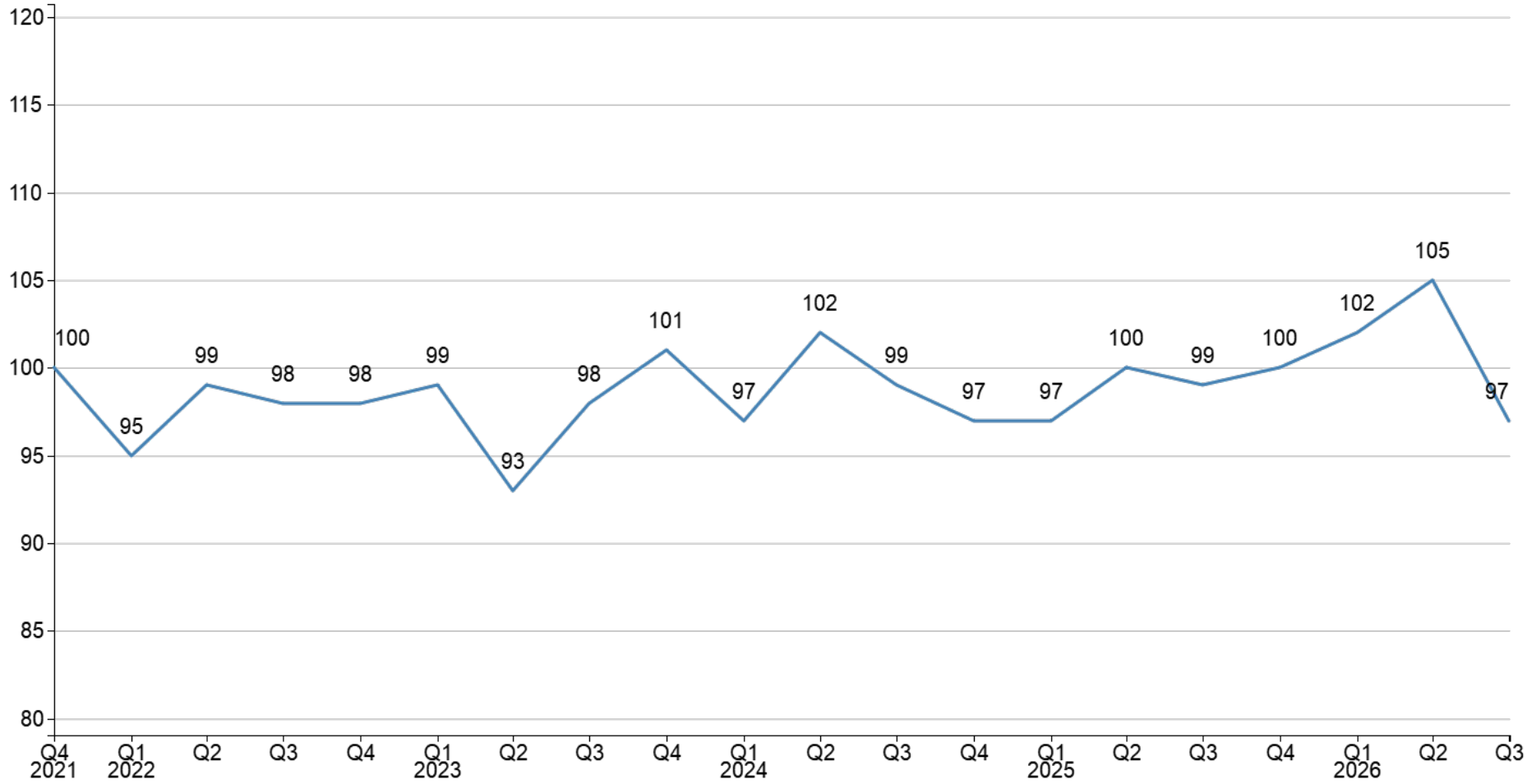
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South End

Five Year Price Index

(Appreciation Rate)

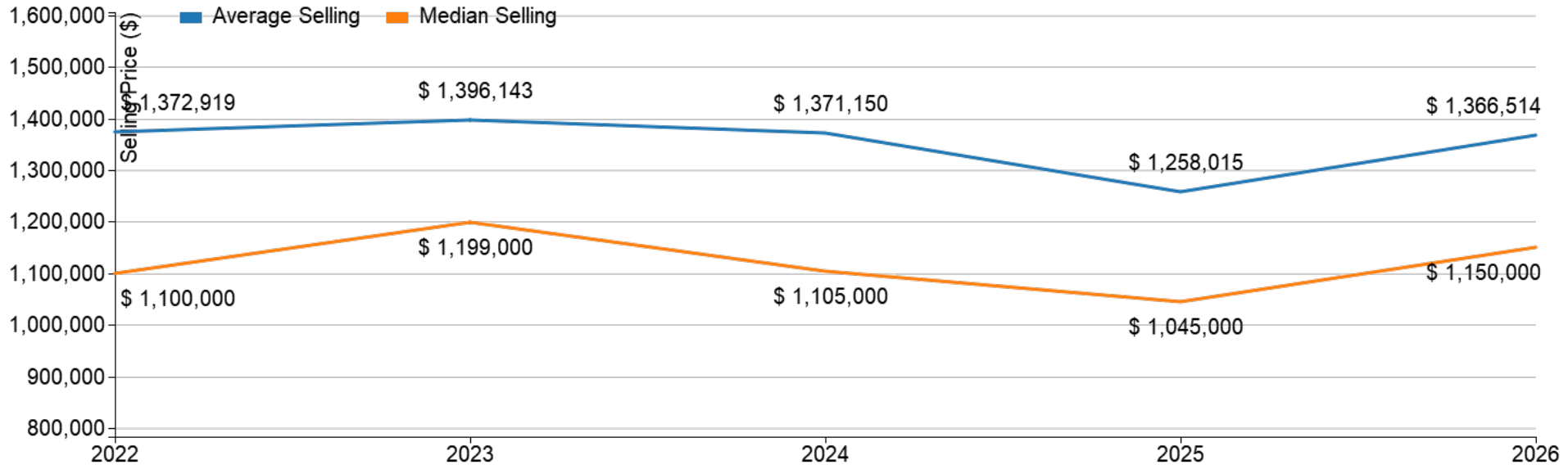


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South End
Sales Summary
3rd Quarter 2026

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
2022	171	-	$1,372,919	-	$1,100,000	-	$1,149	-	$1,132	-
2023	168	-2%	$1,396,143	2%	$1,199,000	9%	$1,153	0%	$1,161	3%
2024	124	-26%	$1,371,150	-2%	$1,105,000	-8%	$1,171	2%	$1,182	2%
2025	112	-10%	$1,258,015	-8%	$1,045,000	-5%	$1,162	-1%	$1,169	-1%
2026	119	6%	$1,366,514	9%	$1,150,000	10%	$1,165	0%	$1,109	-5%

Average / Median Selling Price



LINK

South End
Sales by Number of Bedrooms
3rd Quarter 2026

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
Studio	2024	5	-38%	$455,907	-32%	$430,000	-34%	$1,024	-4%	$1,184	13%
	2025	5	0%	$585,731	28%	$545,000	27%	$1,085	6%	$1,219	3%
	2026	5	0%	$421,800	-28%	$399,000	-27%	$1,074	-1%	$1,157	-5%
One Bed	2024	38	-21%	$782,149	-2%	$735,000	-7%	$1,192	8%	$1,218	13%
	2025	34	-11%	$875,887	12%	$850,000	16%	$1,137	-5%	$1,155	-5%
	2026	29	-15%	$787,440	-10%	$700,000	-18%	$1,092	-4%	$1,104	-4%
Two Beds	2024	58	-32%	$1,351,489	-12%	$1,210,000	-21%	$1,152	-2%	$1,150	-4%
	2025	58	0%	$1,201,704	-11%	$1,116,250	-8%	$1,149	-0%	$1,150	0%
	2026	65	12%	$1,323,837	10%	$1,260,000	13%	$1,191	4%	$1,119	-3%
Three Plus Beds	2024	23	-15%	$2,592,826	17%	$2,650,000	19%	$1,216	2%	$1,221	-4%
	2025	15	-35%	$2,566,000	-1%	$2,610,000	-2%	$1,298	7%	$1,365	12%
	2026	20	33%	$2,581,050	1%	$2,500,000	-4%	$1,209	-7%	$1,091	-20%

LINK

South End

Sales Comparison by Square Footage

3rd Quarter 2026

Sq Feet	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
700 or less	2024	36	29%	$707,783	-2%	$689,500	8%	$1,248	8%	$1,229	6%
	2025	25	-31%	$750,780	6%	$730,000	6%	$1,281	3%	$1,271	3%
	2026	23	-8%	$663,076	-12%	$672,750	-8%	$1,184	-8%	$1,166	-8%
701-1000	2024	28	-44%	$932,872	4%	$909,500	4%	$1,089	2%	$1,050	0%
	2025	38	36%	$957,087	3%	$897,500	-1%	$1,132	4%	$1,120	7%
	2026	37	-3%	$951,173	-1%	$905,000	1%	$1,138	0%	$1,069	-5%
1001-1500	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%
	2026	30	3%	$1,362,667	3%	$1,354,000	13%	$1,123	5%	$1,103	-1%
1501-1800	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%
	2026	16	78%	$2,011,250	5%	$1,975,000	9%	$1,234	7%	$1,251	19%
1801-2400	2024	9	-47%	$2,813,111	3%	$2,800,000	5%	$1,360	-2%	$1,330	-1%
	2025	8	-11%	$2,376,875	-16%	$2,605,000	-7%	$1,163	-14%	$1,301	-2%
	2026	8	0%	$2,552,000	7%	$2,482,500	-5%	$1,189	2%	$1,088	-16%
Over 2400	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%
	2026	5	67%	$3,739,000	-0%	$2,600,000	-31%	$1,274	-11%	$1,000	-31%

LINK

WATERFRONT

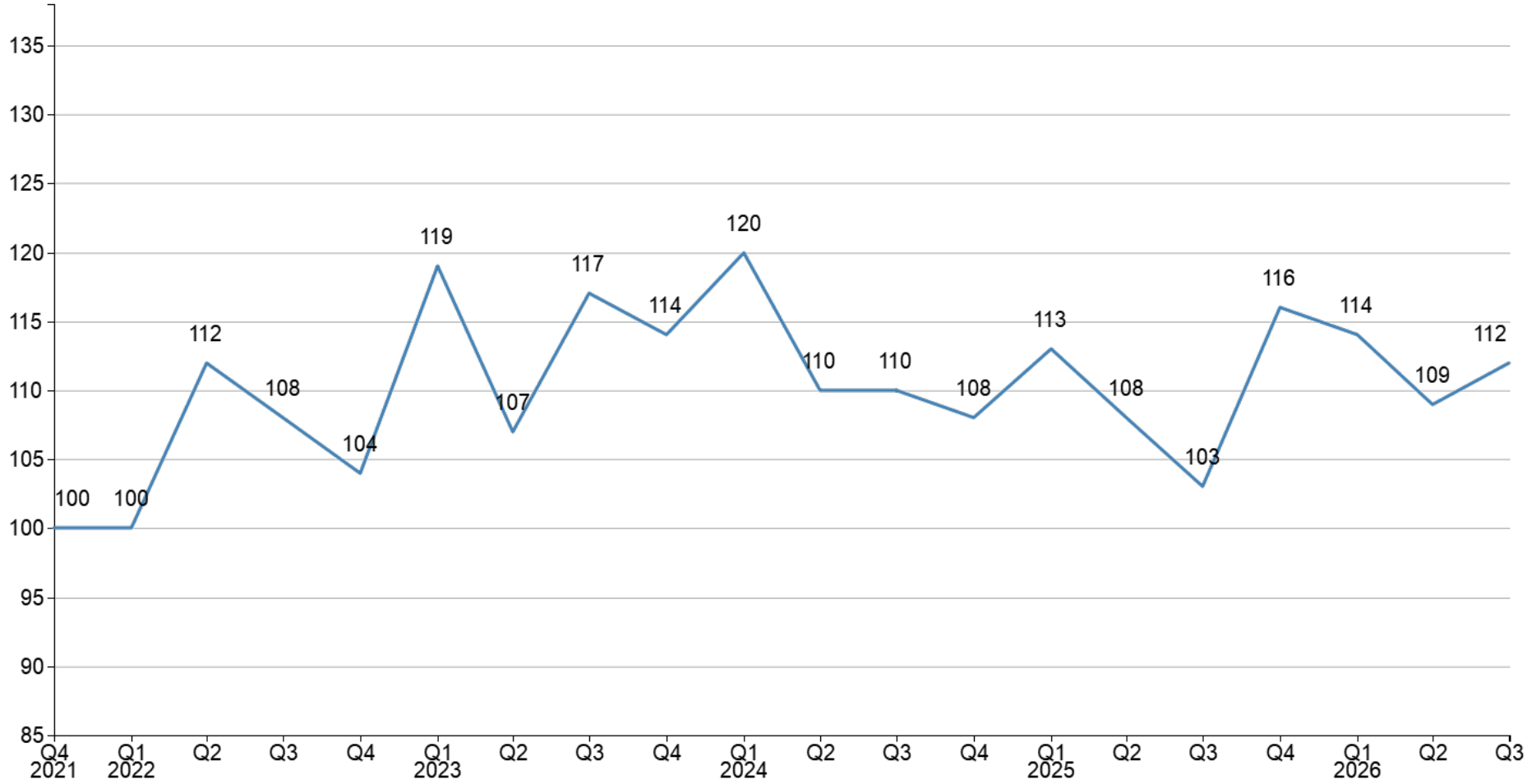
QUARTERLY SALES SUMMARY

THIRD QUARTER 2026

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LINK

Waterfront
Five Year Price Index
(Appreciation Rate)

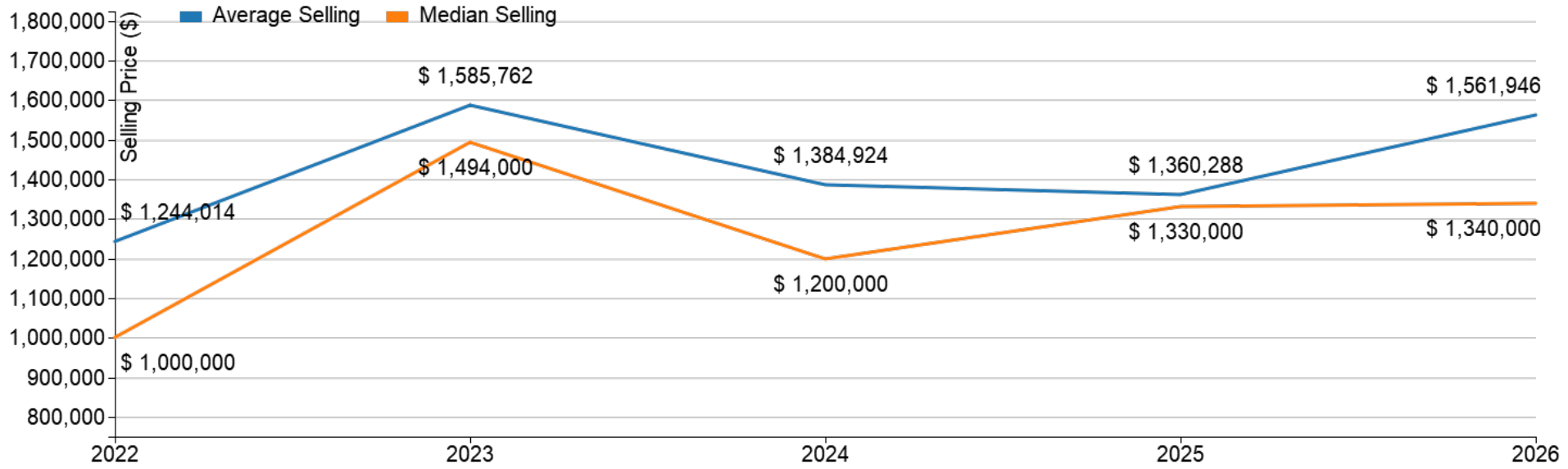


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Waterfront
Sales Summary
3rd Quarter 2026

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
2022	37	-	$1,244,014	-	$1,000,000	-	$1,063	-	$1,044	-
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%
2026	45	36%	$1,561,946	15%	$1,340,000	1%	$1,152	10%	$1,082	8%

Average / Median Selling Price



LINK

Waterfront
Sales by Number of Bedrooms
3rd Quarter 2026

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
Studio	2024	1	-50%	$689,000	23%	$689,000	23%	$1,205	3%	$1,205	3%
	2025	0	-	-	-	-	-	-	-	-	-
	2026	1	-	$570,000	-	$570,000	-	$1,007	-	$1,007	-
One Bed	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%
	2026	15	0%	$896,660	26%	$840,000	31%	$1,092	27%	$959	20%
Two Beds	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%
	2026	24	50%	$1,839,956	7%	$1,542,500	0%	$1,219	4%	$1,187	2%
Three Plus Beds	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%
	2026	5	150%	$2,421,744	-29%	$2,575,000	-24%	$1,039	-32%	$1,059	-31%

LINK

Waterfront
Sales Comparison by Square Footage
3rd Quarter 2026

Sq Feet	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
700 or less	2024	2	-33%	$639,500	8%	$639,500	5%	$1,084	-2%	$1,084	-4%
	2025	3	50%	$555,000	-13%	$560,000	-12%	$923	-15%	$964	-11%
	2026	4	33%	$883,725	59%	$552,500	-1%	$1,525	65%	$1,089	13%
701-1000	2024	10	67%	$778,500	-5%	$723,500	-10%	$926	-8%	$887	-6%
	2025	11	10%	$754,182	-3%	$730,000	1%	$904	-2%	$817	-8%
	2026	11	0%	$789,773	5%	$805,000	10%	$943	4%	$959	17%
1001-1500	2024	15	114%	$1,339,967	-11%	$1,400,000	1%	$1,074	-13%	$1,055	-12%
	2025	9	-40%	$1,318,500	-2%	$1,400,000	0%	$1,044	-3%	$1,129	7%
	2026	14	56%	$1,311,889	-1%	$1,270,000	-9%	$1,066	2%	$1,033	-8%
1501-1800	2024	1	-86%	$1,615,000	-24%	$1,615,000	-21%	$1,060	-19%	$1,060	-16%
	2025	4	300%	$2,133,750	32%	$2,225,000	38%	$1,324	25%	$1,362	29%
	2026	9	125%	$2,243,222	5%	$2,200,000	-1%	$1,368	3%	$1,381	1%
1801-2400	2024	5	150%	$2,984,800	-17%	$3,325,000	-8%	$1,449	-8%	$1,458	-7%
	2025	6	20%	$2,421,167	-19%	$1,975,000	-41%	$1,212	-16%	$1,077	-26%
	2026	2	-67%	$3,137,500	30%	$3,137,500	59%	$1,501	24%	$1,501	39%
Over 2400	2024	0	-	-	-	-	-	-	-	-	-
	2025	0	-	-	-	-	-	-	-	-	-
	2026	5	-	$2,646,944	-	$2,780,000	-	$1,026	-	$1,059	-

LINK

WEST END

QUARTERLY SALES SUMMARY

THIRD QUARTER 2026

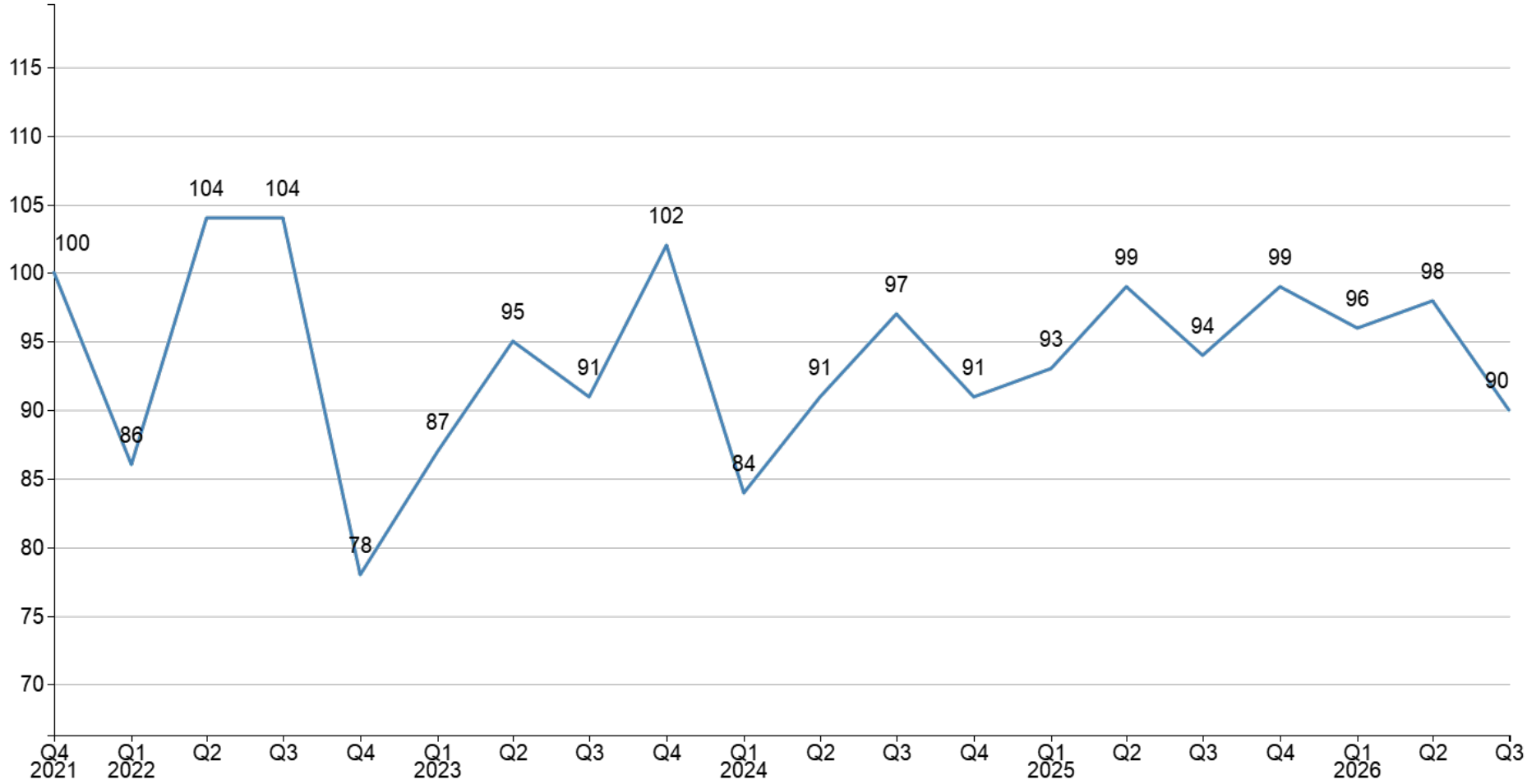
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West End

Five Year Price Index

(Appreciation Rate)

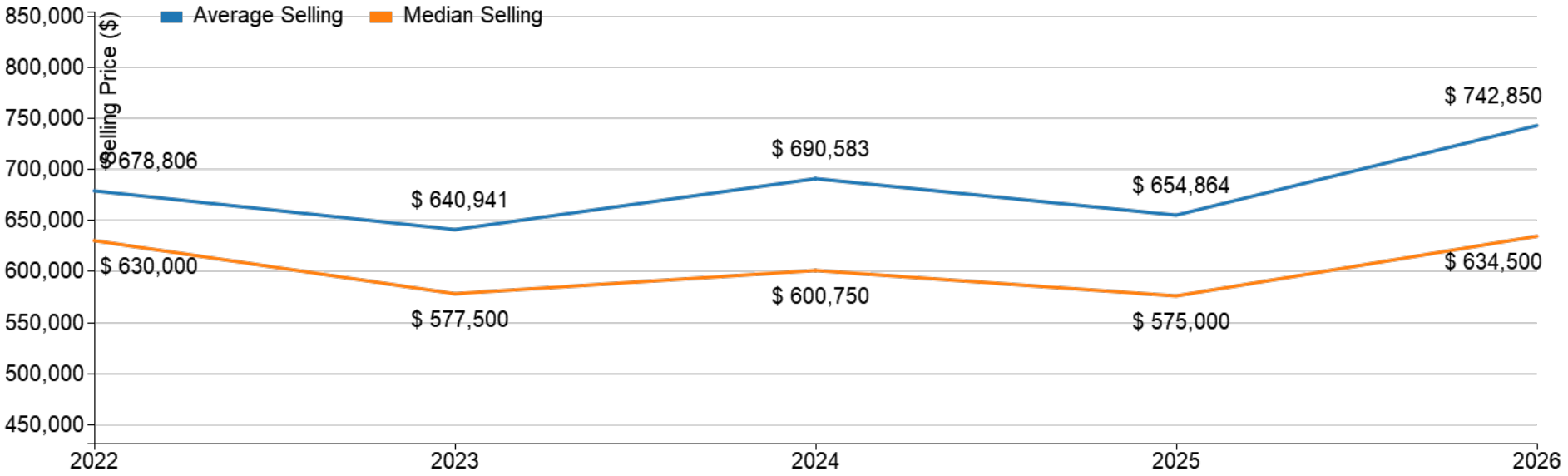


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West End
Sales Summary
3rd Quarter 2026

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
2022	9	-	$678,806	-	$630,000	-	$816	-	$783	-
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%
2026	10	-9%	$742,850	13%	$634,500	10%	$692	-7%	$636	-12%

Average / Median Selling Price



LINK

West End
Sales by Number of Bedrooms
3rd Quarter 2026

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
Studio	2024	6	50%	$400,750	-9%	$407,500	-2%	$669	-13%	$659	-6%
	2025	3	-50%	$725,833	81%	$430,000	6%	$882	32%	$802	22%
	2026	1	-67%	$410,000	-44%	$410,000	-5%	$646	-27%	$646	-20%
One Bed	2024	9	12%	$772,000	15%	$700,000	9%	$820	2%	$850	27%
	2025	6	-33%	$566,000	-27%	$561,500	-20%	$699	-15%	$701	-17%
	2026	5	-17%	$564,500	-0%	$521,000	-7%	$656	-6%	$625	-11%
Two Beds	2024	3	-25%	$1,026,000	31%	$1,000,000	31%	$744	18%	$728	17%
	2025	2	-33%	$815,000	-21%	$815,000	-19%	$681	-8%	$681	-6%
	2026	4	100%	$1,049,000	29%	$785,500	-4%	$749	10%	$632	-7%
Three Plus Beds	2024	0	-	-	-	-	-	-	-	-	-
	2025	0	-	-	-	-	-	-	-	-	-
	2026	0	-	-	-	-	-	-	-	-	-

LINK

West End

Sales Comparison by Square Footage

3rd Quarter 2026

Sq Feet	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
700 or less	2024	6	0%	$400,750	-20%	$407,500	-16%	$669	-27%	$659	-24%
	2025	2	-67%	$426,250	6%	$426,250	5%	$943	41%	$943	43%
	2026	1	-50%	$410,000	-4%	$410,000	-4%	$646	-32%	$646	-32%
701-1000	2024	8	100%	$731,125	38%	$661,250	24%	$813	34%	$772	26%
	2025	6	-25%	$566,000	-23%	$561,500	-15%	$699	-14%	$701	-9%
	2026	5	-17%	$564,500	-0%	$521,000	-7%	$656	-6%	$625	-11%
1001-1500	2024	4	-20%	$1,044,250	25%	$1,049,500	41%	$776	9%	$777	15%
	2025	2	-50%	$815,000	-22%	$815,000	-22%	$681	-12%	$681	-12%
	2026	3	50%	$765,333	-6%	$751,000	-8%	$610	-10%	$584	-14%
1501-1800	2024	0	-	-	-	-	-	-	-	-	-
	2025	1	-	$1,325,000	-	$1,325,000	-	$761	-	$761	-
	2026	1	0%	$1,900,000	43%	$1,900,000	43%	$1,165	53%	$1,165	53%
1801-2400	2024	0	-	-	-	-	-	-	-	-	-
	2025	0	-	-	-	-	-	-	-	-	-
	2026	0	-	-	-	-	-	-	-	-	-
Over 2400	2024	0	-	-	-	-	-	-	-	-	-
	2025	0	-	-	-	-	-	-	-	-	-
	2026	0	-	-	-	-	-	-	-	-	-