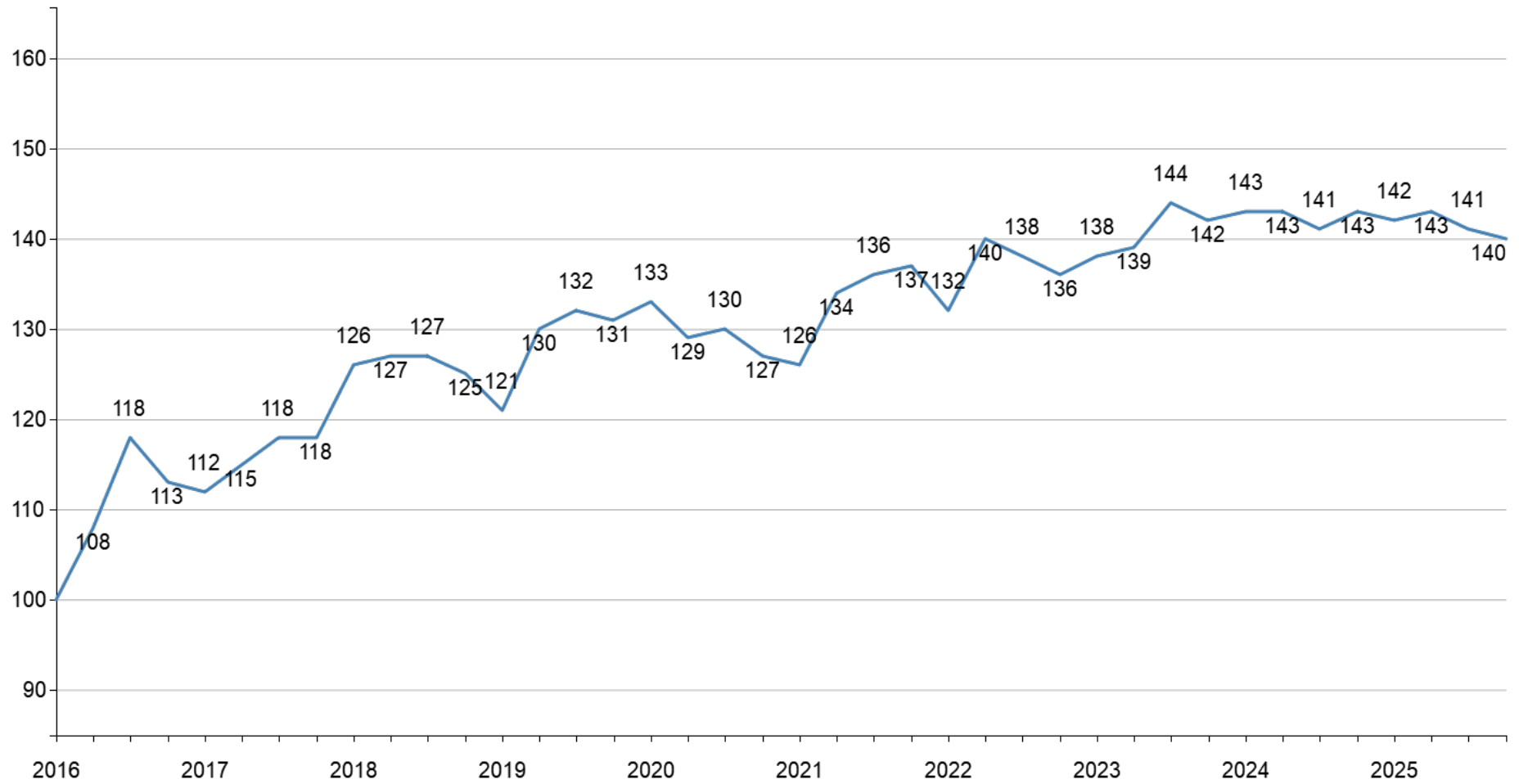


LINK

BOSTON
**ANNUAL SALES
SUMMARY**
2025

LINK

Citywide Ten Year Price Index (Appreciation Rate)

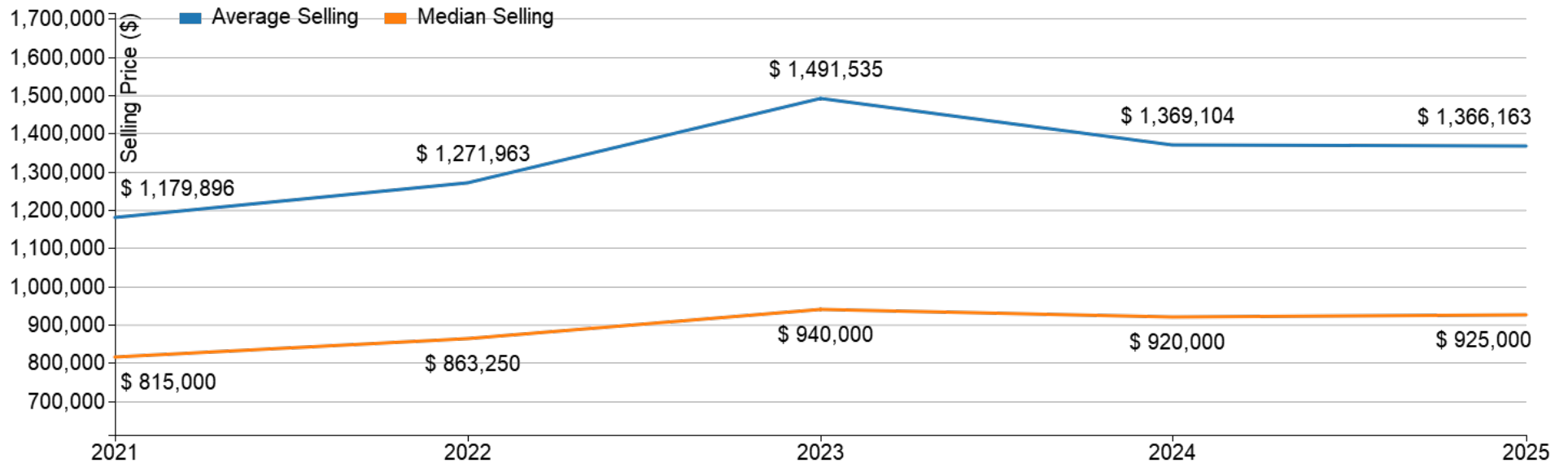




Citywide Annual Sales Summary 2025

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
2021	4,305	-	\$1,179,896	-	\$815,000	-	\$989	-	\$904	-
2022	3,368	-22%	\$1,271,963	8%	\$863,250	6%	\$1,046	6%	\$959	6%
2023	2,549	-24%	\$1,491,535	17%	\$940,000	9%	\$1,142	9%	\$1,012	6%
2024	2,613	3%	\$1,369,104	-8%	\$920,000	-2%	\$1,095	-4%	\$984	-3%
2025	2,541	-3%	\$1,366,163	-0%	\$925,000	1%	\$1,090	-0%	\$987	0%

Average / Median Selling Price





Annual Sales By Area 2025

Area	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
Luxe Buildings	426	-10%	\$2,756,882	2%	\$1,999,500	5%	\$1,661	-0%	\$1,535	4%
Back Bay	346	-6%	\$2,384,900	2%	\$1,455,000	4%	\$1,531	-3%	\$1,357	0%
Beacon Hill	136	12%	\$1,709,286	-4%	\$1,075,000	2%	\$1,325	-3%	\$1,277	-2%
Charlestown	216	-15%	\$1,038,212	-2%	\$940,500	2%	\$872	-3%	\$873	-2%
East Boston	299	-12%	\$681,833	-3%	\$650,000	-4%	\$679	-4%	\$657	-4%
Fenway	116	25%	\$879,864	13%	\$632,500	5%	\$1,101	2%	\$1,057	4%
Downtown	168	3%	\$2,090,653	6%	\$1,470,050	1%	\$1,399	2%	\$1,248	2%
North End	69	-4%	\$732,672	-10%	\$652,500	-4%	\$1,020	-4%	\$1,016	-1%
Seaport	113	-1%	\$1,999,672	-19%	\$1,350,000	-15%	\$1,474	-5%	\$1,531	-0%
South Boston	472	5%	\$974,263	4%	\$875,000	2%	\$837	4%	\$839	5%
South End	430	-5%	\$1,356,500	-1%	\$1,100,000	-4%	\$1,167	0%	\$1,183	1%
Waterfront	114	-8%	\$1,484,181	1%	\$1,157,000	4%	\$1,096	-1%	\$1,060	0%
West End	62	-2%	\$701,694	5%	\$599,500	2%	\$762	7%	\$688	3%



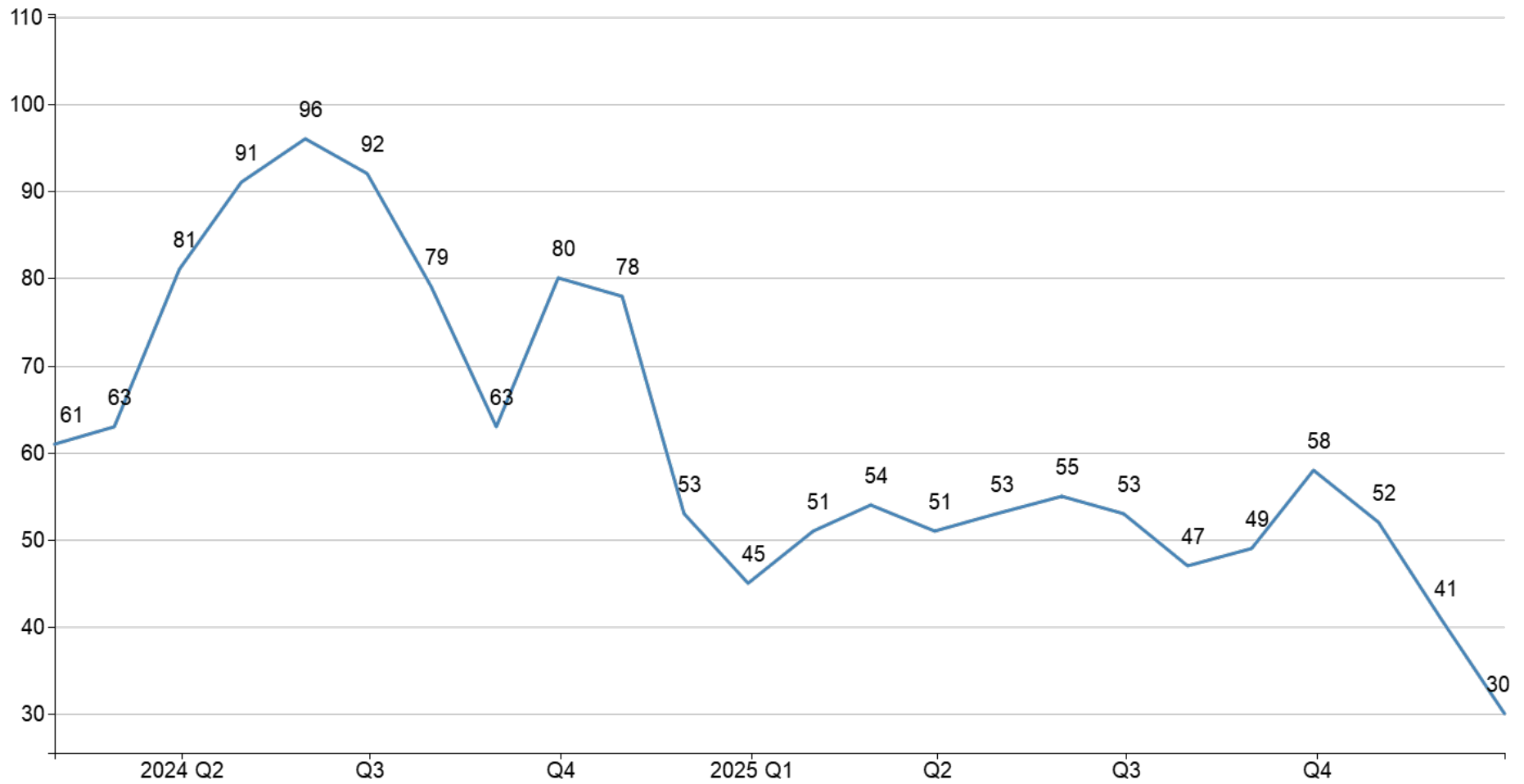
Citywide
Sales Comparison by Number of Bedrooms
2025

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
Studio	2023	169	1%	\$725,520	18%	\$610,000	15%	\$1,300	10%	\$1,181	4%
	2024	146	-14%	\$744,734	3%	\$539,950	-11%	\$1,273	-2%	\$1,177	-0%
	2025	130	-11%	\$610,451	-18%	\$557,500	3%	\$1,160	-9%	\$1,115	-5%
One Bed	2023	695	-30%	\$862,071	11%	\$722,500	3%	\$1,110	7%	\$1,037	4%
	2024	722	4%	\$796,203	-8%	\$690,000	-4%	\$1,069	-4%	\$1,024	-1%
	2025	689	-5%	\$799,224	0%	\$700,000	1%	\$1,070	0%	\$1,025	0%
Two Beds	2023	1,265	-23%	\$1,388,129	15%	\$1,010,000	10%	\$1,083	8%	\$948	5%
	2024	1,280	1%	\$1,351,851	-3%	\$1,049,500	4%	\$1,070	-1%	\$943	-1%
	2025	1,231	-4%	\$1,276,513	-6%	\$1,000,000	-5%	\$1,053	-2%	\$949	1%
Three Plus Beds	2023	420	-26%	\$3,152,826	26%	\$1,947,500	-0%	\$1,309	13%	\$1,069	5%
	2024	464	10%	\$2,505,261	-21%	\$1,650,000	-15%	\$1,150	-12%	\$943	-12%
	2025	489	5%	\$2,590,845	3%	\$1,750,000	6%	\$1,192	4%	\$950	1%



Citywide
Sales Comparison by Square Footage
2025

Sq Feet	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
700 or less	2023	515	-27%	\$631,059	5%	\$585,000	3%	\$1,148	6%	\$1,075	2%
	2024	513	-0%	\$618,238	-2%	\$589,500	1%	\$1,151	0%	\$1,101	2%
	2025	501	-2%	\$603,076	-2%	\$577,500	-2%	\$1,113	-3%	\$1,082	-2%
701- 1000	2023	632	-37%	\$855,785	7%	\$785,000	5%	\$1,010	7%	\$935	5%
	2024	681	8%	\$830,317	-3%	\$770,000	-2%	\$986	-2%	\$915	-2%
	2025	672	-1%	\$819,188	-1%	\$762,500	-1%	\$973	-1%	\$920	1%
1001- 1500	2023	836	-14%	\$1,269,366	9%	\$1,100,000	9%	\$1,038	9%	\$905	6%
	2024	866	4%	\$1,233,399	-3%	\$1,096,550	-0%	\$1,002	-3%	\$888	-2%
	2025	817	-6%	\$1,238,258	0%	\$1,100,000	0%	\$1,015	1%	\$912	3%
1501- 1800	2023	261	-6%	\$1,957,216	5%	\$1,775,000	-1%	\$1,187	5%	\$1,096	2%
	2024	235	-10%	\$1,854,380	-5%	\$1,615,000	-9%	\$1,131	-5%	\$990	-10%
	2025	230	-2%	\$1,842,594	-1%	\$1,577,500	-2%	\$1,124	-1%	\$998	1%
1801- 2400	2023	187	-28%	\$2,994,282	12%	\$2,710,000	8%	\$1,459	12%	\$1,349	12%
	2024	203	9%	\$2,728,202	-9%	\$2,350,000	-13%	\$1,334	-9%	\$1,183	-12%
	2025	196	-3%	\$2,680,347	-2%	\$2,387,500	2%	\$1,298	-3%	\$1,184	0%
Over 2400	2023	118	-17%	\$6,814,557	37%	\$4,997,500	20%	\$1,964	23%	\$1,640	19%
	2024	114	-3%	\$5,582,844	-18%	\$4,362,500	-13%	\$1,710	-13%	\$1,519	-7%
	2025	125	10%	\$5,263,870	-6%	\$4,200,000	-4%	\$1,731	1%	\$1,545	2%



LINK

LUXURY FULL SERVICE
ANNUAL SALES
SUMMARY
2025

Luxury Full Service

Luxe Boutique

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

Luxe Boutique (cont)

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

Luxe Classic

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

Luxe Hotel

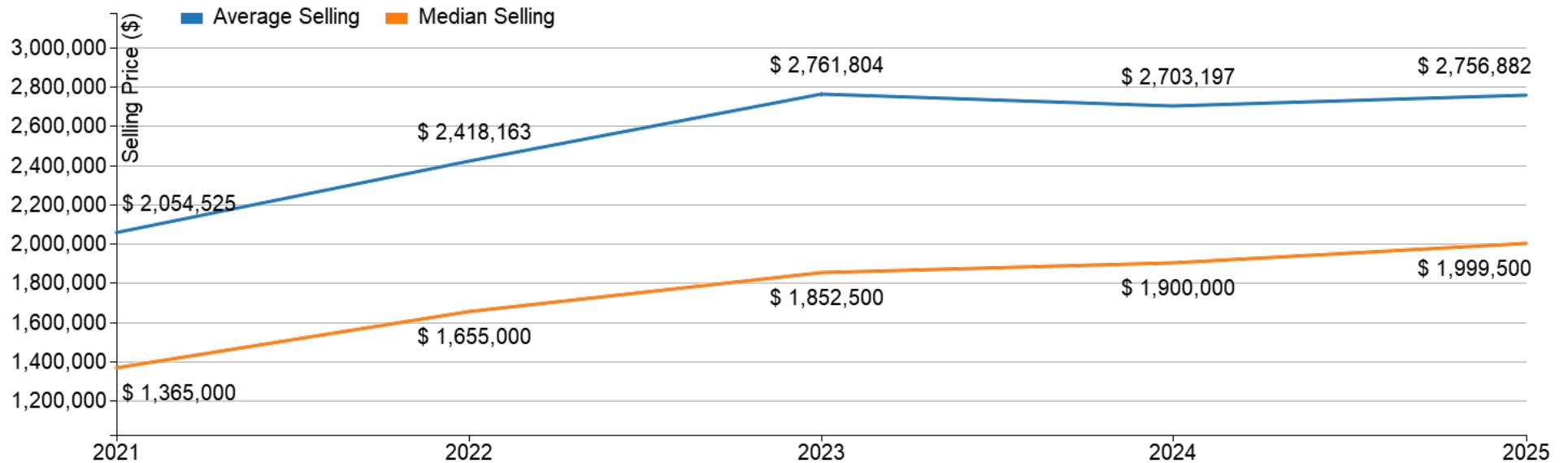
Alloy
Battery Wharf
The Carlton House
Four Seasons
The Intercontinental
The Mandarin
One Dalton Four Seasons
Raffles
Regatta Riverview
Ritz - South Station Tower
Ritz Tower I
Ritz Tower II
Rowes Wharf
W Boston



Luxury Full Service Sales Summary 2025

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
2021	813	-	\$2,054,525	-	\$1,365,000	-	\$1,429	-	\$1,318	-
2022	545	-33%	\$2,418,163	18%	\$1,655,000	21%	\$1,575	10%	\$1,485	13%
2023	612	12%	\$2,761,804	14%	\$1,852,500	12%	\$1,735	10%	\$1,535	3%
2024	472	-23%	\$2,703,197	-2%	\$1,900,000	3%	\$1,663	-4%	\$1,478	-4%
2025	426	-10%	\$2,756,882	2%	\$1,999,500	5%	\$1,661	-0%	\$1,535	4%

Average / Median Selling Price





Luxury Full Service
Sales by Number of Bedrooms
2025

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
Studio	2023	63	174%	\$940,804	35%	\$845,000	34%	\$1,692	32%	\$1,614	35%
	2024	34	-46%	\$968,306	3%	\$882,500	4%	\$1,882	11%	\$1,720	7%
	2025	16	-53%	\$797,000	-18%	\$790,000	-10%	\$1,683	-11%	\$1,555	-10%
One Bed	2023	171	-6%	\$1,383,631	17%	\$1,239,000	6%	\$1,515	7%	\$1,421	3%
	2024	125	-27%	\$1,219,795	-12%	\$1,050,000	-15%	\$1,380	-9%	\$1,244	-12%
	2025	123	-2%	\$1,289,067	6%	\$1,150,000	10%	\$1,435	4%	\$1,357	9%
Two Beds	2023	270	16%	\$2,698,019	8%	\$2,231,500	6%	\$1,702	8%	\$1,523	2%
	2024	225	-17%	\$2,739,319	2%	\$2,250,000	1%	\$1,707	0%	\$1,547	2%
	2025	194	-14%	\$2,510,400	-8%	\$2,087,500	-7%	\$1,607	-6%	\$1,533	-1%
Three Plus Beds	2023	108	1%	\$6,165,621	30%	\$4,725,000	21%	\$2,190	14%	\$1,771	-3%
	2024	88	-19%	\$5,388,244	-13%	\$4,125,000	-13%	\$1,868	-15%	\$1,519	-14%
	2025	92	5%	\$5,586,486	4%	\$4,343,750	5%	\$2,074	11%	\$1,901	25%



Luxury Full Service
Sales by Square Footage
2025

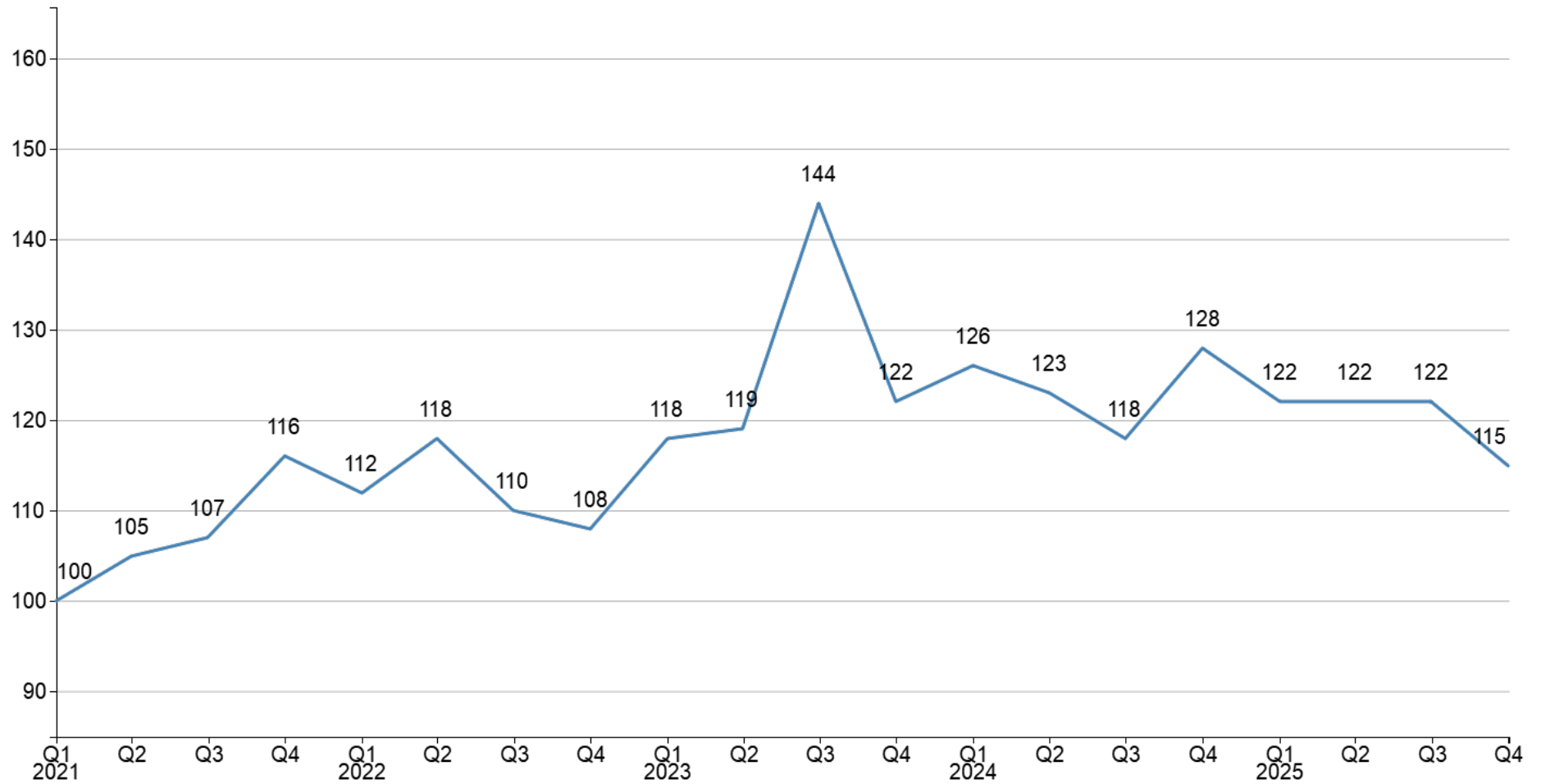
Sq Feet	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
700 or less	2023	85	15%	\$904,387	5%	\$845,000	4%	\$1,629	15%	\$1,558	14%
	2024	54	-36%	\$854,609	-6%	\$733,500	-13%	\$1,636	0%	\$1,304	-16%
	2025	36	-33%	\$805,889	-6%	\$755,000	3%	\$1,517	-7%	\$1,348	3%
701- 1000	2023	120	0%	\$1,277,904	10%	\$1,100,000	-4%	\$1,474	8%	\$1,328	1%
	2024	84	-30%	\$1,150,290	-10%	\$1,007,500	-8%	\$1,362	-8%	\$1,234	-7%
	2025	84	0%	\$1,128,032	-2%	\$1,010,000	0%	\$1,354	-1%	\$1,303	6%
1001- 1500	2023	179	25%	\$2,030,089	12%	\$1,850,000	13%	\$1,603	10%	\$1,471	4%
	2024	153	-15%	\$1,969,175	-3%	\$1,799,000	-3%	\$1,549	-3%	\$1,498	2%
	2025	132	-14%	\$1,896,203	-4%	\$1,822,500	1%	\$1,506	-3%	\$1,497	-0%
1501- 1800	2023	93	24%	\$2,754,099	7%	\$2,450,000	-3%	\$1,664	7%	\$1,472	-1%
	2024	56	-40%	\$2,810,000	2%	\$2,341,454	-4%	\$1,702	2%	\$1,404	-5%
	2025	63	12%	\$2,733,437	-3%	\$2,574,000	10%	\$1,658	-3%	\$1,567	12%
1801- 2400	2023	75	-10%	\$4,194,714	11%	\$3,700,000	0%	\$2,043	12%	\$1,867	5%
	2024	67	-11%	\$3,967,529	-5%	\$3,625,000	-2%	\$1,943	-5%	\$1,881	1%
	2025	54	-19%	\$3,995,231	1%	\$3,650,000	1%	\$1,921	-1%	\$1,862	-1%
Over 2400	2023	60	20%	\$8,764,696	25%	\$8,457,873	43%	\$2,523	11%	\$2,737	28%
	2024	58	-3%	\$7,045,991	-20%	\$5,131,000	-39%	\$2,063	-18%	\$1,864	-32%
	2025	57	-2%	\$7,235,390	3%	\$5,995,000	17%	\$2,320	12%	\$2,100	13%

LINK

BACK BAY
**ANNUAL SALES
SUMMARY**
2025

LINK

Back Bay
Five Year Price Index
(Appreciation Rate)

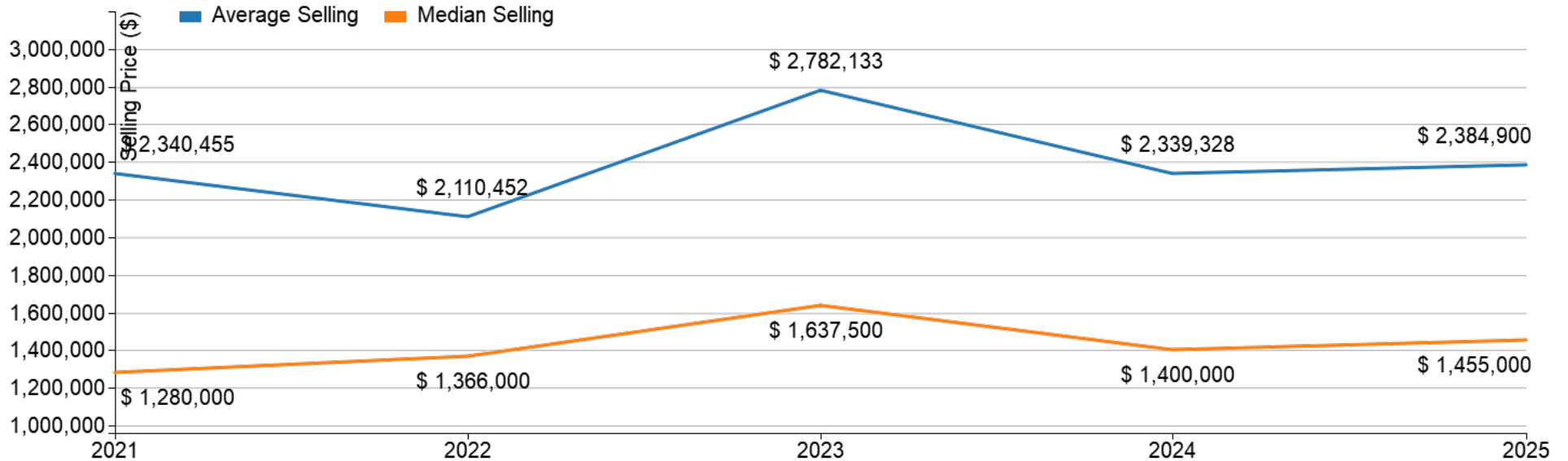




Back Bay Sales Summary 2025

Year	Sales	% +/-	Avg Sell	% +/-	Med Sell	% +/-	Avg Psf	% +/-	Med Psf	% +/-
2021	449	-	\$2,340,455	-	\$1,280,000	-	\$1,392	-	\$1,197	-
2022	394	-12%	\$2,110,452	-10%	\$1,366,000	7%	\$1,430	3%	\$1,284	7%
2023	444	13%	\$2,782,133	32%	\$1,637,500	20%	\$1,678	17%	\$1,410	10%
2024	370	-17%	\$2,339,328	-16%	\$1,400,000	-15%	\$1,574	-6%	\$1,352	-4%
2025	346	-6%	\$2,384,900	2%	\$1,455,000	4%	\$1,531	-3%	\$1,357	0%

Average / Median Selling Price





Back Bay
Sales by Number of Bedrooms
2025

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
Studio	2023	57	36%	\$923,569	47%	\$875,000	66%	\$1,702	21%	\$1,576	26%
	2024	39	-32%	\$1,238,228	34%	\$712,000	-19%	\$1,834	8%	\$1,477	-6%
	2025	27	-31%	\$696,079	-44%	\$630,000	-12%	\$1,529	-17%	\$1,318	-11%
One Bed	2023	113	-7%	\$1,099,192	23%	\$852,000	13%	\$1,354	15%	\$1,185	2%
	2024	105	-7%	\$928,376	-16%	\$845,000	-1%	\$1,232	-9%	\$1,188	0%
	2025	101	-4%	\$956,469	3%	\$810,000	-4%	\$1,251	2%	\$1,198	1%
Two Beds	2023	181	27%	\$2,385,616	7%	\$1,920,000	8%	\$1,605	10%	\$1,423	7%
	2024	163	-10%	\$2,389,754	0%	\$1,747,000	-9%	\$1,606	0%	\$1,397	-2%
	2025	145	-11%	\$2,115,209	-11%	\$1,720,000	-2%	\$1,507	-6%	\$1,404	1%
Three Plus Beds	2023	93	8%	\$6,737,835	54%	\$5,200,000	56%	\$2,199	27%	\$1,861	20%
	2024	63	-32%	\$5,242,078	-22%	\$4,200,000	-19%	\$1,899	-14%	\$1,653	-11%
	2025	73	16%	\$5,521,541	5%	\$3,650,000	-13%	\$1,968	4%	\$1,635	-1%



Back Bay
Sales Comparison by Square Footage
2025

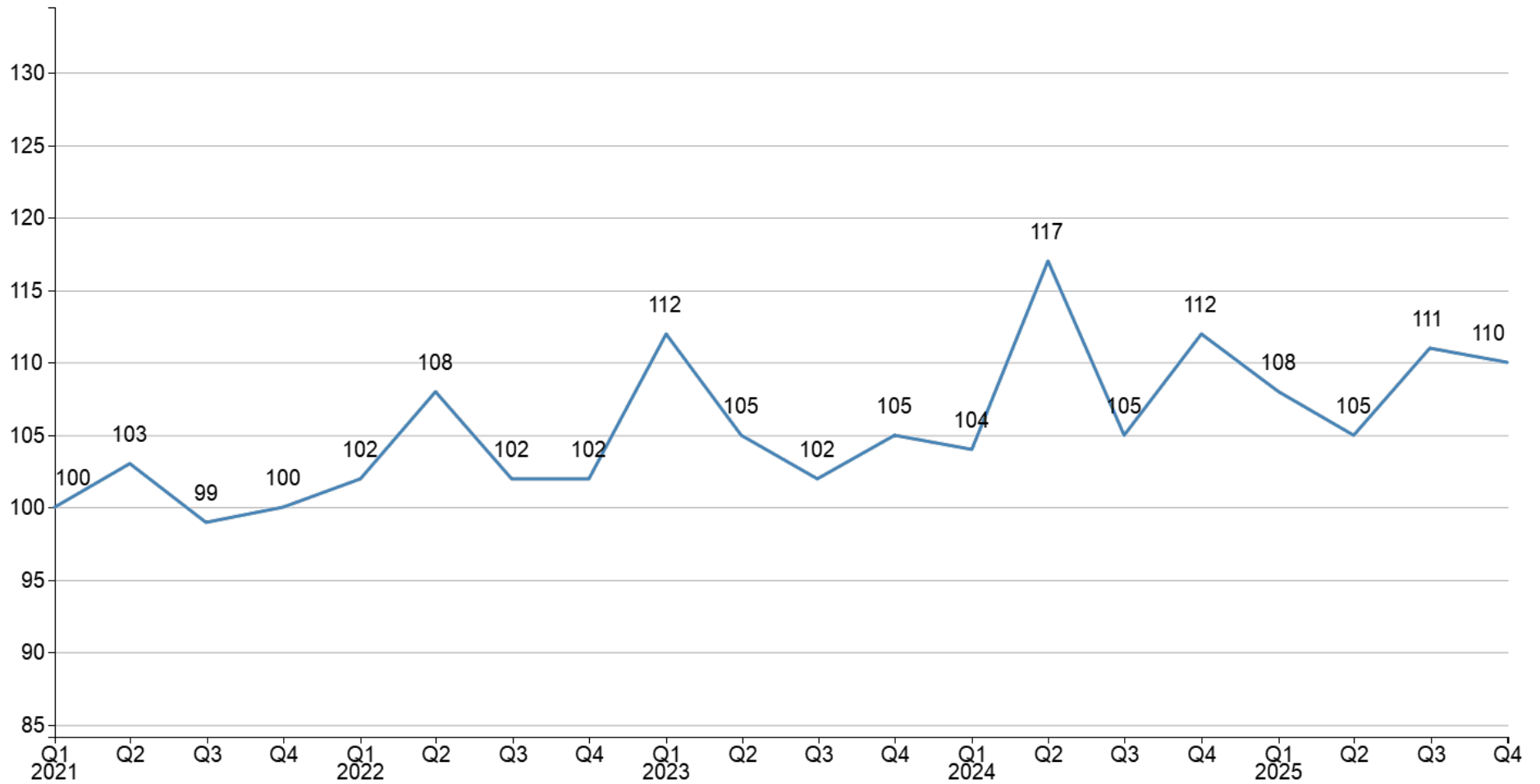
Sq Feet	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
700 or less	2023	99	-2%	\$793,449	26%	\$680,000	11%	\$1,502	18%	\$1,296	9%
	2024	86	-13%	\$775,013	-2%	\$685,000	1%	\$1,494	-1%	\$1,275	-2%
	2025	74	-14%	\$686,198	-11%	\$661,250	-3%	\$1,346	-10%	\$1,264	-1%
701- 1000	2023	84	18%	\$1,145,607	14%	\$962,500	5%	\$1,326	12%	\$1,158	7%
	2024	82	-2%	\$1,041,980	-9%	\$1,000,500	4%	\$1,224	-8%	\$1,186	2%
	2025	74	-10%	\$1,099,316	6%	\$1,000,000	-0%	\$1,275	4%	\$1,201	1%
1001- 1500	2023	117	33%	\$1,952,519	16%	\$1,730,000	12%	\$1,551	15%	\$1,378	7%
	2024	86	-26%	\$1,778,992	-9%	\$1,553,750	-10%	\$1,458	-6%	\$1,357	-2%
	2025	92	7%	\$1,756,672	-1%	\$1,578,705	2%	\$1,418	-3%	\$1,321	-3%
1501- 1800	2023	40	-17%	\$2,816,487	21%	\$2,425,000	9%	\$1,708	20%	\$1,511	11%
	2024	30	-25%	\$2,827,233	0%	\$2,500,000	3%	\$1,701	-0%	\$1,484	-2%
	2025	26	-13%	\$2,528,846	-11%	\$2,482,500	-1%	\$1,563	-8%	\$1,523	3%
1801- 2400	2023	47	0%	\$3,859,548	10%	\$3,250,000	5%	\$1,903	12%	\$1,508	-4%
	2024	45	-4%	\$3,878,867	1%	\$3,505,000	8%	\$1,925	1%	\$1,733	15%
	2025	37	-18%	\$3,441,108	-11%	\$2,855,000	-19%	\$1,682	-13%	\$1,435	-17%
Over 2400	2023	57	46%	\$9,438,276	35%	\$8,595,000	41%	\$2,556	18%	\$2,523	21%
	2024	41	-28%	\$7,343,863	-22%	\$6,075,000	-29%	\$2,203	-14%	\$1,966	-22%
	2025	43	5%	\$7,868,895	7%	\$7,010,000	15%	\$2,383	8%	\$2,105	7%

LINK

BEACON HILL
**ANNUAL SALES
SUMMARY**
2025

LINK

Beacon Hill
Five Year Price Index
(Appreciation Rate)

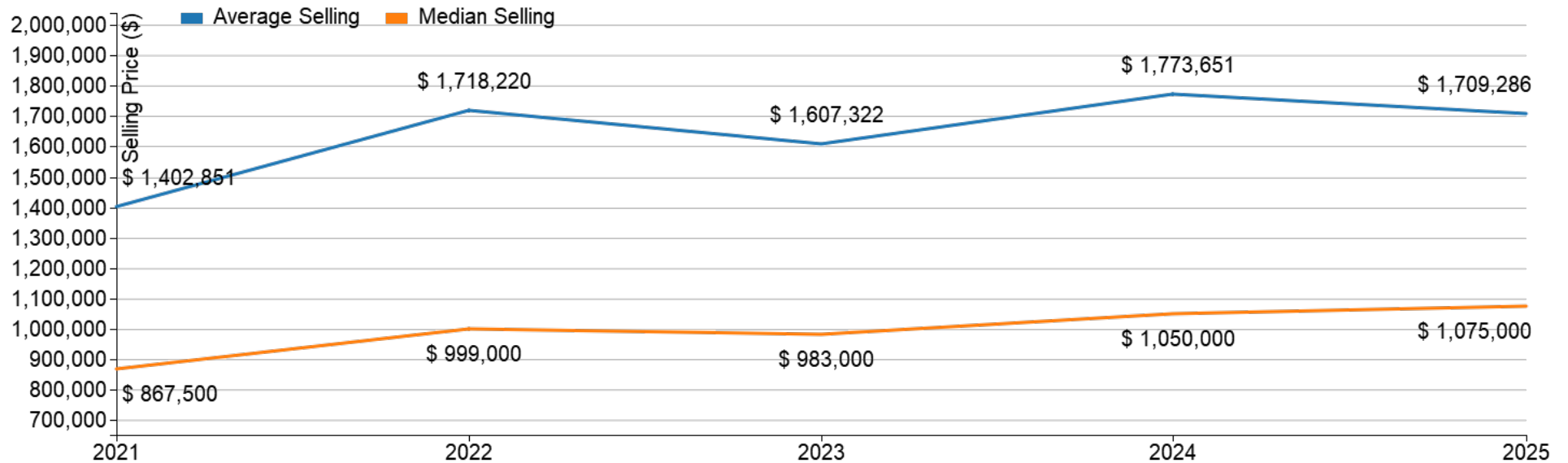




Beacon Hill Sales Summary 2025

Year	Sales	% +/-	Avg Sell	% +/-	Med Sell	% +/-	Avg Psf	% +/-	Med Psf	% +/-
2021	206	-	\$1,402,851	-	\$867,500	-	\$1,210	-	\$1,165	-
2022	169	-18%	\$1,718,220	22%	\$999,000	15%	\$1,273	5%	\$1,210	4%
2023	138	-18%	\$1,607,322	-6%	\$983,000	-2%	\$1,278	0%	\$1,211	0%
2024	121	-12%	\$1,773,651	10%	\$1,050,000	7%	\$1,362	7%	\$1,301	7%
2025	136	12%	\$1,709,286	-4%	\$1,075,000	2%	\$1,325	-3%	\$1,277	-2%

Average / Median Selling Price





Beacon Hill
Sales by Number of Bedrooms
2025

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
Studio	2023	12	-8%	\$710,050	44%	\$527,500	15%	\$1,245	2%	\$1,190	-2%
	2024	11	-8%	\$451,727	-36%	\$425,000	-19%	\$1,354	9%	\$1,275	7%
	2025	7	-36%	\$545,964	21%	\$550,000	29%	\$1,586	17%	\$1,514	19%
One Bed	2023	51	-11%	\$751,927	10%	\$675,000	6%	\$1,155	3%	\$1,131	-0%
	2024	40	-22%	\$710,499	-6%	\$650,000	-4%	\$1,253	8%	\$1,273	13%
	2025	52	30%	\$741,570	4%	\$679,500	5%	\$1,208	-4%	\$1,192	-6%
Two Beds	2023	53	-16%	\$1,612,331	2%	\$1,400,000	12%	\$1,271	-2%	\$1,261	3%
	2024	44	-17%	\$1,680,568	4%	\$1,375,000	-2%	\$1,308	3%	\$1,271	1%
	2025	44	0%	\$1,599,250	-5%	\$1,331,250	-3%	\$1,266	-3%	\$1,217	-4%
Three Plus Beds	2023	22	-39%	\$4,067,636	1%	\$3,550,000	9%	\$1,594	7%	\$1,489	5%
	2024	26	18%	\$4,126,071	1%	\$3,164,920	-11%	\$1,624	2%	\$1,543	4%
	2025	33	27%	\$3,627,652	-12%	\$3,250,000	3%	\$1,533	-6%	\$1,545	0%



Beacon Hill
Sales Comparison by Square Footage
2025

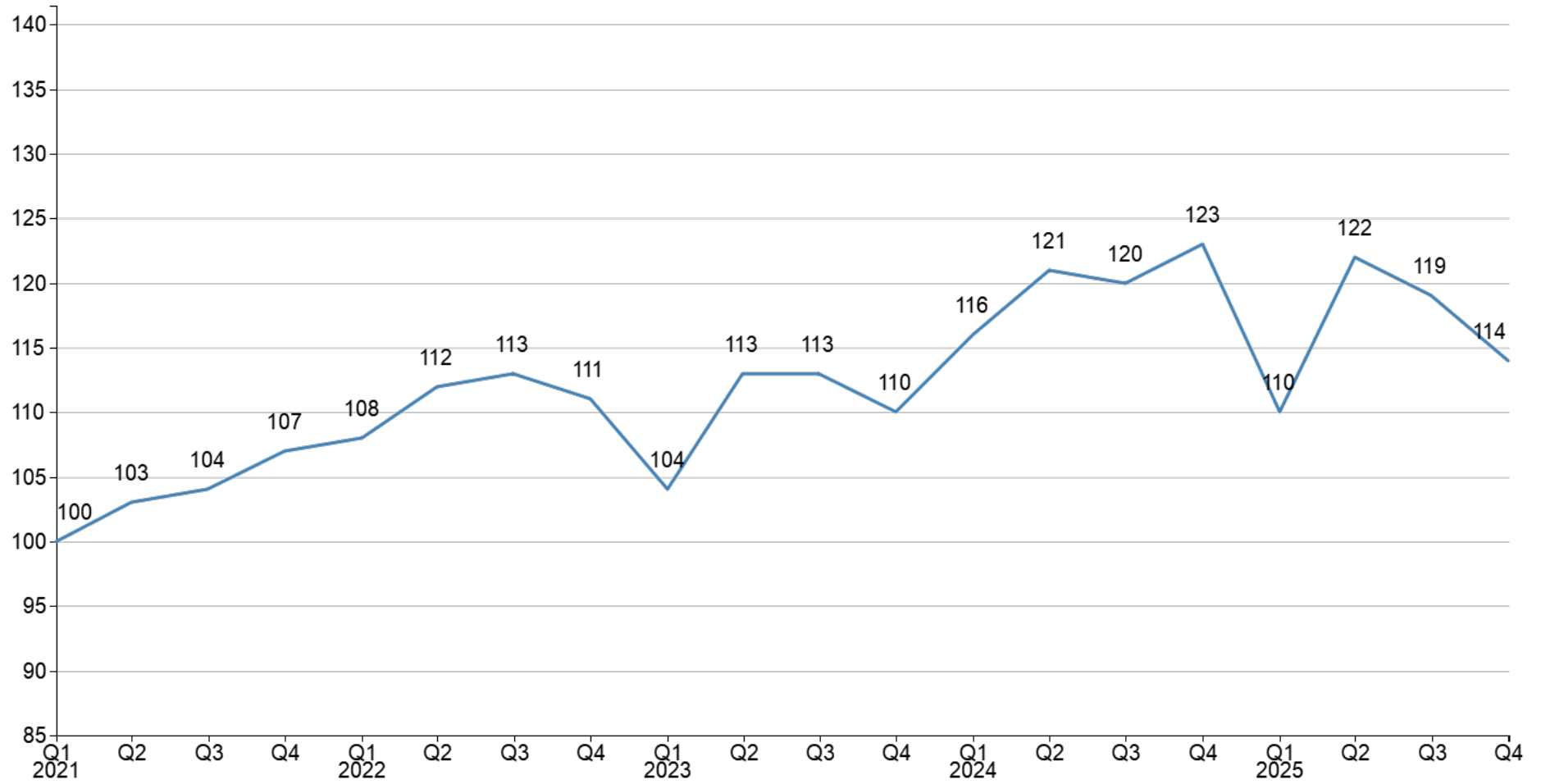
Sq Feet	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
700 or less	2023	57	-10%	\$602,735	2%	\$608,000	6%	\$1,182	1%	\$1,155	-1%
	2024	51	-11%	\$614,759	2%	\$600,000	-1%	\$1,271	8%	\$1,269	10%
	2025	48	-6%	\$625,372	2%	\$648,000	8%	\$1,272	0%	\$1,253	-1%
701- 1000	2023	21	-40%	\$958,643	3%	\$922,500	2%	\$1,141	2%	\$1,112	-2%
	2024	18	-14%	\$1,050,986	10%	\$1,000,000	8%	\$1,191	4%	\$1,109	-0%
	2025	24	33%	\$974,980	-7%	\$917,000	-8%	\$1,166	-2%	\$1,204	9%
1001- 1500	2023	26	0%	\$1,727,260	5%	\$1,567,500	-0%	\$1,365	3%	\$1,311	4%
	2024	24	-8%	\$1,741,028	1%	\$1,622,500	4%	\$1,304	-5%	\$1,293	-1%
	2025	29	21%	\$1,629,500	-6%	\$1,570,000	-3%	\$1,315	1%	\$1,256	-3%
1501- 1800	2023	11	22%	\$2,143,482	-3%	\$2,100,000	0%	\$1,297	-2%	\$1,333	6%
	2024	7	-36%	\$2,252,000	5%	\$2,299,000	9%	\$1,411	9%	\$1,417	6%
	2025	5	-29%	\$2,260,000	0%	\$2,530,000	10%	\$1,378	-2%	\$1,484	5%
1801- 2400	2023	10	-44%	\$3,248,300	6%	\$3,212,500	8%	\$1,498	4%	\$1,497	5%
	2024	8	-20%	\$3,021,730	-7%	\$2,875,000	-11%	\$1,404	-6%	\$1,379	-8%
	2025	11	38%	\$3,047,955	1%	\$3,100,000	8%	\$1,510	8%	\$1,480	7%
Over 2400	2023	13	-28%	\$5,104,077	-11%	\$4,250,000	-23%	\$1,555	-7%	\$1,459	-16%
	2024	13	0%	\$6,355,292	25%	\$5,378,800	27%	\$2,007	29%	\$1,883	29%
	2025	19	46%	\$4,576,974	-28%	\$4,137,500	-23%	\$1,553	-23%	\$1,578	-16%

LINK

CHARLESTOWN
**ANNUAL SALES
SUMMARY**
2025

LINK

Charlestown Five Year Price Index (Appreciation Rate)

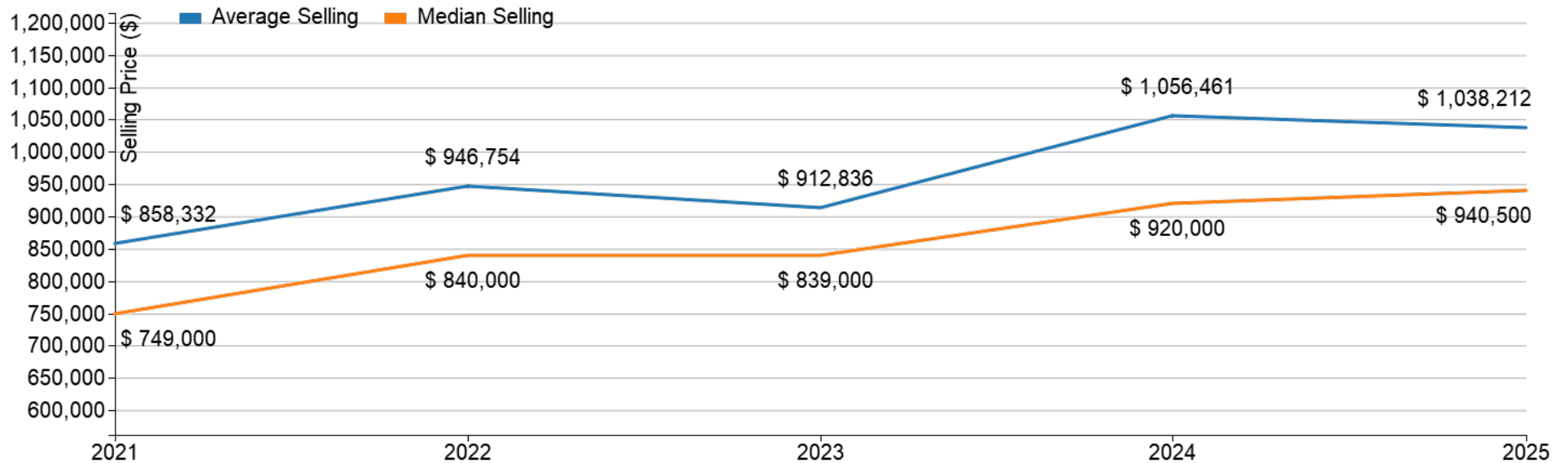




Charlestown Sales Summary 2025

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
2021	398	-	\$858,332	-	\$749,000	-	\$768	-	\$764	-
2022	327	-18%	\$946,754	10%	\$840,000	12%	\$829	8%	\$820	7%
2023	209	-36%	\$912,836	-4%	\$839,000	-0%	\$824	-1%	\$805	-2%
2024	253	21%	\$1,056,461	16%	\$920,000	10%	\$897	9%	\$888	10%
2025	216	-15%	\$1,038,212	-2%	\$940,500	2%	\$872	-3%	\$873	-2%

Average / Median Selling Price





Charlestown
Sales by Number of Bedrooms
2025

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
Studio	2023	2	-33%	\$472,500	5%	\$472,500	3%	\$1,034	9%	\$1,034	23%
	2024	0	-	-	-	-	-	-	-	-	-
	2025	7	-	\$476,571	-	\$457,000	-	\$898	-	\$901	-
One Bed	2023	48	-37%	\$596,716	-5%	\$589,500	0%	\$832	1%	\$787	-5%
	2024	65	35%	\$721,317	21%	\$620,000	5%	\$940	13%	\$907	15%
	2025	41	-37%	\$682,579	-5%	\$630,000	2%	\$891	-5%	\$825	-9%
Two Beds	2023	120	-34%	\$913,378	-1%	\$847,450	-1%	\$835	-0%	\$834	2%
	2024	127	6%	\$1,034,504	13%	\$920,000	9%	\$890	7%	\$893	7%
	2025	109	-14%	\$958,205	-7%	\$915,000	-1%	\$862	-3%	\$881	-1%
Three Plus Beds	2023	39	-42%	\$1,322,821	-6%	\$1,305,000	-2%	\$767	-5%	\$761	-8%
	2024	61	56%	\$1,459,295	10%	\$1,400,000	7%	\$866	13%	\$856	13%
	2025	58	-5%	\$1,509,530	3%	\$1,470,000	5%	\$871	1%	\$873	2%



Charlestown
Sales Comparison by Square Footage
2025

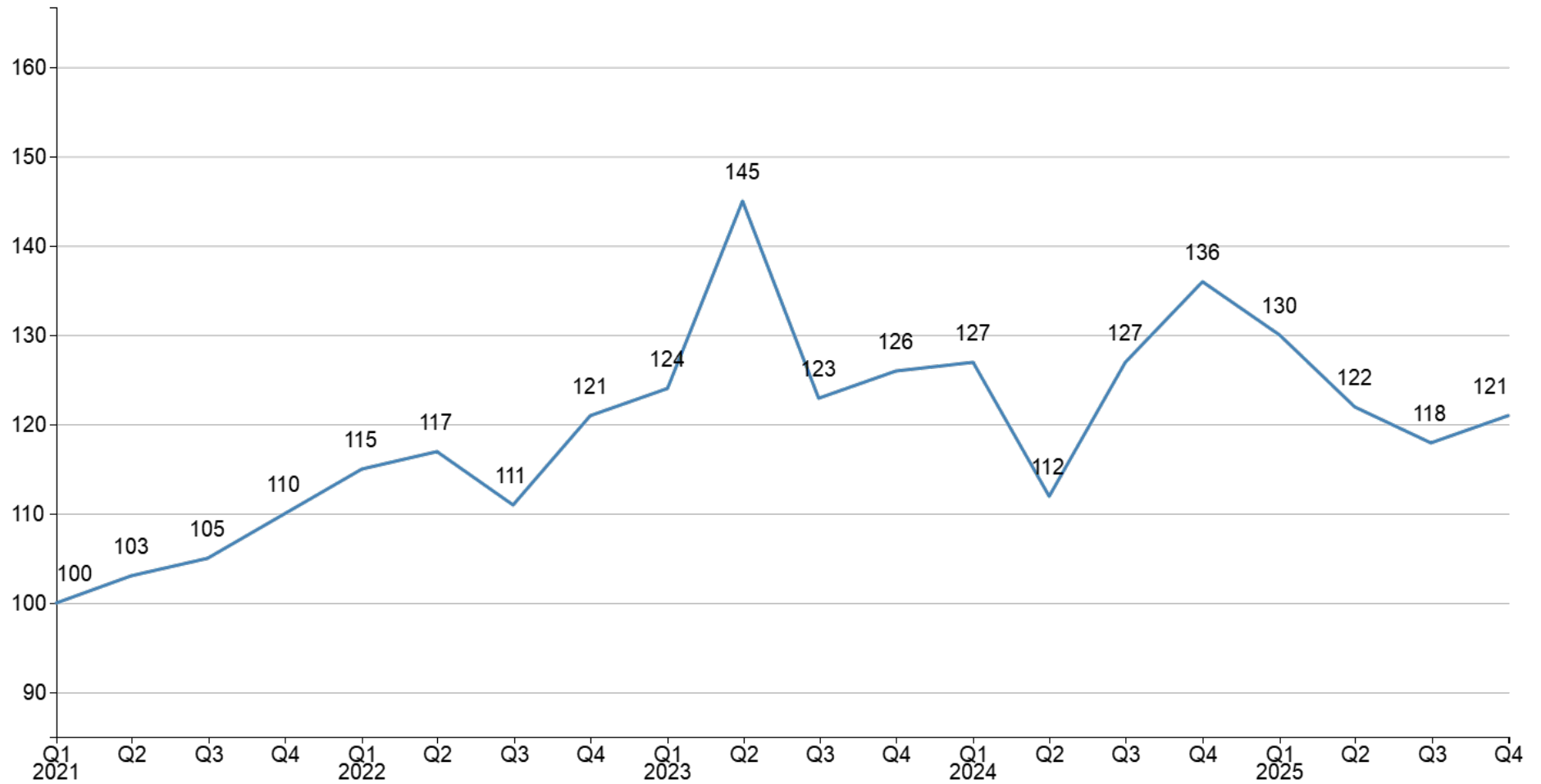
Sq Feet	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
700 or less	2023	32	-24%	\$552,449	4%	\$542,500	2%	\$905	3%	\$912	2%
	2024	36	12%	\$563,835	2%	\$567,500	5%	\$928	3%	\$917	1%
	2025	24	-33%	\$598,000	6%	\$589,500	4%	\$1,011	9%	\$991	8%
701- 1000	2023	62	-43%	\$730,668	3%	\$715,000	3%	\$862	4%	\$859	6%
	2024	71	15%	\$782,905	7%	\$765,000	7%	\$918	7%	\$897	4%
	2025	63	-11%	\$700,468	-11%	\$685,000	-10%	\$834	-9%	\$814	-9%
1001- 1500	2023	75	-38%	\$952,593	-7%	\$905,000	-7%	\$799	-4%	\$792	-4%
	2024	88	17%	\$1,094,844	15%	\$1,090,000	20%	\$892	12%	\$868	10%
	2025	79	-10%	\$1,056,299	-4%	\$1,050,000	-4%	\$862	-3%	\$870	0%
1501- 1800	2023	20	-9%	\$1,278,025	7%	\$1,250,000	9%	\$764	5%	\$754	7%
	2024	24	20%	\$1,490,604	17%	\$1,455,000	16%	\$926	21%	\$902	20%
	2025	29	21%	\$1,408,894	-5%	\$1,434,000	-1%	\$864	-7%	\$882	-2%
1801- 2400	2023	16	-33%	\$1,474,500	-11%	\$1,415,000	-12%	\$741	-12%	\$728	-12%
	2024	24	50%	\$1,720,958	17%	\$1,675,000	18%	\$860	16%	\$849	17%
	2025	14	-42%	\$1,781,200	4%	\$1,802,500	8%	\$873	2%	\$848	-0%
Over 2400	2023	4	-64%	\$1,801,500	-12%	\$1,670,000	-19%	\$677	-13%	\$665	-14%
	2024	10	150%	\$1,797,650	-0%	\$1,749,500	5%	\$696	3%	\$673	1%
	2025	7	-30%	\$2,361,429	31%	\$2,400,000	37%	\$872	25%	\$874	30%

LINK

EAST BOSTON
**ANNUAL SALES
SUMMARY**
2025

LINK

East Boston Five Year Price Index (Appreciation Rate)

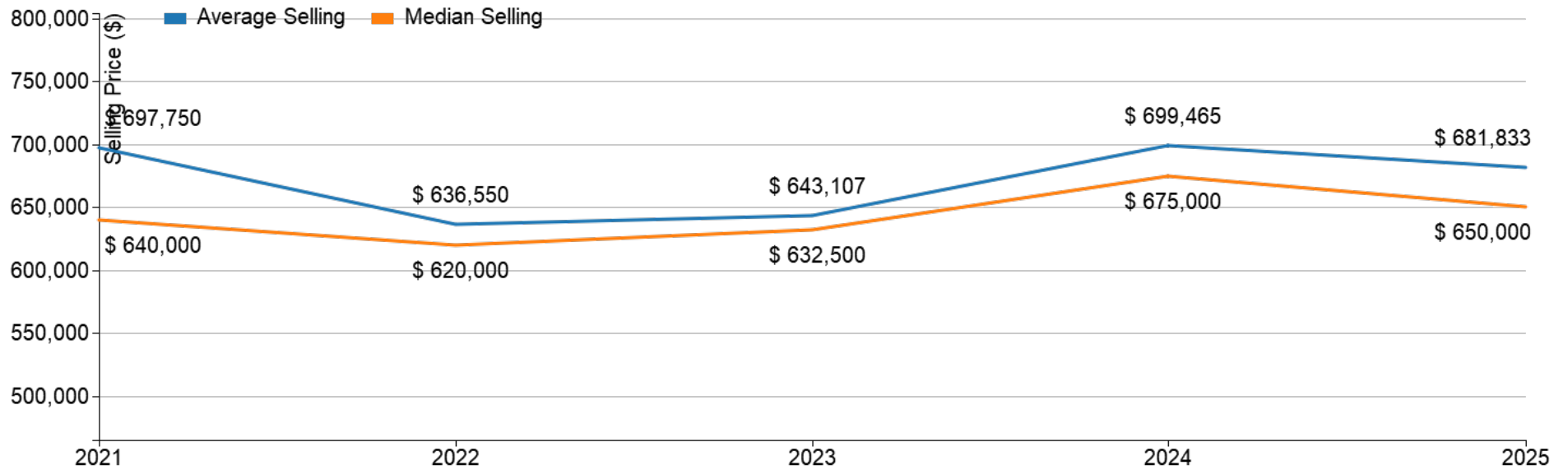




East Boston Sales Summary 2025

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
2021	705	-	\$697,750	-	\$640,000	-	\$753	-	\$714	-
2022	473	-33%	\$636,550	-9%	\$620,000	-3%	\$675	-10%	\$670	-6%
2023	293	-38%	\$643,107	1%	\$632,500	2%	\$657	-3%	\$646	-4%
2024	341	16%	\$699,465	9%	\$675,000	7%	\$706	7%	\$681	5%
2025	299	-12%	\$681,833	-3%	\$650,000	-4%	\$679	-4%	\$657	-4%

Average / Median Selling Price





East Boston
Sales by Number of Bedrooms
2025

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
Studio	2023	8	-33%	\$660,688	18%	\$503,750	-5%	\$901	5%	\$786	-11%
	2024	7	-12%	\$575,929	-13%	\$499,000	-1%	\$921	2%	\$907	15%
	2025	7	0%	\$728,107	26%	\$618,000	24%	\$651	-29%	\$655	-28%
One Bed	2023	58	-46%	\$528,347	5%	\$515,000	5%	\$700	-2%	\$739	3%
	2024	64	10%	\$547,043	4%	\$529,000	3%	\$768	10%	\$753	2%
	2025	58	-9%	\$542,172	-1%	\$545,000	3%	\$757	-2%	\$753	0%
Two Beds	2023	174	-38%	\$655,629	1%	\$645,070	2%	\$657	-3%	\$656	-2%
	2024	202	16%	\$704,438	7%	\$684,175	6%	\$700	6%	\$674	3%
	2025	174	-14%	\$664,168	-6%	\$647,000	-5%	\$676	-3%	\$655	-3%
Three Plus Beds	2023	53	-28%	\$724,932	-7%	\$704,000	-4%	\$573	-1%	\$553	-3%
	2024	68	28%	\$840,864	16%	\$827,500	18%	\$646	13%	\$633	14%
	2025	60	-12%	\$862,667	3%	\$815,000	-2%	\$615	-5%	\$595	-6%



East Boston
Sales Comparison by Square Footage
2025

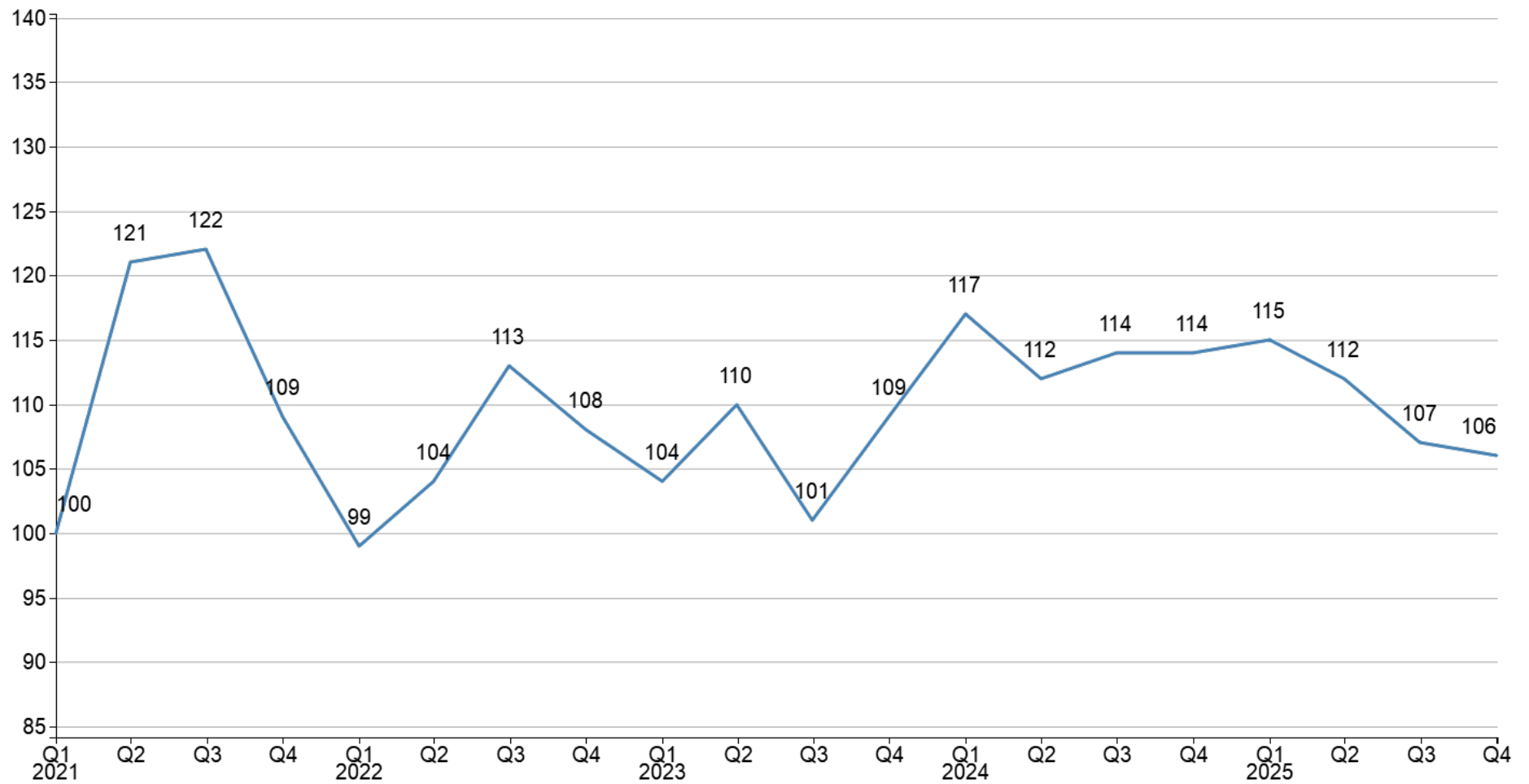
Sq Feet	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
700 or less	2023	38	-55%	\$441,766	2%	\$449,950	2%	\$773	5%	\$776	5%
	2024	40	5%	\$479,306	8%	\$480,000	7%	\$834	8%	\$842	9%
	2025	48	20%	\$468,294	-2%	\$462,500	-4%	\$777	-7%	\$795	-6%
701- 1000	2023	102	-52%	\$575,487	-4%	\$570,000	-5%	\$684	-3%	\$683	-4%
	2024	125	23%	\$635,662	10%	\$625,000	10%	\$741	8%	\$728	7%
	2025	100	-20%	\$610,542	-4%	\$595,500	-5%	\$711	-4%	\$691	-5%
1001- 1500	2023	136	-7%	\$731,295	-3%	\$700,000	-5%	\$630	0%	\$616	3%
	2024	156	15%	\$770,261	5%	\$725,000	4%	\$659	5%	\$627	2%
	2025	122	-22%	\$751,600	-2%	\$720,000	-1%	\$647	-2%	\$626	-0%
1501- 1800	2023	11	-56%	\$766,864	-13%	\$770,000	-5%	\$481	-10%	\$466	1%
	2024	16	45%	\$1,028,297	34%	\$1,067,500	39%	\$629	31%	\$643	38%
	2025	19	19%	\$941,684	-8%	\$970,000	-9%	\$577	-8%	\$585	-9%
1801- 2400	2023	6	20%	\$842,000	-20%	\$827,500	-2%	\$420	-15%	\$413	-8%
	2024	3	-50%	\$859,667	2%	\$815,000	-2%	\$413	-2%	\$436	6%
	2025	7	133%	\$1,032,500	20%	\$1,061,000	30%	\$502	22%	\$540	24%
Over 2400	2023	0	-	-	-	-	-	-	-	-	-
	2024	0	-	-	-	-	-	-	-	-	-
	2025	3	-	\$1,173,667	-	\$1,450,000	-	\$369	-	\$361	-

LINK

FENWAY
**ANNUAL SALES
SUMMARY**
2025

LINK

Fenway Five Year Price Index (Appreciation Rate)

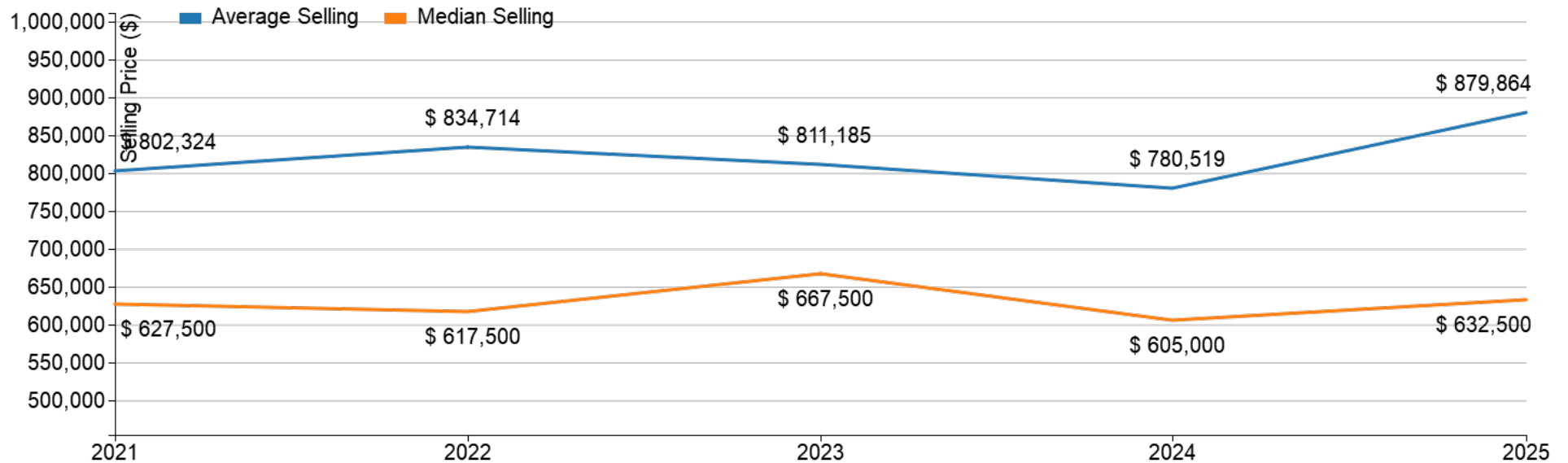




Fenway Sales Summary 2025

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
2021	182	-	\$802,325	-	\$627,500	-	\$998	-	\$968	-
2022	126	-31%	\$834,714	4%	\$617,500	-2%	\$1,028	3%	\$951	-2%
2023	96	-24%	\$811,185	-3%	\$667,500	8%	\$1,029	0%	\$993	4%
2024	93	-3%	\$780,519	-4%	\$605,000	-9%	\$1,074	4%	\$1,021	3%
2025	116	25%	\$879,864	13%	\$632,500	5%	\$1,101	2%	\$1,057	4%

Average / Median Selling Price





Fenway
Sales by Number of Bedrooms
2025

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
Studio	2023	13	-19%	\$516,112	27%	\$413,950	2%	\$1,170	9%	\$1,168	9%
	2024	17	31%	\$425,412	-18%	\$420,000	1%	\$1,108	-5%	\$1,121	-4%
	2025	18	6%	\$419,361	-1%	\$413,000	-2%	\$1,126	2%	\$1,107	-1%
One Bed	2023	41	-27%	\$674,033	3%	\$575,000	6%	\$1,040	-3%	\$1,000	-0%
	2024	44	7%	\$618,543	-8%	\$553,000	-4%	\$1,052	1%	\$1,016	2%
	2025	48	9%	\$646,806	5%	\$586,500	6%	\$1,120	6%	\$1,082	7%
Two Beds	2023	39	-19%	\$928,205	-5%	\$835,000	7%	\$937	-2%	\$905	-0%
	2024	23	-41%	\$1,145,623	23%	\$875,000	5%	\$1,109	18%	\$988	9%
	2025	41	78%	\$1,091,561	-5%	\$970,000	11%	\$1,038	-6%	\$990	0%
Three Plus Beds	2023	3	-50%	\$2,443,000	-2%	\$2,900,000	13%	\$1,453	36%	\$1,536	57%
	2024	9	200%	\$1,310,111	-46%	\$949,000	-67%	\$1,027	-29%	\$837	-45%
	2025	9	0%	\$2,079,444	59%	\$1,450,000	53%	\$1,235	20%	\$1,056	26%



Fenway
Sales Comparison by Square Footage
2025

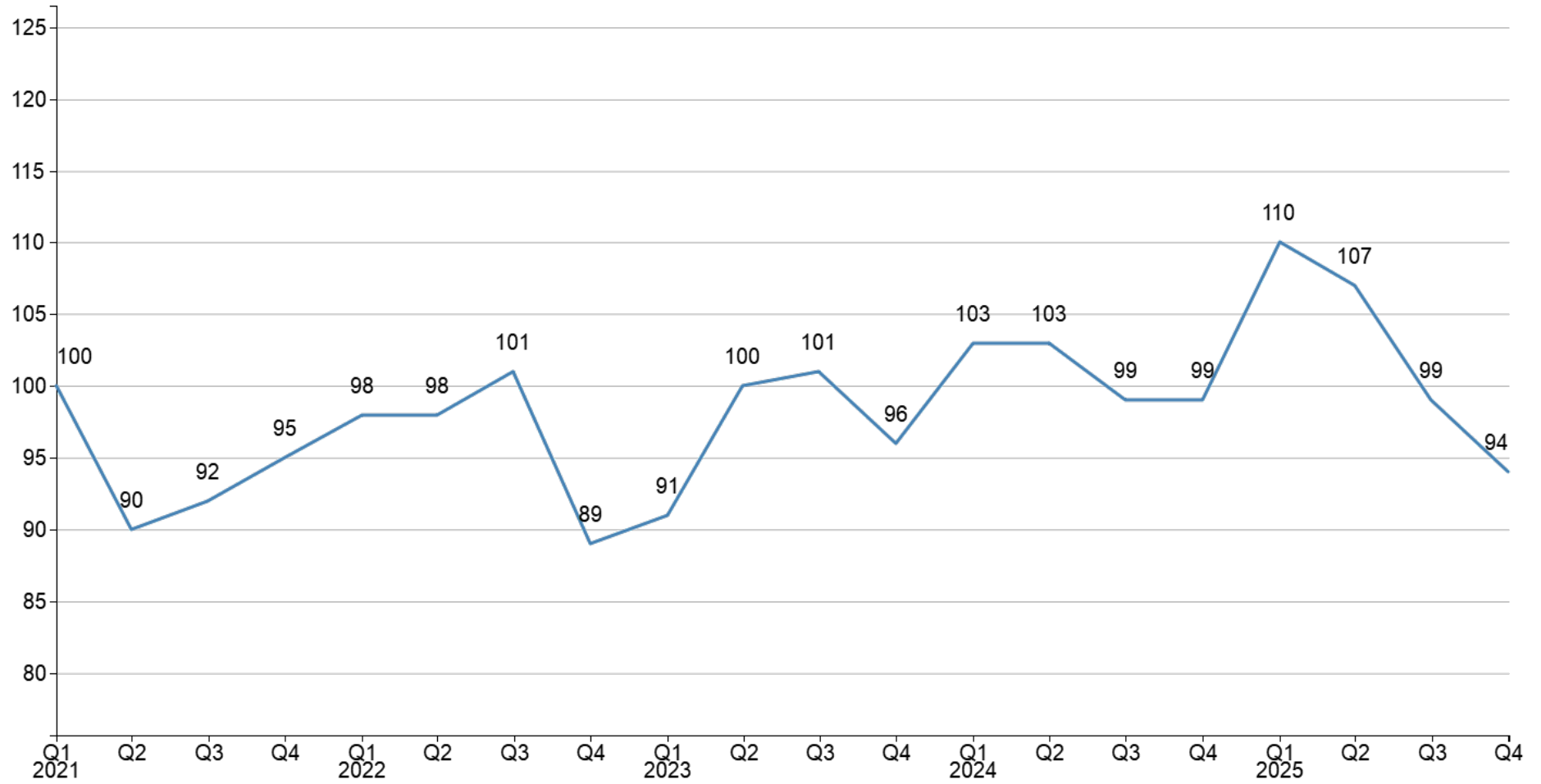
Sq Feet	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
700 or less	2023	43	-35%	\$517,592	-6%	\$525,000	2%	\$1,050	-1%	\$1,034	1%
	2024	48	12%	\$477,540	-8%	\$470,000	-10%	\$1,060	1%	\$1,072	4%
	2025	61	27%	\$539,356	13%	\$515,000	10%	\$1,104	4%	\$1,086	1%
701- 1000	2023	31	-6%	\$897,444	15%	\$845,000	14%	\$1,061	13%	\$987	10%
	2024	30	-3%	\$902,166	1%	\$807,500	-4%	\$1,056	-0%	\$968	-2%
	2025	28	-7%	\$873,071	-3%	\$795,000	-2%	\$1,021	-3%	\$915	-5%
1001- 1500	2023	16	-20%	\$964,788	-17%	\$859,500	-13%	\$871	-13%	\$805	-10%
	2024	13	-19%	\$1,394,333	45%	\$959,000	12%	\$1,137	31%	\$893	11%
	2025	21	62%	\$1,304,167	-6%	\$1,075,000	12%	\$1,109	-2%	\$1,016	14%
1501- 1800	2023	2	0%	\$925,000	-44%	\$925,000	-44%	\$577	-38%	\$577	-38%
	2024	1	-50%	\$1,275,000	38%	\$1,275,000	38%	\$787	36%	\$787	36%
	2025	3	200%	\$1,358,333	7%	\$1,425,000	12%	\$813	3%	\$807	3%
1801- 2400	2023	4	100%	\$2,627,500	-13%	\$2,915,000	-3%	\$1,403	-9%	\$1,564	2%
	2024	1	-75%	\$3,200,000	22%	\$3,200,000	10%	\$1,728	23%	\$1,728	10%
	2025	2	100%	\$3,490,000	9%	\$3,490,000	9%	\$1,780	3%	\$1,780	3%
Over 2400	2023	0	-	-	-	-	-	-	-	-	-
	2024	0	-	-	-	-	-	-	-	-	-
	2025	1	-	\$6,275,000	-	\$6,275,000	-	\$2,463	-	\$2,463	-

LINK

DOWNTOWN
**ANNUAL SALES
SUMMARY**
2025

LINK

Downtown Five Year Price Index (Appreciation Rate)

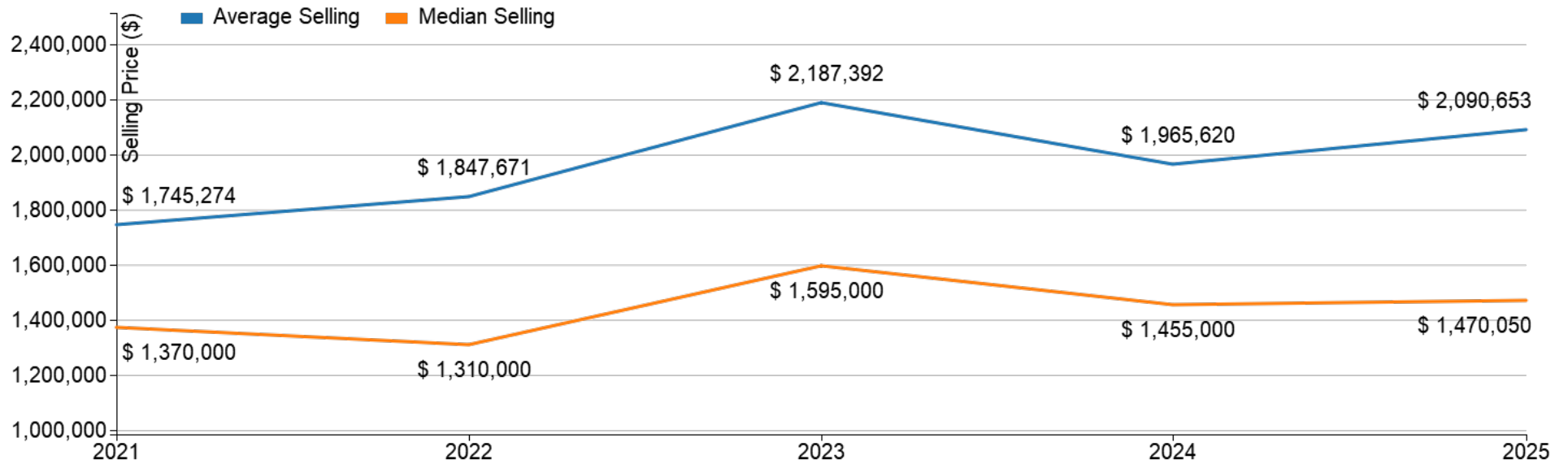




Downtown Sales Summary 2025

Year	Sales	% +/-	Avg Sell	% +/-	Med Sell	% +/-	Avg Psf	% +/-	Med Psf	% +/-
2021	142	-	\$1,745,274	-	\$1,370,000	-	\$1,151	-	\$1,096	-
2022	198	39%	\$1,847,671	6%	\$1,310,000	-4%	\$1,298	13%	\$1,249	14%
2023	169	-15%	\$2,187,392	18%	\$1,595,000	22%	\$1,474	13%	\$1,318	6%
2024	163	-4%	\$1,965,620	-10%	\$1,455,000	-9%	\$1,375	-7%	\$1,228	-7%
2025	168	3%	\$2,090,653	6%	\$1,470,050	1%	\$1,399	2%	\$1,248	2%

Average / Median Selling Price





Downtown
Sales by Number of Bedrooms
2025

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
Studio	2023	12	-37%	\$712,667	-4%	\$627,500	-6%	\$1,269	-4%	\$1,301	-1%
	2024	15	25%	\$721,600	1%	\$670,000	7%	\$1,245	-2%	\$1,209	-7%
	2025	9	-40%	\$710,944	-1%	\$639,000	-5%	\$1,175	-6%	\$1,245	3%
One Bed	2023	65	-11%	\$1,251,158	38%	\$1,070,000	23%	\$1,380	21%	\$1,306	14%
	2024	50	-23%	\$1,198,134	-4%	\$972,500	-9%	\$1,266	-8%	\$1,184	-9%
	2025	53	6%	\$1,251,234	4%	\$980,000	1%	\$1,281	1%	\$1,200	1%
Two Beds	2023	64	-7%	\$2,251,453	5%	\$1,817,500	-9%	\$1,424	5%	\$1,273	-1%
	2024	77	20%	\$2,156,211	-4%	\$2,050,000	13%	\$1,427	0%	\$1,239	-3%
	2025	80	4%	\$2,176,690	1%	\$1,890,000	-8%	\$1,410	-1%	\$1,242	0%
Three Plus Beds	2023	28	-24%	\$4,846,393	31%	\$4,262,500	24%	\$1,890	27%	\$1,987	36%
	2024	21	-25%	\$3,982,718	-18%	\$4,050,000	-5%	\$1,541	-18%	\$1,479	-26%
	2025	25	19%	\$4,089,220	3%	\$3,700,000	-9%	\$1,695	10%	\$1,625	10%



Downtown
Sales Comparison by Square Footage
2025

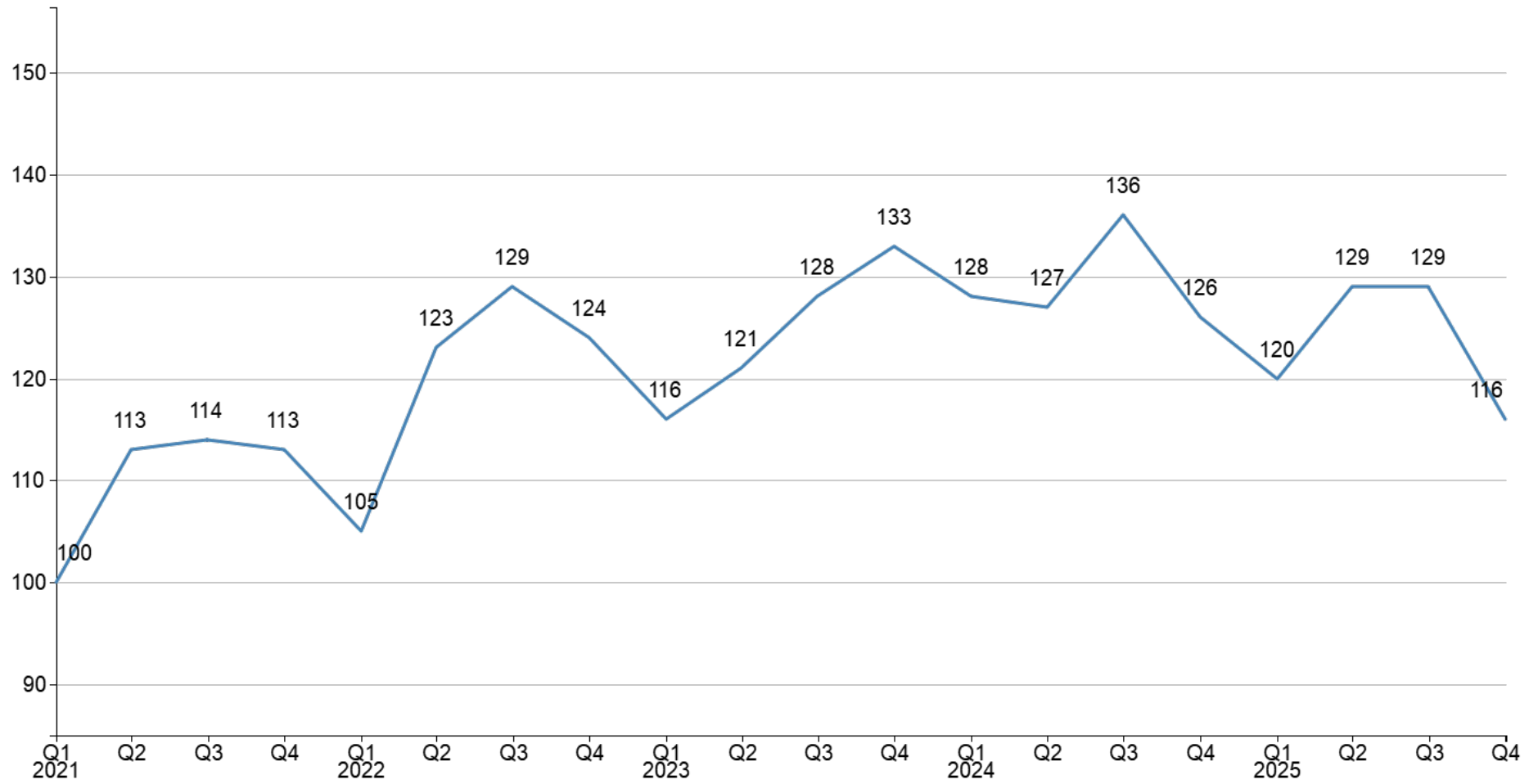
Sq Feet	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
700 or less	2023	27	-44%	\$732,296	-3%	\$750,000	2%	\$1,293	-3%	\$1,297	-2%
	2024	26	-4%	\$701,404	-4%	\$677,500	-10%	\$1,241	-4%	\$1,215	-6%
	2025	19	-27%	\$685,095	-2%	\$669,000	-1%	\$1,184	-5%	\$1,174	-3%
701- 1000	2023	28	-3%	\$1,303,546	31%	\$1,300,000	33%	\$1,524	31%	\$1,473	29%
	2024	20	-29%	\$1,176,960	-10%	\$996,000	-23%	\$1,393	-9%	\$1,219	-17%
	2025	24	20%	\$1,025,688	-13%	\$980,000	-2%	\$1,240	-11%	\$1,224	0%
1001- 1500	2023	53	18%	\$1,657,491	22%	\$1,500,000	17%	\$1,327	21%	\$1,216	9%
	2024	63	19%	\$1,739,899	5%	\$1,455,000	-3%	\$1,357	2%	\$1,186	-2%
	2025	58	-8%	\$1,633,178	-6%	\$1,400,000	-4%	\$1,312	-3%	\$1,155	-3%
1501- 1800	2023	34	10%	\$2,262,272	-4%	\$2,007,500	-7%	\$1,367	-4%	\$1,252	-5%
	2024	25	-26%	\$2,128,885	-6%	\$1,735,000	-14%	\$1,281	-6%	\$1,083	-14%
	2025	35	40%	\$2,359,486	11%	\$2,150,000	24%	\$1,411	10%	\$1,347	24%
1801- 2400	2023	18	-36%	\$4,156,375	45%	\$4,262,500	62%	\$1,893	36%	\$2,137	56%
	2024	18	0%	\$3,246,254	-22%	\$3,277,500	-23%	\$1,592	-16%	\$1,515	-29%
	2025	21	17%	\$3,911,428	20%	\$4,195,000	28%	\$1,819	14%	\$1,965	30%
Over 2400	2023	9	-47%	\$8,202,111	62%	\$7,536,000	64%	\$2,291	44%	\$2,559	59%
	2024	11	22%	\$5,213,818	-36%	\$4,300,000	-43%	\$1,628	-29%	\$1,519	-41%
	2025	11	0%	\$4,922,727	-6%	\$5,225,000	22%	\$1,732	6%	\$1,625	7%

LINK

NORTH END
**ANNUAL SALES
SUMMARY**
2025

LINK

North End Five Year Price Index (Appreciation Rate)

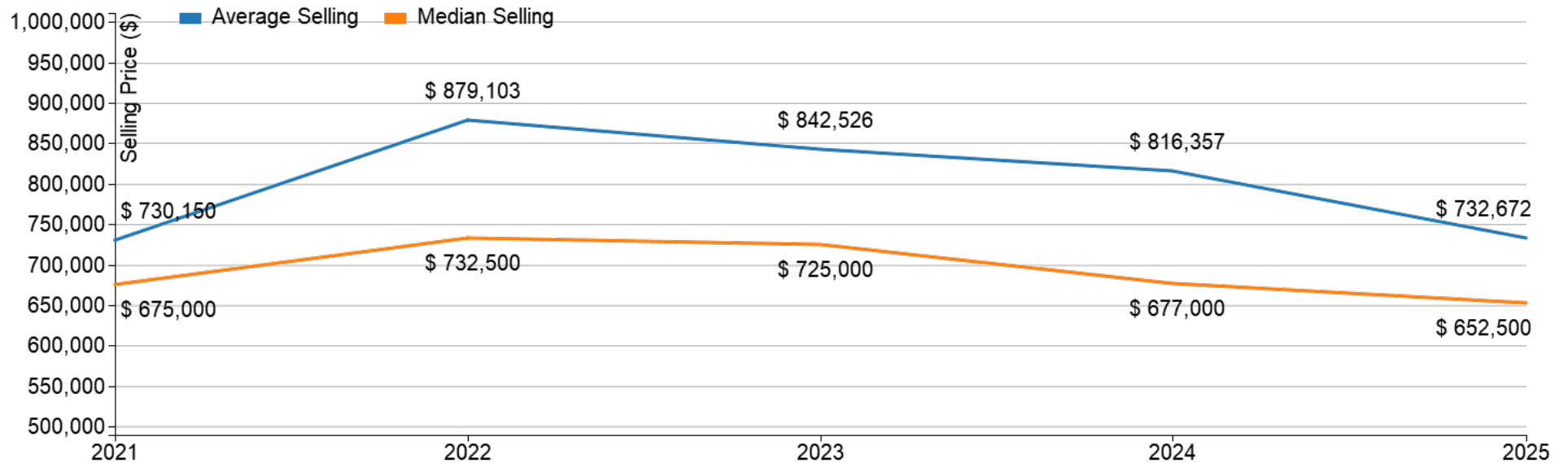




North End Sales Summary 2025

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
2021	111	-	\$730,150	-	\$675,000	-	\$894	-	\$892	-
2022	74	-33%	\$879,103	20%	\$732,500	9%	\$979	10%	\$981	10%
2023	67	-9%	\$842,526	-4%	\$725,000	-1%	\$1,001	2%	\$979	-0%
2024	72	7%	\$816,357	-3%	\$677,000	-7%	\$1,066	7%	\$1,030	5%
2025	69	-4%	\$732,672	-10%	\$652,500	-4%	\$1,020	-4%	\$1,016	-1%

Average / Median Selling Price





North End
Sales by Number of Bedrooms
2025

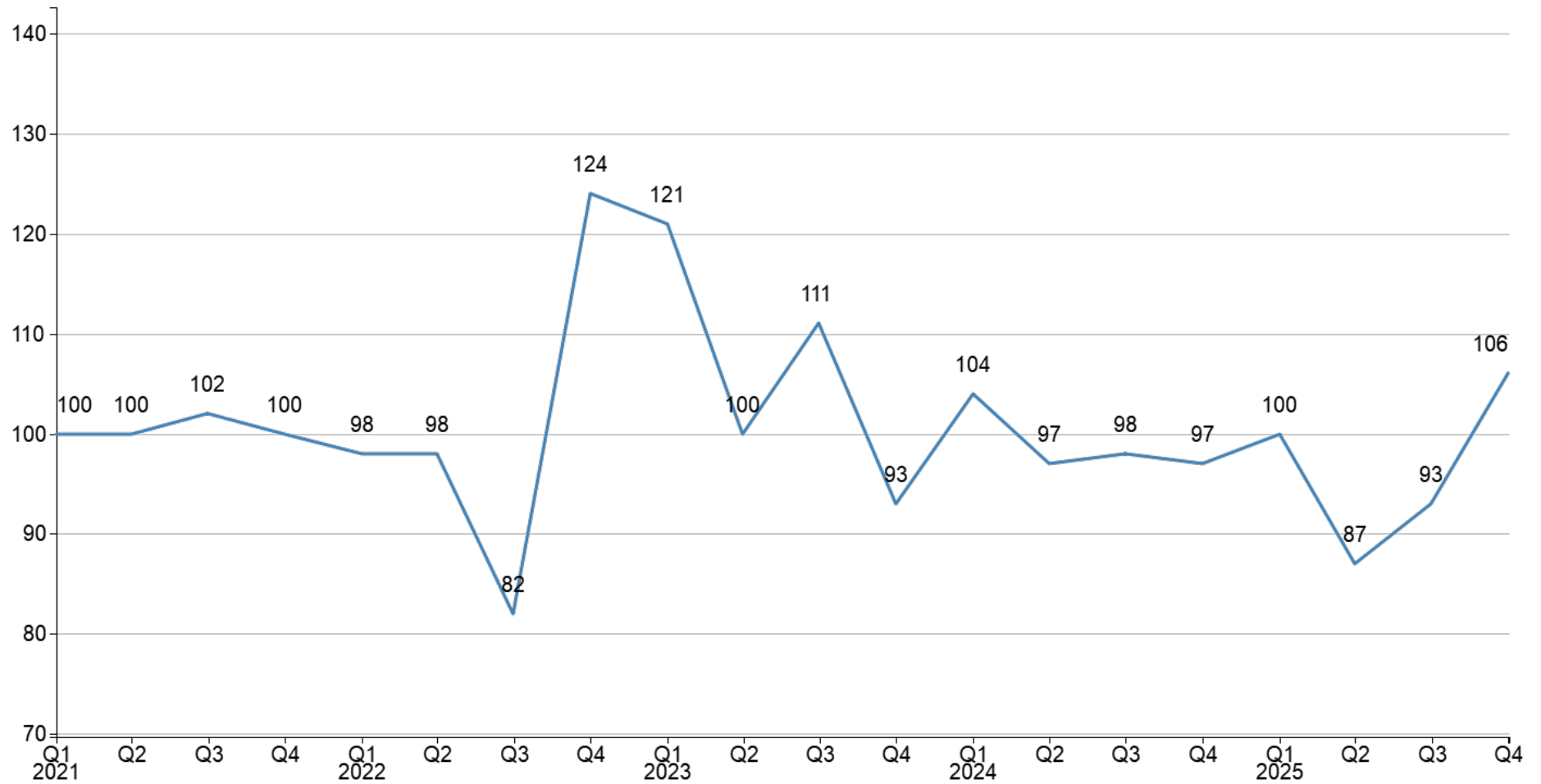
Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
Studio	2023	1	-75%	\$435,000	4%	\$435,000	5%	\$1,121	24%	\$1,121	23%
	2024	4	300%	\$435,250	0%	\$415,500	-4%	\$1,035	-8%	\$1,043	-7%
	2025	4	0%	\$562,500	29%	\$517,500	25%	\$1,179	14%	\$1,205	15%
One Bed	2023	17	-23%	\$567,367	-15%	\$505,000	-17%	\$1,065	13%	\$1,061	13%
	2024	28	65%	\$594,221	5%	\$571,250	13%	\$1,106	4%	\$1,082	2%
	2025	22	-21%	\$538,318	-9%	\$540,000	-5%	\$1,042	-6%	\$1,027	-5%
Two Beds	2023	41	3%	\$891,000	-3%	\$775,000	-3%	\$996	-3%	\$964	-5%
	2024	31	-24%	\$909,548	2%	\$853,000	10%	\$1,045	5%	\$992	3%
	2025	38	23%	\$820,879	-10%	\$700,000	-18%	\$1,010	-3%	\$1,023	3%
Three Plus Beds	2023	8	0%	\$1,229,750	-16%	\$1,062,500	-17%	\$877	-2%	\$807	-9%
	2024	9	12%	\$1,355,833	10%	\$1,300,000	22%	\$1,031	18%	\$893	11%
	2025	5	-44%	\$1,053,600	-22%	\$900,000	-31%	\$865	-16%	\$858	-4%

LINK

SEAPORT
**ANNUAL SALES
SUMMARY**
2025

LINK

Seaport Five Year Price Index (Appreciation Rate)

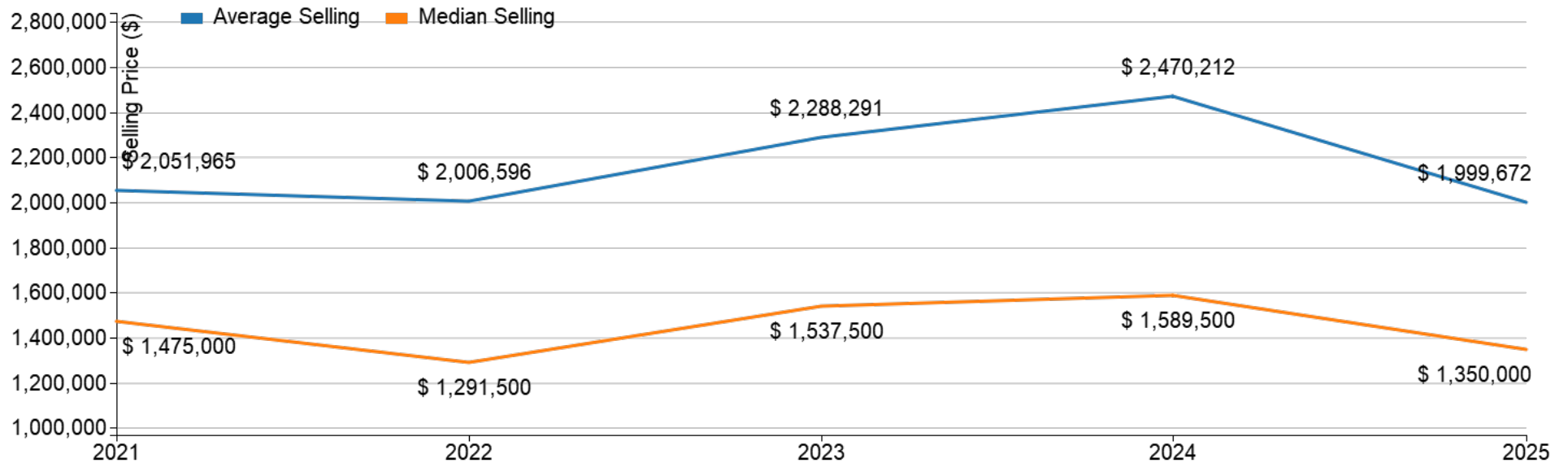




Seaport Sales Summary 2025

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
2021	257	-	\$2,051,965	-	\$1,475,000	-	\$1,529	-	\$1,577	-
2022	187	-27%	\$2,006,596	-2%	\$1,291,500	-12%	\$1,545	1%	\$1,578	0%
2023	125	-33%	\$2,288,291	14%	\$1,537,500	19%	\$1,674	8%	\$1,659	5%
2024	114	-9%	\$2,470,212	8%	\$1,589,500	3%	\$1,556	-7%	\$1,534	-8%
2025	113	-1%	\$1,999,672	-19%	\$1,350,000	-15%	\$1,474	-5%	\$1,531	-0%

Average / Median Selling Price





Seaport
Sales by Number of Bedrooms
2025

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
Studio	2023	17	21%	\$827,941	11%	\$825,000	16%	\$1,292	10%	\$1,204	7%
	2024	12	-29%	\$867,184	5%	\$827,000	0%	\$1,082	-16%	\$952	-21%
	2025	18	50%	\$743,528	-14%	\$727,000	-12%	\$1,063	-2%	\$966	1%
One Bed	2023	42	-53%	\$1,474,902	28%	\$1,297,000	20%	\$1,577	16%	\$1,669	10%
	2024	40	-5%	\$1,325,125	-10%	\$1,245,000	-4%	\$1,344	-15%	\$1,366	-18%
	2025	35	-12%	\$1,189,006	-10%	\$1,115,000	-10%	\$1,379	3%	\$1,590	16%
Two Beds	2023	59	-12%	\$2,668,144	8%	\$2,375,000	10%	\$1,713	4%	\$1,673	4%
	2024	51	-14%	\$2,457,539	-8%	\$1,975,000	-17%	\$1,654	-3%	\$1,678	0%
	2025	46	-10%	\$2,232,271	-9%	\$1,990,000	1%	\$1,490	-10%	\$1,581	-6%
Three Plus Beds	2023	7	-56%	\$7,513,571	26%	\$8,250,000	51%	\$2,855	16%	\$3,593	56%
	2024	11	57%	\$8,441,682	12%	\$7,000,000	-15%	\$2,391	-16%	\$2,905	-19%
	2025	14	27%	\$4,877,125	-42%	\$4,397,500	-37%	\$2,190	-8%	\$2,340	-19%



Seaport
Sales Comparison by Square Footage
2025

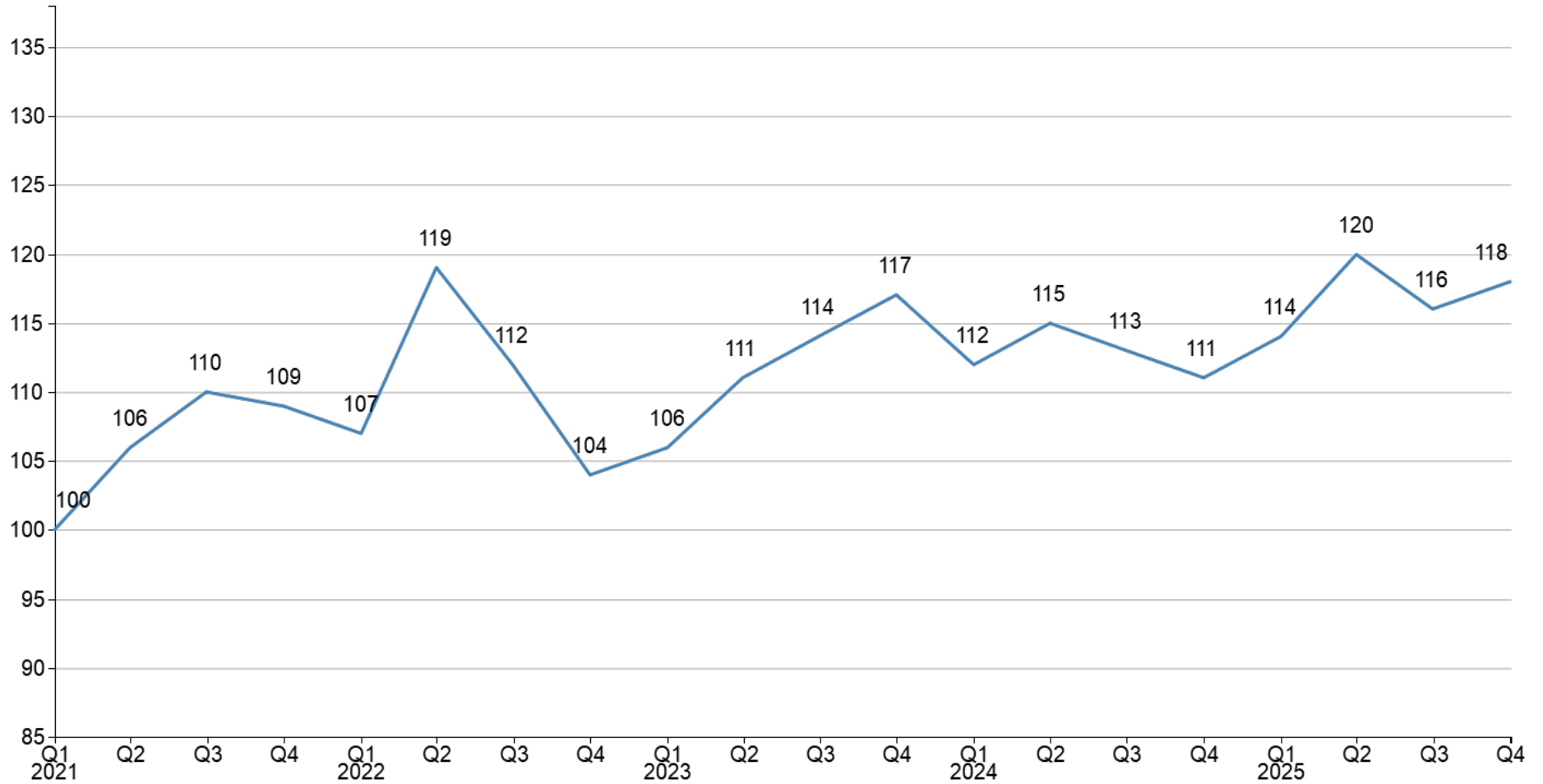
Sq Feet	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
700 or less	2023	20	-39%	\$884,250	-11%	\$839,500	-21%	\$1,529	-3%	\$1,600	-5%
	2024	10	-50%	\$880,800	-0%	\$935,000	11%	\$1,444	-6%	\$1,589	-1%
	2025	15	50%	\$780,867	-11%	\$650,000	-30%	\$1,344	-7%	\$1,198	-25%
701- 1000	2023	21	-55%	\$1,397,329	29%	\$1,315,000	43%	\$1,593	23%	\$1,679	52%
	2024	24	14%	\$1,125,488	-19%	\$996,000	-24%	\$1,303	-18%	\$1,231	-27%
	2025	23	-4%	\$1,058,204	-6%	\$999,000	0%	\$1,284	-1%	\$1,218	-1%
1001- 1500	2023	52	-20%	\$1,854,587	11%	\$1,627,500	4%	\$1,494	9%	\$1,561	5%
	2024	47	-10%	\$1,807,819	-3%	\$1,699,000	4%	\$1,439	-4%	\$1,583	1%
	2025	48	2%	\$1,567,646	-13%	\$1,477,500	-13%	\$1,307	-9%	\$1,399	-12%
1501- 1800	2023	12	-14%	\$2,943,250	5%	\$3,237,500	3%	\$1,772	6%	\$2,086	5%
	2024	14	17%	\$2,574,679	-13%	\$1,812,500	-44%	\$1,573	-11%	\$1,144	-45%
	2025	9	-36%	\$2,542,500	-1%	\$1,550,000	-14%	\$1,567	-0%	\$1,020	-11%
1801- 2400	2023	15	-29%	\$4,500,000	4%	\$4,800,000	12%	\$2,219	5%	\$2,552	12%
	2024	13	-13%	\$4,008,615	-11%	\$4,300,000	-10%	\$1,938	-13%	\$2,380	-7%
	2025	11	-15%	\$4,604,545	15%	\$4,900,000	14%	\$2,246	16%	\$2,435	2%
Over 2400	2023	5	-29%	\$7,950,000	5%	\$9,450,000	24%	\$2,597	-5%	\$3,702	23%
	2024	6	20%	\$12,109,917	52%	\$8,949,500	-5%	\$2,803	8%	\$3,227	-13%
	2025	7	17%	\$5,875,964	-51%	\$7,185,750	-20%	\$2,192	-22%	\$2,840	-12%

LINK

SOUTH BOSTON
**ANNUAL SALES
SUMMARY**
2025



South Boston
Five Year Price Index
(Appreciation Rate)

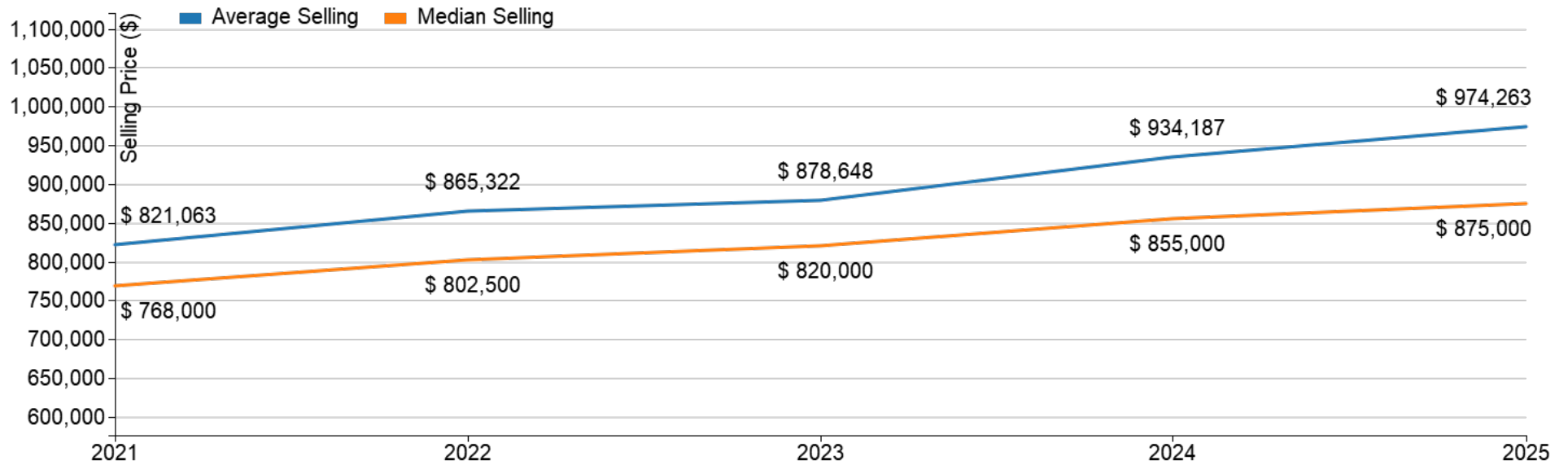




South Boston Sales Summary 2025

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
2021	897	-	\$821,063	-	\$768,000	-	\$772	-	\$763	-
2022	582	-35%	\$865,322	5%	\$802,500	4%	\$812	5%	\$804	5%
2023	382	-34%	\$878,648	2%	\$820,000	2%	\$803	-1%	\$799	-1%
2024	448	17%	\$934,187	6%	\$855,000	4%	\$805	0%	\$795	-0%
2025	472	5%	\$974,263	4%	\$875,000	2%	\$837	4%	\$839	5%

Average / Median Selling Price





South Boston
Sales by Number of Bedrooms
2025

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
Studio	2023	4	-33%	\$527,500	-8%	\$530,000	3%	\$946	-15%	\$932	-12%
	2024	5	25%	\$465,000	-12%	\$451,000	-15%	\$1,072	13%	\$1,051	13%
	2025	5	0%	\$440,480	-5%	\$427,500	-5%	\$956	-11%	\$961	-9%
One Bed	2023	66	-41%	\$591,079	0%	\$547,500	-0%	\$857	-1%	\$856	-0%
	2024	82	24%	\$597,294	1%	\$575,000	5%	\$901	5%	\$884	3%
	2025	73	-11%	\$595,462	-0%	\$565,000	-2%	\$922	2%	\$921	4%
Two Beds	2023	242	-34%	\$845,201	-1%	\$825,000	0%	\$799	-1%	\$792	-1%
	2024	260	7%	\$897,154	6%	\$870,000	5%	\$787	-2%	\$791	-0%
	2025	275	6%	\$889,303	-1%	\$865,000	-1%	\$832	6%	\$827	5%
Three Plus Beds	2023	70	-28%	\$1,285,481	2%	\$1,245,000	6%	\$758	2%	\$771	3%
	2024	101	44%	\$1,326,265	3%	\$1,215,000	-2%	\$761	0%	\$740	-4%
	2025	119	18%	\$1,425,403	7%	\$1,262,000	4%	\$792	4%	\$766	4%



South Boston
Sales Comparison by Square Footage
2025

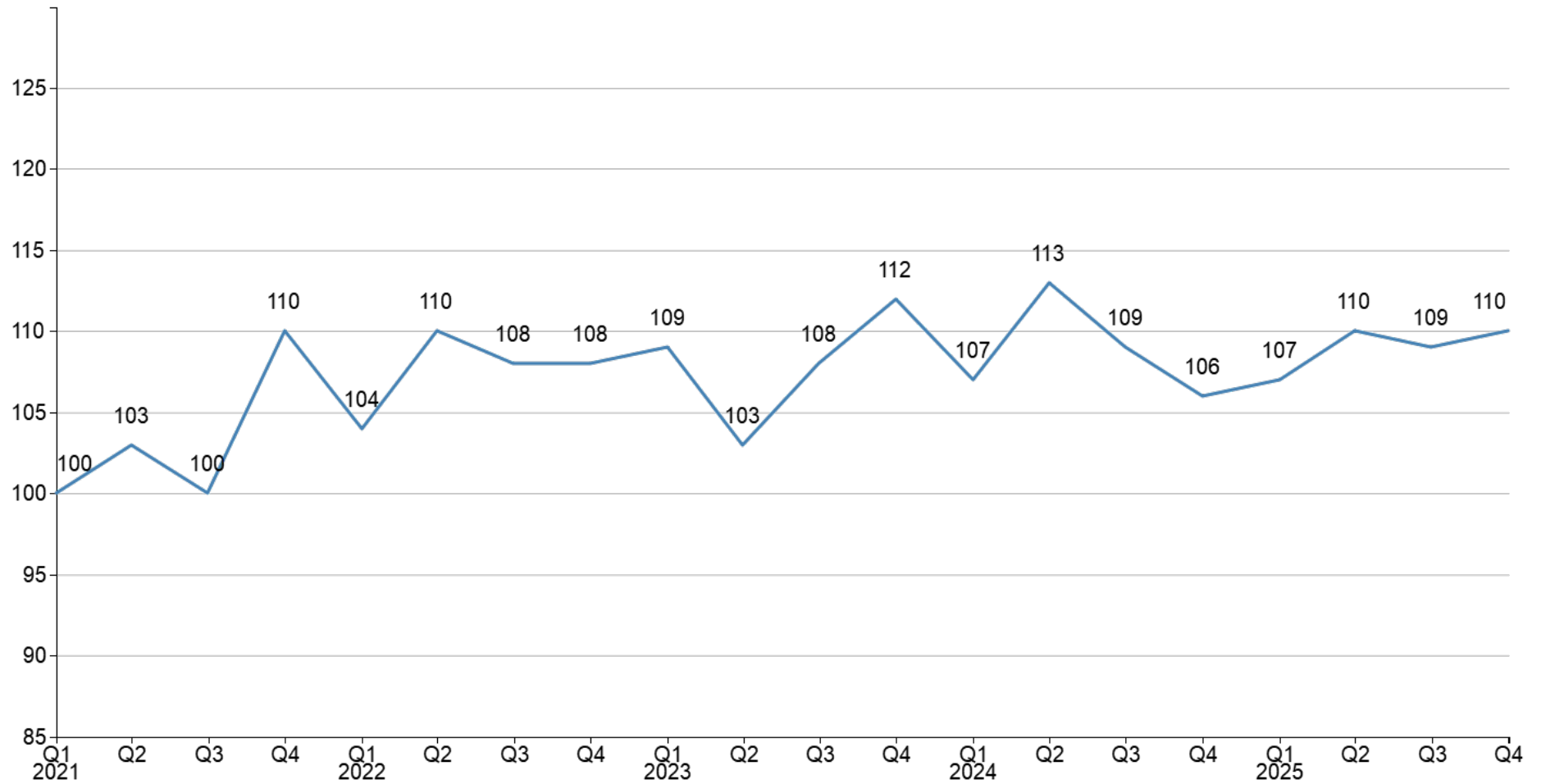
Sq Feet	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
700 or less	2023	60	-40%	\$523,524	-1%	\$521,250	0%	\$916	-0%	\$904	-1%
	2024	68	13%	\$544,791	4%	\$539,500	4%	\$954	4%	\$962	6%
	2025	75	10%	\$536,232	-2%	\$529,000	-2%	\$936	-2%	\$919	-4%
701- 1000	2023	97	-45%	\$672,963	-7%	\$665,000	-7%	\$802	-6%	\$798	-5%
	2024	94	-3%	\$676,975	1%	\$680,000	2%	\$813	1%	\$826	4%
	2025	122	30%	\$731,670	8%	\$722,500	6%	\$858	5%	\$863	4%
1001- 1500	2023	158	-26%	\$936,288	3%	\$920,000	2%	\$792	5%	\$790	6%
	2024	187	18%	\$936,746	0%	\$900,000	-2%	\$775	-2%	\$769	-3%
	2025	172	-8%	\$984,189	5%	\$966,000	7%	\$812	5%	\$803	4%
1501- 1800	2023	42	-9%	\$1,197,823	-3%	\$1,187,500	-2%	\$723	-4%	\$713	-7%
	2024	47	12%	\$1,259,011	5%	\$1,235,000	4%	\$758	5%	\$744	4%
	2025	47	0%	\$1,214,718	-4%	\$1,200,000	-3%	\$748	-1%	\$735	-1%
1801- 2400	2023	17	-56%	\$1,500,118	3%	\$1,415,000	-0%	\$741	1%	\$722	-2%
	2024	45	165%	\$1,525,790	2%	\$1,490,000	5%	\$747	1%	\$761	5%
	2025	42	-7%	\$1,619,250	6%	\$1,545,000	4%	\$786	5%	\$768	1%
Over 2400	2023	8	14%	\$1,901,313	-16%	\$1,973,750	-12%	\$745	-7%	\$771	-4%
	2024	7	-12%	\$2,118,429	11%	\$1,944,000	-2%	\$757	2%	\$702	-9%
	2025	14	100%	\$2,570,750	21%	\$2,390,000	23%	\$892	18%	\$792	13%

LINK

SOUTH END
**ANNUAL SALES
SUMMARY**
2025

LINK

South End Five Year Price Index (Appreciation Rate)

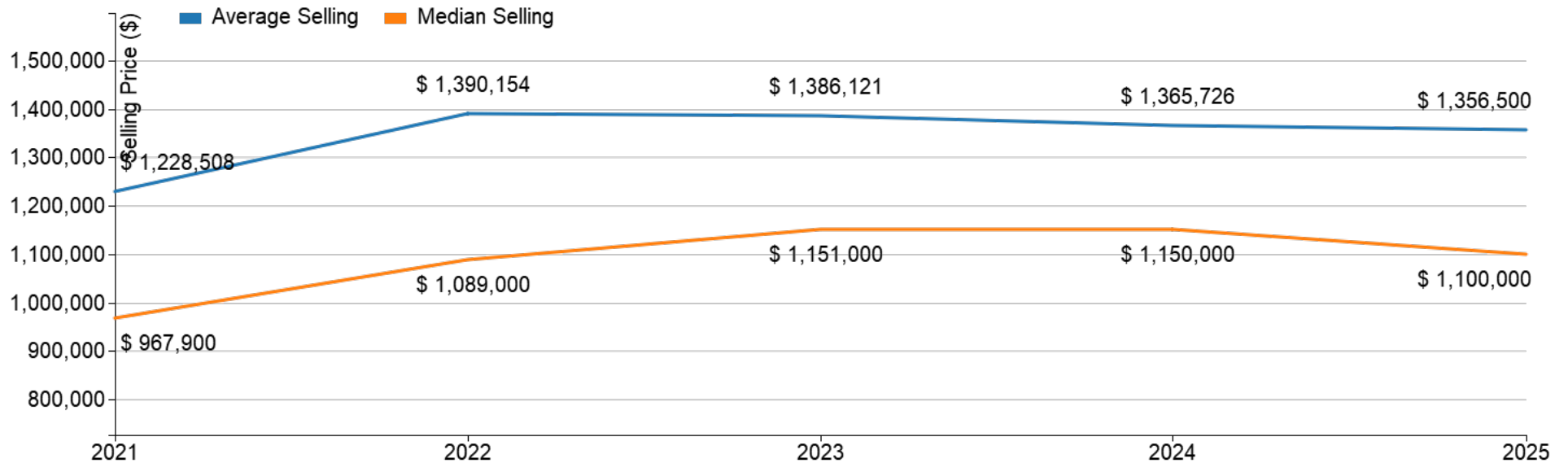




South End Sales Summary 2025

Year	Sales	% +/-	Avg Sell	% +/-	Med Sell	% +/-	Avg Psf	% +/-	Med Psf	% +/-
2021	739	-	\$1,228,508	-	\$967,900	-	\$1,098	-	\$1,081	-
2022	657	-11%	\$1,390,154	13%	\$1,089,000	13%	\$1,152	5%	\$1,138	5%
2023	476	-28%	\$1,386,121	-0%	\$1,151,000	6%	\$1,147	-0%	\$1,158	2%
2024	451	-5%	\$1,365,726	-1%	\$1,150,000	-0%	\$1,166	2%	\$1,176	2%
2025	430	-5%	\$1,356,500	-1%	\$1,100,000	-4%	\$1,167	0%	\$1,183	1%

Average / Median Selling Price





South End
Sales by Number of Bedrooms
2025

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
Studio	2023	22	10%	\$640,418	-21%	\$650,000	18%	\$1,092	-8%	\$1,072	-16%
	2024	18	-18%	\$583,613	-9%	\$556,000	-14%	\$1,025	-6%	\$1,020	-5%
	2025	16	-11%	\$630,353	8%	\$492,500	-11%	\$1,123	10%	\$1,153	13%
One Bed	2023	138	-32%	\$804,291	-5%	\$750,000	-4%	\$1,116	0%	\$1,135	2%
	2024	132	-4%	\$801,607	-0%	\$765,000	2%	\$1,141	2%	\$1,131	-0%
	2025	127	-4%	\$797,600	-0%	\$755,000	-1%	\$1,093	-4%	\$1,114	-2%
Two Beds	2023	229	-25%	\$1,470,721	12%	\$1,376,000	15%	\$1,162	3%	\$1,168	4%
	2024	219	-4%	\$1,364,953	-7%	\$1,290,000	-6%	\$1,159	-0%	\$1,151	-2%
	2025	208	-5%	\$1,333,773	-2%	\$1,268,419	-2%	\$1,179	2%	\$1,181	3%
Three Plus Beds	2023	87	-32%	\$2,274,906	-10%	\$2,225,000	-11%	\$1,169	-7%	\$1,194	-4%
	2024	81	-7%	\$2,464,574	8%	\$2,499,000	12%	\$1,260	8%	\$1,256	5%
	2025	79	-2%	\$2,461,890	-0%	\$2,500,000	0%	\$1,263	0%	\$1,294	3%



South End
Sales Comparison by Square Footage
2025

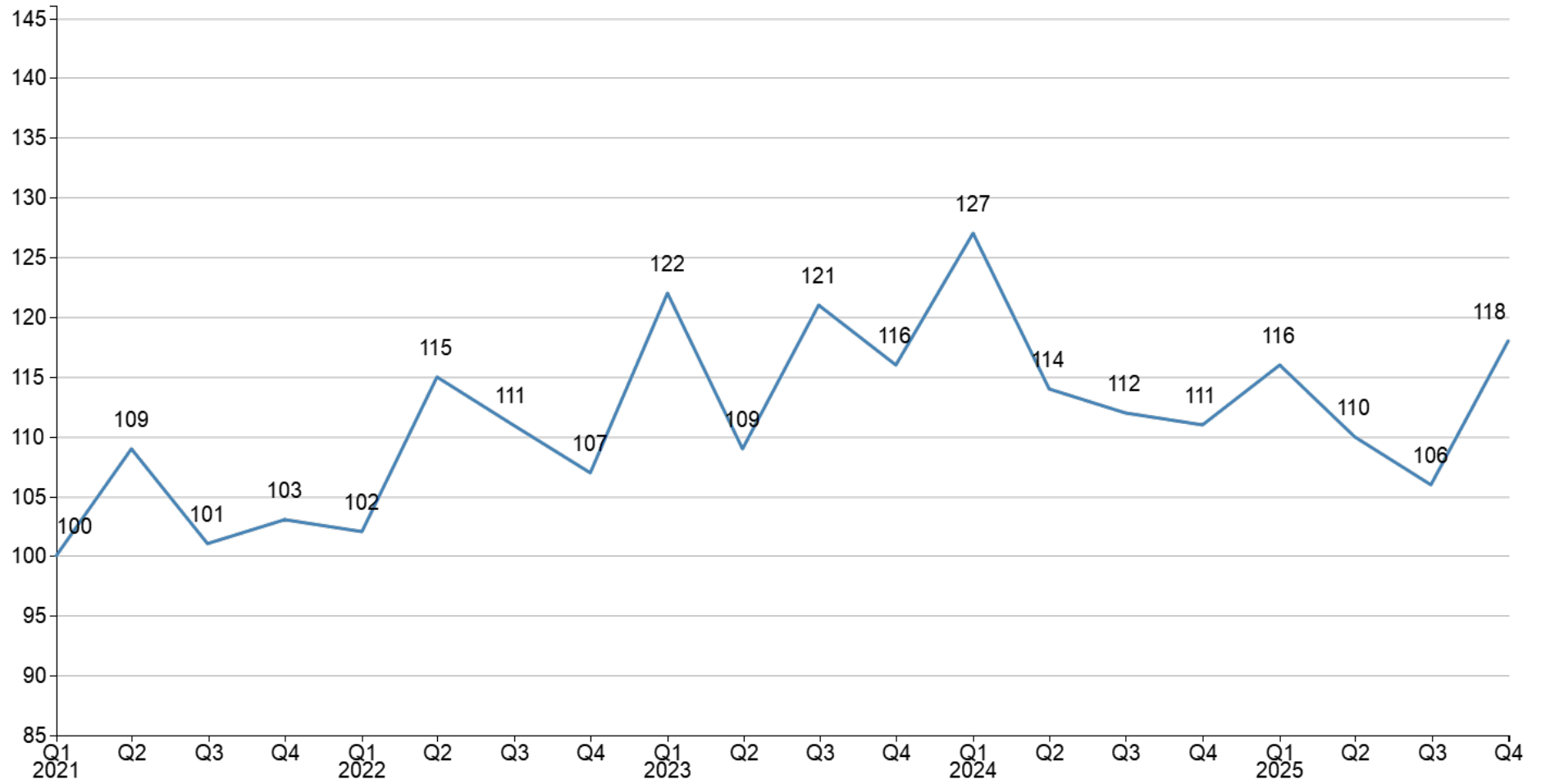
Sq Feet	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
700 or less	2023	83	-29%	\$679,650	1%	\$650,000	-6%	\$1,170	-1%	\$1,157	0%
	2024	88	6%	\$681,618	0%	\$680,000	5%	\$1,199	3%	\$1,199	4%
	2025	84	-5%	\$688,518	1%	\$702,500	3%	\$1,200	0%	\$1,225	2%
701- 1000	2023	131	-38%	\$913,059	-2%	\$925,000	-0%	\$1,091	-2%	\$1,103	-0%
	2024	130	-1%	\$934,129	2%	\$900,000	-3%	\$1,138	4%	\$1,117	1%
	2025	129	-1%	\$915,589	-2%	\$880,000	-2%	\$1,101	-3%	\$1,075	-4%
1001- 1500	2023	132	-21%	\$1,398,778	3%	\$1,457,450	8%	\$1,120	2%	\$1,164	7%
	2024	122	-8%	\$1,385,360	-1%	\$1,345,000	-8%	\$1,125	0%	\$1,156	-1%
	2025	120	-2%	\$1,411,195	2%	\$1,380,000	3%	\$1,138	1%	\$1,175	2%
1501- 1800	2023	70	8%	\$2,000,710	-5%	\$2,037,500	-4%	\$1,218	-4%	\$1,223	-3%
	2024	56	-20%	\$1,910,059	-5%	\$1,885,000	-7%	\$1,177	-3%	\$1,168	-5%
	2025	45	-20%	\$2,120,163	11%	\$2,126,500	13%	\$1,284	9%	\$1,313	12%
1801- 2400	2023	42	-33%	\$2,564,546	2%	\$2,649,000	6%	\$1,271	4%	\$1,260	4%
	2024	34	-19%	\$2,740,176	7%	\$2,715,000	2%	\$1,323	4%	\$1,282	2%
	2025	40	18%	\$2,471,495	-10%	\$2,475,000	-9%	\$1,184	-11%	\$1,218	-5%
Over 2400	2023	18	-44%	\$2,854,028	-20%	\$2,912,500	-17%	\$1,072	-15%	\$1,157	-8%
	2024	21	17%	\$3,113,333	9%	\$3,150,000	8%	\$1,165	9%	\$1,181	2%
	2025	12	-43%	\$3,644,833	17%	\$3,685,000	17%	\$1,437	23%	\$1,428	21%

LINK

WATERFRONT
ANNUAL SALES
SUMMARY
2025

LINK

Waterfront Five Year Price Index (Appreciation Rate)

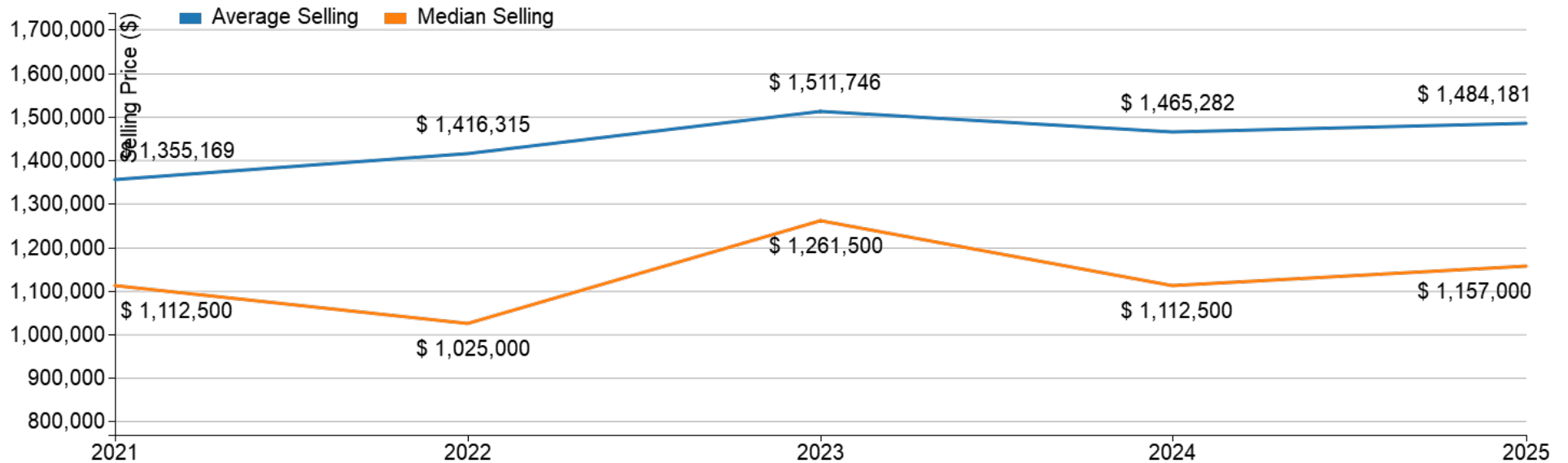




Waterfront Sales Summary 2025

Year	Sales	% +/-	Avg Sell	% +/-	Med Sell	% +/-	Avg Psf	% +/-	Med Psf	% +/-
2021	160	-	\$1,355,169	-	\$1,112,500	-	\$1,018	-	\$947	-
2022	131	-18%	\$1,416,315	5%	\$1,025,000	-8%	\$1,063	4%	\$1,036	9%
2023	92	-30%	\$1,511,746	7%	\$1,261,500	23%	\$1,136	7%	\$1,100	6%
2024	124	35%	\$1,465,282	-3%	\$1,112,500	-12%	\$1,105	-3%	\$1,056	-4%
2025	114	-8%	\$1,484,181	1%	\$1,157,000	4%	\$1,096	-1%	\$1,060	0%

Average / Median Selling Price





Waterfront
Sales by Number of Bedrooms
2025

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
Studio	2023	5	-38%	\$556,600	-16%	\$535,000	-12%	\$1,175	3%	\$1,171	4%
	2024	5	0%	\$586,805	5%	\$534,900	-0%	\$1,137	-3%	\$1,205	3%
	2025	2	-60%	\$532,500	-9%	\$532,500	-0%	\$1,072	-6%	\$1,072	-11%
One Bed	2023	35	-36%	\$930,694	9%	\$875,000	21%	\$1,008	3%	\$985	5%
	2024	41	17%	\$877,122	-6%	\$720,000	-18%	\$994	-1%	\$911	-8%
	2025	45	10%	\$862,044	-2%	\$811,000	13%	\$975	-2%	\$950	4%
Two Beds	2023	44	-17%	\$1,869,682	17%	\$1,799,500	26%	\$1,230	10%	\$1,216	11%
	2024	65	48%	\$1,525,844	-18%	\$1,302,000	-28%	\$1,112	-10%	\$1,063	-13%
	2025	53	-18%	\$1,568,295	3%	\$1,440,000	11%	\$1,137	2%	\$1,129	6%
Three Plus Beds	2023	8	-47%	\$2,682,163	-18%	\$2,261,150	-8%	\$1,153	1%	\$975	-16%
	2024	13	62%	\$3,355,312	25%	\$2,600,000	15%	\$1,409	22%	\$1,270	30%
	2025	14	8%	\$3,301,429	-2%	\$2,710,000	4%	\$1,329	-6%	\$1,162	-8%



Waterfront Sales Comparison by Square Footage 2025

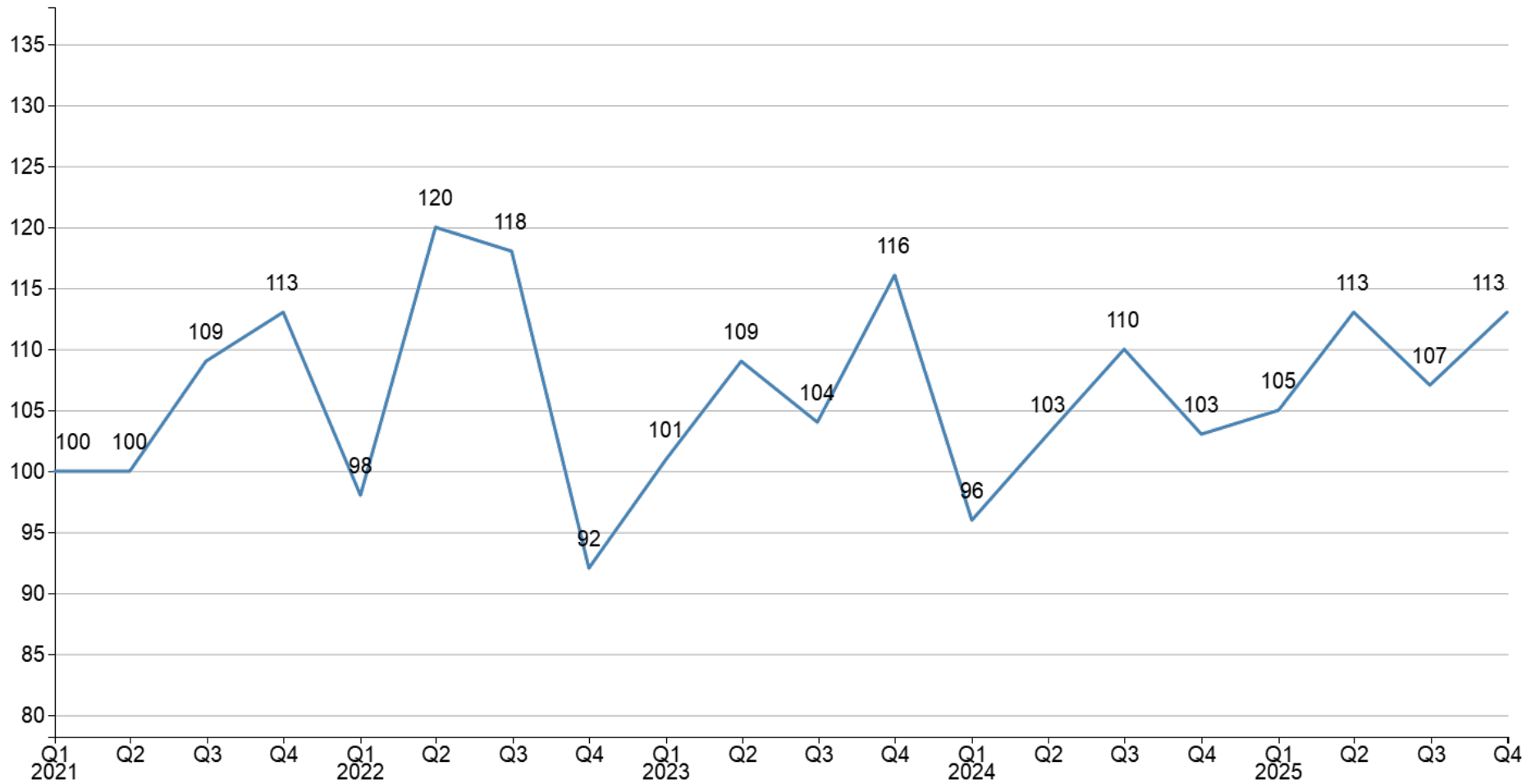
Sq Feet	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
700 or less	2023	8	-56%	\$619,625	11%	\$572,500	3%	\$1,128	10%	\$1,152	12%
	2024	10	25%	\$588,903	-5%	\$585,000	2%	\$1,080	-4%	\$1,113	-3%
	2025	7	-30%	\$560,429	-5%	\$540,000	-8%	\$988	-9%	\$964	-13%
701- 1000	2023	20	-49%	\$848,765	11%	\$850,000	19%	\$1,022	11%	\$1,002	13%
	2024	39	95%	\$791,487	-7%	\$765,000	-10%	\$973	-5%	\$902	-10%
	2025	32	-18%	\$779,078	-2%	\$772,500	1%	\$972	-0%	\$944	5%
1001- 1500	2023	36	-12%	\$1,325,028	3%	\$1,290,000	4%	\$1,091	2%	\$1,051	-1%
	2024	49	36%	\$1,376,630	4%	\$1,300,000	1%	\$1,085	-1%	\$1,055	0%
	2025	46	-6%	\$1,313,927	-5%	\$1,357,000	4%	\$1,064	-2%	\$1,077	2%
1501- 1800	2023	14	-7%	\$2,153,929	19%	\$2,167,500	19%	\$1,314	19%	\$1,294	17%
	2024	11	-21%	\$1,925,368	-11%	\$1,970,000	-9%	\$1,183	-10%	\$1,165	-10%
	2025	11	0%	\$2,239,364	16%	\$2,150,000	9%	\$1,385	17%	\$1,318	13%
1801- 2400	2023	10	11%	\$2,686,730	-18%	\$2,262,500	-14%	\$1,302	-17%	\$1,177	-12%
	2024	10	0%	\$3,177,400	18%	\$2,962,500	31%	\$1,510	16%	\$1,398	19%
	2025	10	0%	\$2,394,700	-25%	\$2,237,500	-24%	\$1,214	-20%	\$1,134	-19%
Over 2400	2023	4	-56%	\$3,106,250	-23%	\$2,887,500	-5%	\$1,082	-5%	\$893	-25%
	2024	5	25%	\$4,906,000	58%	\$3,995,000	38%	\$1,412	31%	\$1,276	43%
	2025	8	60%	\$3,915,313	-20%	\$3,380,000	-15%	\$1,320	-6%	\$1,057	-17%

LINK

WEST END
**ANNUAL SALES
SUMMARY**
2025

LINK

West End Five Year Price Index (Appreciation Rate)





West End Sales Summary 2025

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
2021	59	-	\$722,535	-	\$655,000	-	\$731	-	\$685	-
2022	50	-15%	\$752,190	4%	\$670,000	2%	\$770	5%	\$725	6%
2023	58	16%	\$708,378	-6%	\$611,000	-9%	\$757	-2%	\$688	-5%
2024	63	9%	\$666,421	-6%	\$590,000	-3%	\$715	-6%	\$670	-3%
2025	62	-2%	\$701,694	5%	\$599,500	2%	\$762	7%	\$688	3%

Average / Median Selling Price

