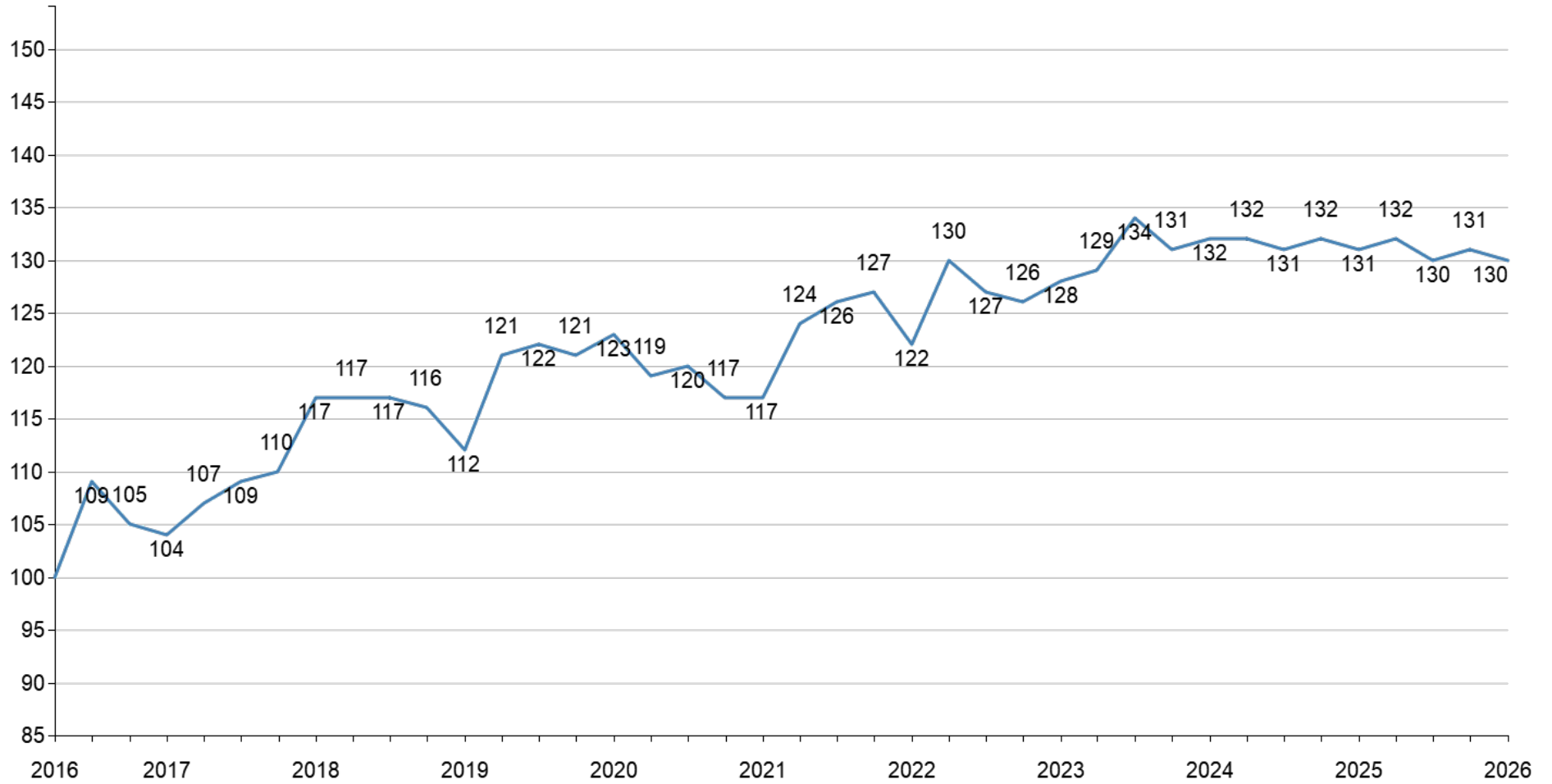


LINK

BOSTON
QUARTERLY SALES
SUMMARY
FIRST QUARTER 2026

LINK

Citywide Ten Year Price Index (Appreciation Rate)

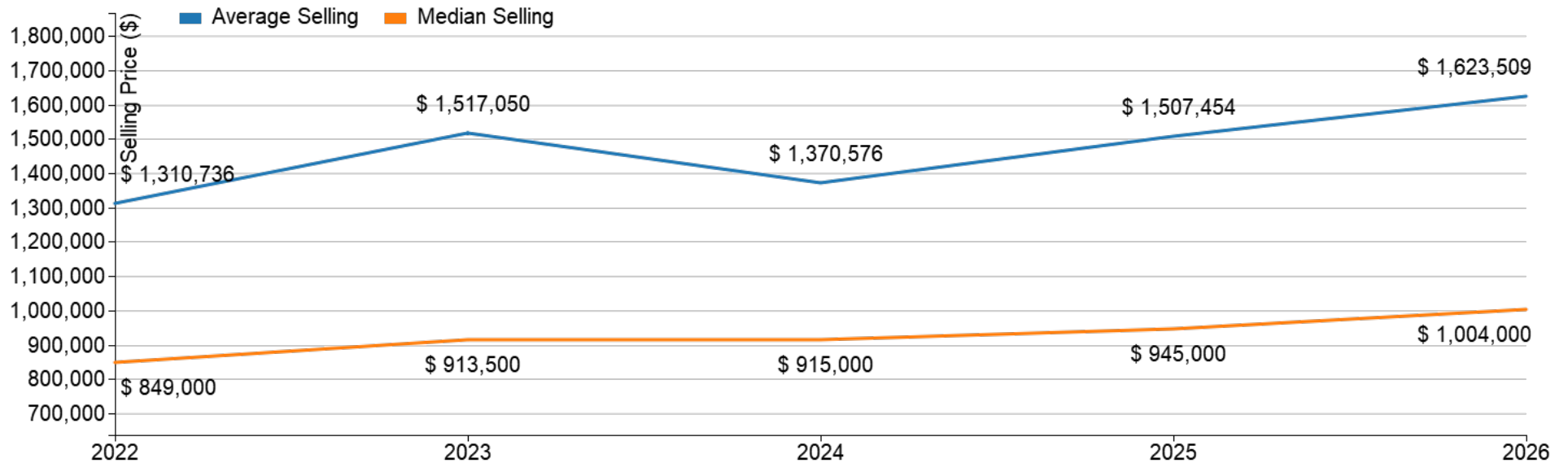




Citywide
Quarterly Sales Summary
1st Quarter 2026

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
2022	715	-	\$1,310,736	-	\$849,000	-	\$1,017	-	\$907	-
2023	470	-34%	\$1,517,050	16%	\$913,500	8%	\$1,117	10%	\$958	6%
2024	443	-6%	\$1,370,576	-10%	\$915,000	0%	\$1,072	-4%	\$949	-1%
2025	487	10%	\$1,507,454	10%	\$945,000	3%	\$1,106	3%	\$978	3%
2026	441	-9%	\$1,623,509	8%	\$1,004,000	6%	\$1,163	5%	\$1,038	6%

Average / Median Selling Price





Quarterly Sales By Area
1st Quarter 2026

Area	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
Luxe Buildings	100	11%	\$3,043,412	-7%	\$2,312,000	8%	\$1,698	-4%	\$1,540	-5%
Back Bay	73	24%	\$2,590,580	-17%	\$1,418,000	-13%	\$1,557	-8%	\$1,399	1%
Beacon Hill	32	19%	\$2,006,094	-12%	\$992,000	-55%	\$1,369	-3%	\$1,250	-6%
Charlestown	29	-31%	\$958,879	-2%	\$900,000	8%	\$876	8%	\$879	7%
East Boston	62	-10%	\$667,816	-5%	\$650,750	0%	\$655	-8%	\$655	-3%
Fenway	11	-50%	\$558,506	-49%	\$570,000	-29%	\$1,047	-13%	\$1,061	-5%
Downtown	47	31%	\$2,246,358	6%	\$1,319,000	-23%	\$1,432	0%	\$1,193	-11%
North End	5	-62%	\$732,800	-6%	\$569,000	-12%	\$898	-6%	\$856	-10%
Seaport	22	0%	\$2,492,814	23%	\$1,500,000	29%	\$1,580	3%	\$1,384	-6%
South Boston	59	-22%	\$989,303	-1%	\$945,000	2%	\$870	9%	\$868	12%
South End	72	-11%	\$1,647,135	12%	\$1,288,750	2%	\$1,215	6%	\$1,159	-2%
Waterfront	23	-8%	\$1,832,217	16%	\$1,475,000	40%	\$1,199	4%	\$1,167	11%
West End	6	-60%	\$686,000	0%	\$551,000	-17%	\$789	9%	\$653	4%



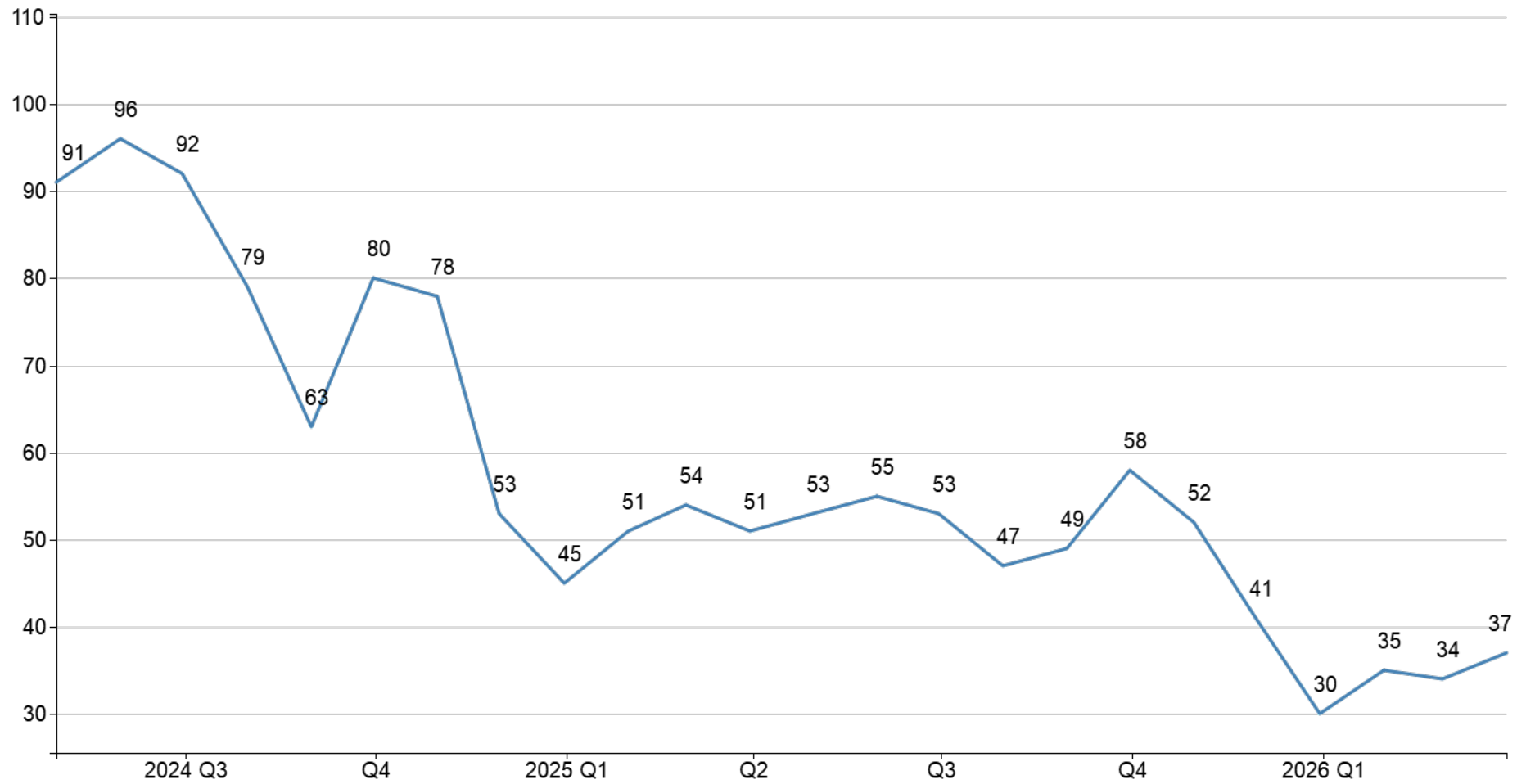
Citywide
Sales Comparison by Number of Bedrooms
1st Quarter 2026

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
Studio	2024	24	20%	\$634,808	7%	\$597,500	27%	\$1,256	18%	\$1,176	13%
	2025	29	21%	\$608,414	-4%	\$590,000	-1%	\$1,241	-1%	\$1,113	-5%
	2026	21	-28%	\$713,936	17%	\$625,000	6%	\$1,300	5%	\$1,163	4%
One Bed	2024	118	-9%	\$800,064	-12%	\$724,950	6%	\$1,022	-8%	\$951	-3%
	2025	124	5%	\$808,693	1%	\$702,500	-3%	\$1,049	3%	\$999	5%
	2026	125	1%	\$805,052	-0%	\$725,000	3%	\$1,055	1%	\$1,013	1%
Two Beds	2024	214	-12%	\$1,413,556	3%	\$972,500	-2%	\$1,073	-0%	\$919	1%
	2025	227	6%	\$1,323,759	-6%	\$1,000,000	3%	\$1,061	-1%	\$949	3%
	2026	198	-13%	\$1,496,497	13%	\$1,115,000	12%	\$1,132	7%	\$996	5%
Three Plus Beds	2024	87	13%	\$2,241,621	-31%	\$1,468,000	-10%	\$1,089	-15%	\$933	-3%
	2025	106	22%	\$2,958,159	32%	\$1,767,500	20%	\$1,229	13%	\$923	-1%
	2026	97	-8%	\$3,134,399	6%	\$2,350,000	33%	\$1,333	8%	\$1,141	24%



Citywide
Sales Comparison by Square Footage
1st Quarter 2026

Sq Feet	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
700 or less	2024	76	-11%	\$616,313	6%	\$564,500	3%	\$1,127	9%	\$1,038	4%
	2025	97	28%	\$612,807	-1%	\$587,000	4%	\$1,123	-0%	\$1,083	4%
	2026	80	-18%	\$609,076	-1%	\$585,000	-0%	\$1,104	-2%	\$1,095	1%
701- 1000	2024	119	-5%	\$807,184	-1%	\$765,000	6%	\$953	-1%	\$917	4%
	2025	102	-14%	\$796,997	-1%	\$749,500	-2%	\$937	-2%	\$874	-5%
	2026	109	7%	\$879,104	10%	\$776,724	4%	\$1,035	10%	\$947	8%
1001- 1500	2024	153	8%	\$1,230,280	-5%	\$1,064,000	-4%	\$990	-8%	\$847	-5%
	2025	166	8%	\$1,215,543	-1%	\$1,057,500	-1%	\$1,006	2%	\$888	5%
	2026	151	-9%	\$1,239,446	2%	\$1,125,000	6%	\$995	-1%	\$932	5%
1501- 1800	2024	36	-45%	\$1,550,241	-20%	\$1,448,750	-11%	\$949	-19%	\$910	-6%
	2025	44	22%	\$1,878,057	21%	\$1,495,000	3%	\$1,130	19%	\$964	6%
	2026	37	-16%	\$2,502,797	33%	\$2,399,000	60%	\$1,501	33%	\$1,435	49%
1801- 2400	2024	39	30%	\$2,933,179	10%	\$2,600,000	11%	\$1,419	11%	\$1,270	12%
	2025	48	23%	\$2,555,083	-13%	\$2,200,000	-15%	\$1,225	-14%	\$1,137	-10%
	2026	34	-29%	\$2,864,324	12%	\$2,925,000	33%	\$1,421	16%	\$1,441	27%
Over 2400	2024	20	-13%	\$5,291,750	-29%	\$4,125,000	-38%	\$1,761	-19%	\$1,519	-20%
	2025	30	50%	\$6,211,183	17%	\$4,475,000	8%	\$1,953	11%	\$1,628	7%
	2026	30	0%	\$6,475,733	4%	\$5,175,000	16%	\$1,915	-2%	\$1,714	5%



LINK

LUXURY FULL SERVICE
QUARTERLY SALES
SUMMARY
FIRST QUARTER 2026

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
Independence Condo
Lawrence Court
Le Jardin
Lincolnshire

Luxe Boutique (cont)

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
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

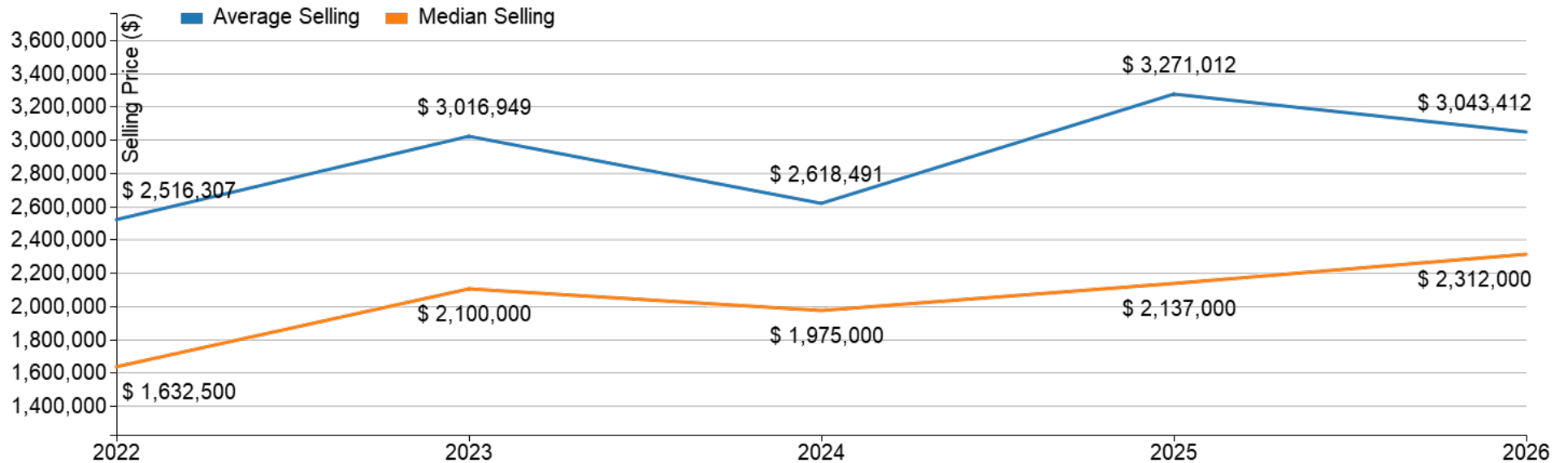
Alloy
Battery Wharf
The Carlton House
Four Seasons
The Intercontinental
The Mandarin
One Dalton Four Seasons
Raffles
Regatta Riverview
Ritz - South Station Tower
Ritz Tower I
Ritz Tower II
Rowes Wharf
W Boston



Luxury Full Service
Sales Summary
1st Quarter 2026

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
2022	146	-	\$2,516,307	-	\$1,632,500	-	\$1,558	-	\$1,477	-
2023	107	-27%	\$3,016,949	20%	\$2,100,000	29%	\$1,844	18%	\$1,644	11%
2024	95	-11%	\$2,618,491	-13%	\$1,975,000	-6%	\$1,615	-12%	\$1,494	-9%
2025	90	-5%	\$3,271,012	25%	\$2,137,000	8%	\$1,777	10%	\$1,628	9%
2026	100	11%	\$3,043,412	-7%	\$2,312,000	8%	\$1,698	-4%	\$1,540	-5%

Average / Median Selling Price





Luxury Full Service
Sales by Number of Bedrooms
1st Quarter 2026

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
Studio	2024	5	-17%	\$915,380	44%	\$970,000	72%	\$1,931	44%	\$1,764	43%
	2025	4	-20%	\$805,000	-12%	\$817,500	-16%	\$2,005	4%	\$2,162	23%
	2026	7	75%	\$973,571	21%	\$1,100,000	35%	\$1,637	-18%	\$1,477	-32%
One Bed	2024	22	-35%	\$1,243,955	-23%	\$1,277,000	-3%	\$1,450	-14%	\$1,504	-9%
	2025	25	14%	\$1,235,744	-1%	\$1,100,000	-14%	\$1,453	0%	\$1,370	-9%
	2026	23	-8%	\$1,249,031	1%	\$1,235,000	12%	\$1,406	-3%	\$1,313	-4%
Two Beds	2024	51	0%	\$2,747,112	-2%	\$2,300,000	-5%	\$1,663	-7%	\$1,498	-2%
	2025	38	-25%	\$2,564,829	-7%	\$2,375,000	3%	\$1,639	-1%	\$1,635	9%
	2026	45	18%	\$2,915,900	14%	\$2,950,000	24%	\$1,700	4%	\$1,596	-2%
Three Plus Beds	2024	17	6%	\$4,512,353	-40%	\$3,400,000	-48%	\$1,589	-37%	\$1,270	-43%
	2025	22	29%	\$7,302,909	62%	\$5,822,500	71%	\$2,362	49%	\$1,970	55%
	2026	25	14%	\$5,503,320	-25%	\$3,725,000	-36%	\$1,979	-16%	\$1,737	-12%



Luxury Full Service
Sales by Square Footage
1st Quarter 2026

Sq Feet	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
700 or less	2024	8	-33%	\$841,988	13%	\$855,000	26%	\$1,717	22%	\$1,532	19%
	2025	10	25%	\$853,150	1%	\$817,500	-4%	\$1,696	-1%	\$1,771	16%
	2026	9	-10%	\$827,611	-3%	\$680,000	-17%	\$1,469	-13%	\$1,248	-30%
701- 1000	2024	15	-21%	\$1,209,300	-8%	\$1,025,000	-12%	\$1,413	-7%	\$1,306	-1%
	2025	12	-20%	\$1,132,250	-6%	\$980,000	-4%	\$1,342	-5%	\$1,172	-10%
	2026	18	50%	\$1,146,735	1%	\$1,162,000	19%	\$1,422	6%	\$1,396	19%
1001- 1500	2024	34	0%	\$1,923,362	-13%	\$1,875,000	0%	\$1,513	-16%	\$1,496	-2%
	2025	28	-18%	\$1,874,236	-3%	\$1,949,500	4%	\$1,501	-1%	\$1,570	5%
	2026	24	-14%	\$1,854,729	-1%	\$1,637,500	-16%	\$1,419	-5%	\$1,263	-20%
1501- 1800	2024	9	-59%	\$2,210,768	-25%	\$2,250,000	-21%	\$1,342	-24%	\$1,352	-23%
	2025	15	67%	\$2,816,433	27%	\$2,650,000	18%	\$1,682	25%	\$1,647	22%
	2026	16	7%	\$3,467,000	23%	\$3,500,000	32%	\$2,078	24%	\$2,092	27%
1801- 2400	2024	17	55%	\$3,672,353	-14%	\$3,400,000	-8%	\$1,825	-9%	\$1,811	3%
	2025	9	-47%	\$4,391,111	20%	\$3,600,000	6%	\$2,084	14%	\$1,647	-9%
	2026	16	78%	\$3,280,313	-25%	\$3,100,000	-14%	\$1,657	-20%	\$1,528	-7%
Over 2400	2024	12	33%	\$6,346,667	-44%	\$5,682,500	-42%	\$1,995	-39%	\$1,617	-52%
	2025	16	33%	\$8,626,719	36%	\$6,937,500	22%	\$2,554	28%	\$2,248	39%
	2026	17	6%	\$7,281,235	-16%	\$5,900,000	-15%	\$2,185	-14%	\$1,997	-11%

LINK

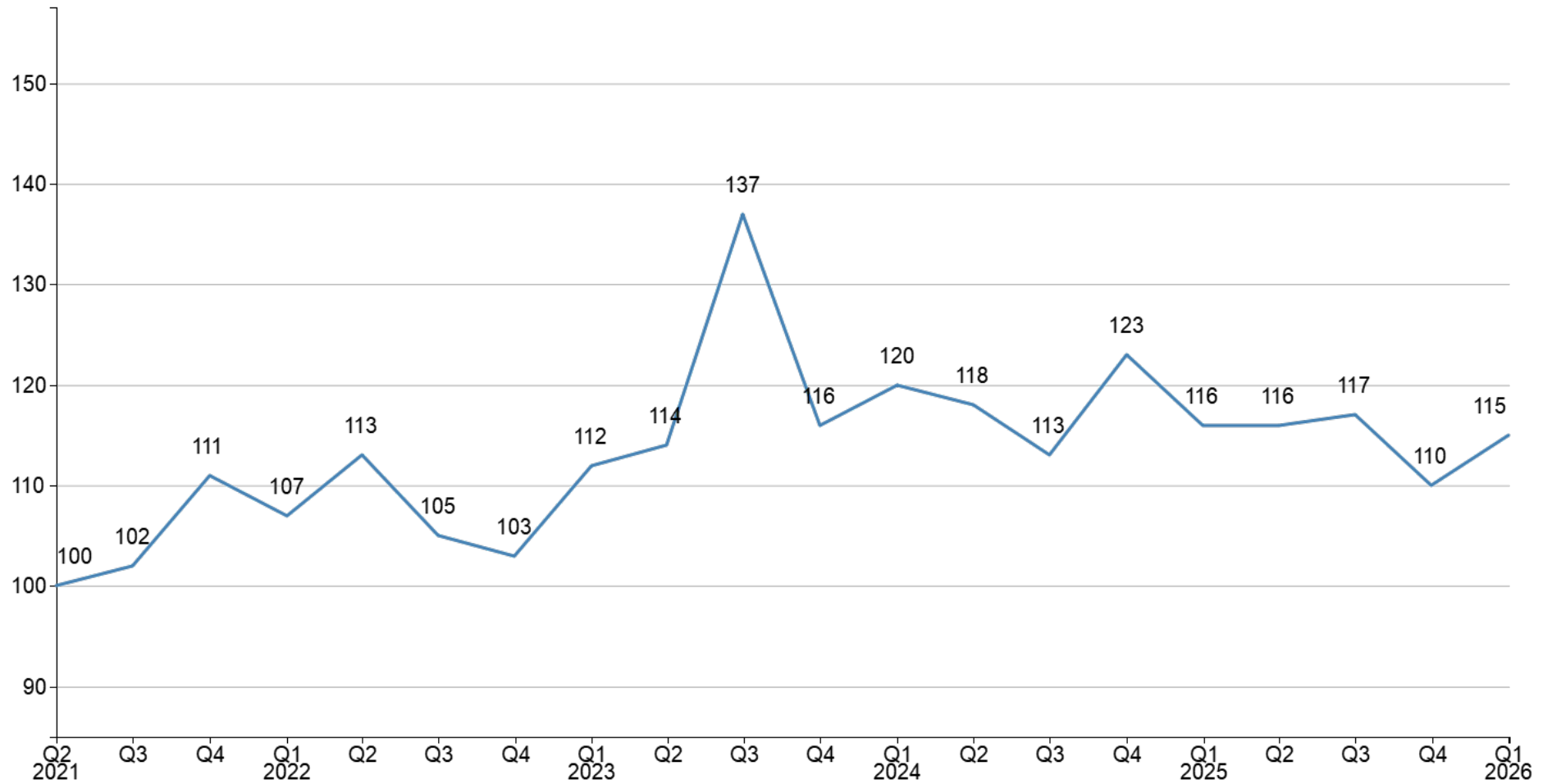
BACK BAY

**QUARTERLY SALES
SUMMARY**

FIRST QUARTER 2026

LINK

Back Bay Five Year Price Index (Appreciation Rate)

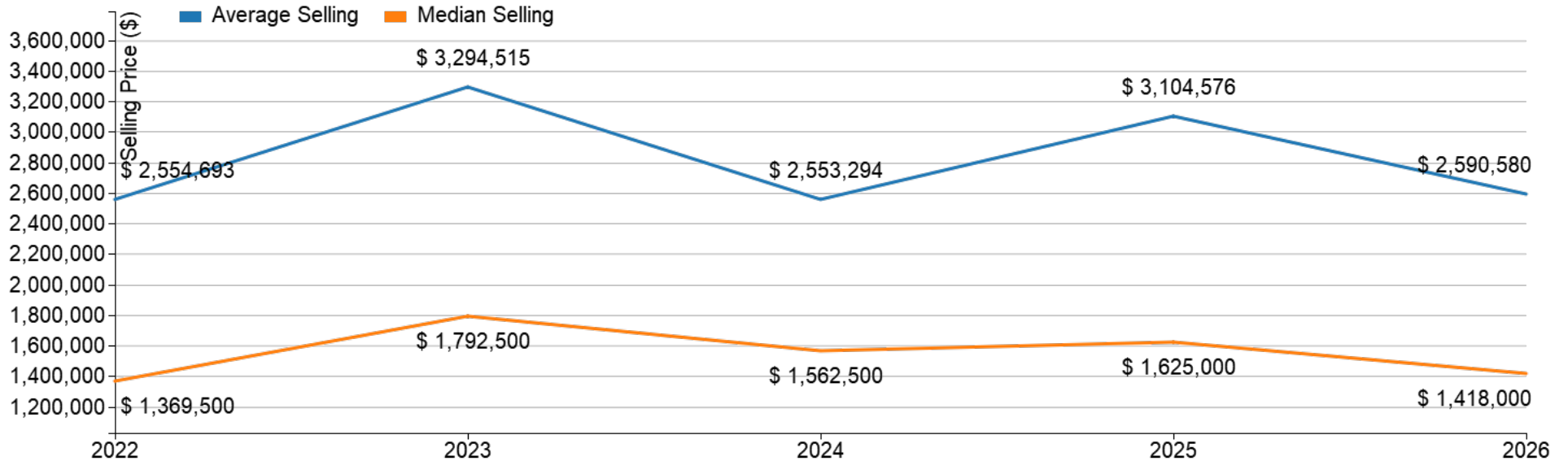




Back Bay
Sales Summary
1st Quarter 2026

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
2022	86	-	\$2,554,693	-	\$1,369,500	-	\$1,455	-	\$1,248	-
2023	67	-22%	\$3,294,515	29%	\$1,792,500	31%	\$1,652	14%	\$1,319	6%
2024	51	-24%	\$2,553,294	-22%	\$1,562,500	-13%	\$1,634	-1%	\$1,503	14%
2025	59	16%	\$3,104,576	22%	\$1,625,000	4%	\$1,688	3%	\$1,382	-8%
2026	73	24%	\$2,590,580	-17%	\$1,418,000	-13%	\$1,557	-8%	\$1,399	1%

Average / Median Selling Price





Back Bay
Sales by Number of Bedrooms
1st Quarter 2026

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
Studio	2024	7	17%	\$810,143	43%	\$665,000	36%	\$1,754	28%	\$1,390	13%
	2025	8	14%	\$700,188	-14%	\$715,500	8%	\$1,728	-1%	\$1,827	31%
	2026	3	-62%	\$730,000	4%	\$590,000	-18%	\$1,696	-2%	\$1,572	-14%
One Bed	2024	15	0%	\$1,091,533	-30%	\$996,000	-17%	\$1,212	-21%	\$1,074	-13%
	2025	13	-13%	\$1,168,231	7%	\$790,000	-21%	\$1,277	5%	\$1,129	5%
	2026	24	85%	\$898,104	-23%	\$843,000	7%	\$1,228	-4%	\$1,274	13%
Two Beds	2024	20	-33%	\$2,882,200	27%	\$2,388,750	36%	\$1,728	18%	\$1,610	18%
	2025	21	5%	\$2,001,500	-31%	\$1,730,000	-28%	\$1,499	-13%	\$1,460	-9%
	2026	29	38%	\$2,273,460	14%	\$1,650,000	-5%	\$1,502	0%	\$1,361	-7%
Three Plus Beds	2024	9	-44%	\$5,614,444	-29%	\$4,200,000	-41%	\$2,034	-8%	\$1,654	-6%
	2025	17	89%	\$7,079,412	26%	\$3,650,000	-13%	\$2,216	9%	\$1,579	-5%
	2026	17	0%	\$5,849,265	-17%	\$4,000,000	10%	\$2,091	-6%	\$1,836	16%



Back Bay
Sales Comparison by Square Footage
1st Quarter 2026

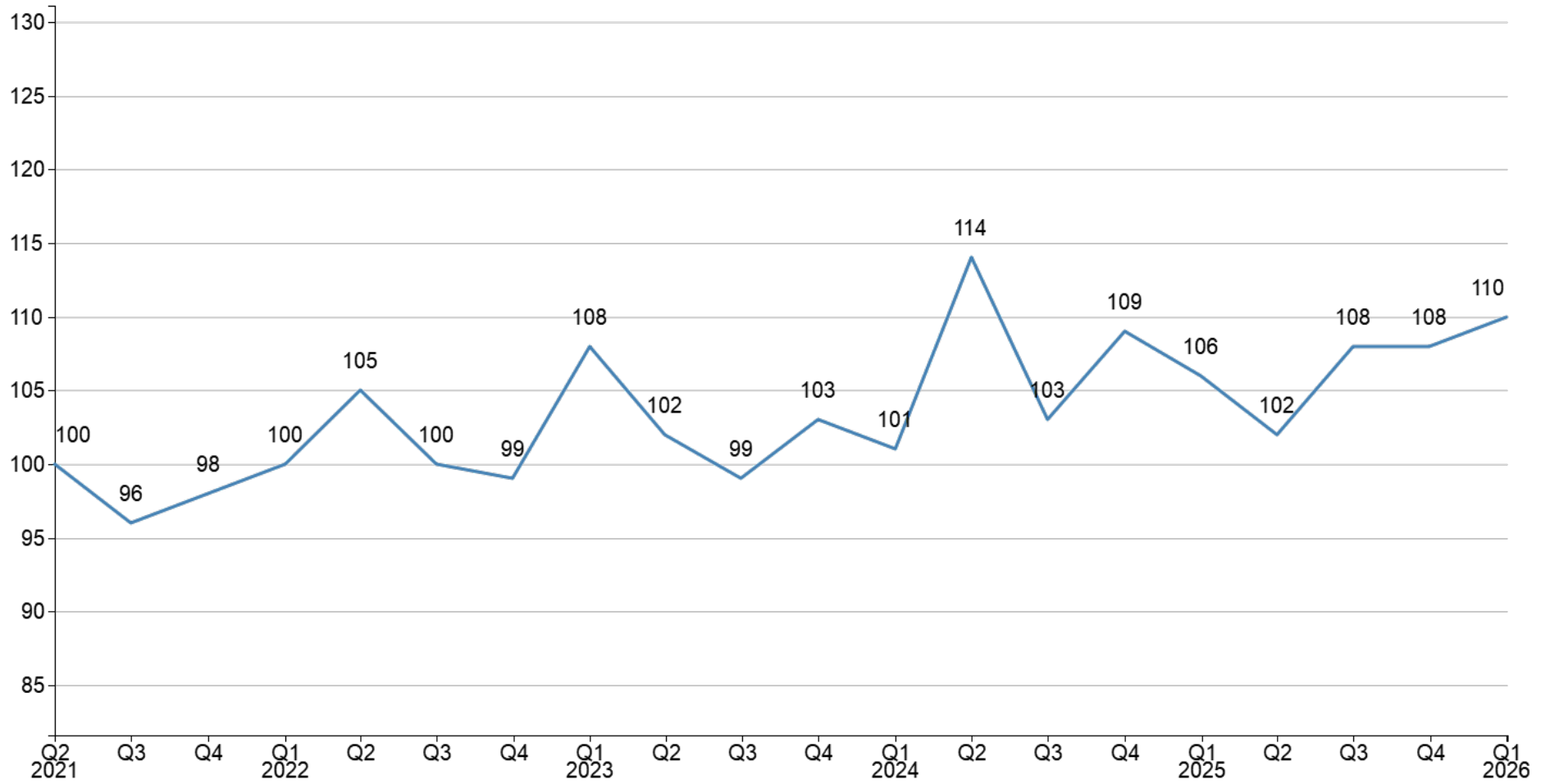
Sq Feet	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
700 or less	2024	9	0%	\$891,222	55%	\$950,000	81%	\$1,782	38%	\$1,403	20%
	2025	13	44%	\$689,731	-23%	\$685,000	-28%	\$1,492	-16%	\$1,157	-18%
	2026	14	8%	\$686,464	-0%	\$662,000	-3%	\$1,310	-12%	\$1,278	10%
701- 1000	2024	12	50%	\$996,958	9%	\$910,000	10%	\$1,146	1%	\$1,061	-5%
	2025	9	-25%	\$1,273,444	28%	\$1,200,000	32%	\$1,372	20%	\$1,226	16%
	2026	15	67%	\$1,103,600	-13%	\$1,125,000	-6%	\$1,287	-6%	\$1,289	5%
1001- 1500	2024	11	-54%	\$1,660,773	-14%	\$1,562,500	-10%	\$1,411	-11%	\$1,494	18%
	2025	15	36%	\$1,651,167	-1%	\$1,510,000	-3%	\$1,403	-1%	\$1,382	-8%
	2026	19	27%	\$1,740,070	5%	\$1,450,000	-4%	\$1,418	1%	\$1,313	-5%
1501- 1800	2024	2	-67%	\$1,927,500	6%	\$1,927,500	18%	\$1,155	-1%	\$1,155	16%
	2025	4	100%	\$3,137,500	63%	\$2,725,000	41%	\$1,870	62%	\$1,657	44%
	2026	4	0%	\$2,781,000	-11%	\$2,799,500	3%	\$1,632	-13%	\$1,639	-1%
1801- 2400	2024	10	100%	\$3,676,000	2%	\$3,350,000	2%	\$1,835	7%	\$1,693	-2%
	2025	7	-30%	\$3,839,286	4%	\$3,225,000	-4%	\$1,774	-3%	\$1,512	-11%
	2026	10	43%	\$3,388,750	-12%	\$3,325,000	3%	\$1,653	-7%	\$1,681	11%
Over 2400	2024	7	-53%	\$7,335,714	-17%	\$7,800,000	-6%	\$2,480	2%	\$2,609	32%
	2025	11	57%	\$8,959,091	22%	\$10,350,000	33%	\$2,446	-1%	\$2,033	-22%
	2026	11	0%	\$7,715,909	-14%	\$6,725,000	-35%	\$2,365	-3%	\$2,338	15%

LINK

BEACON HILL
QUARTERLY SALES
SUMMARY
FIRST QUARTER 2026



Beacon Hill
Five Year Price Index
(Appreciation Rate)

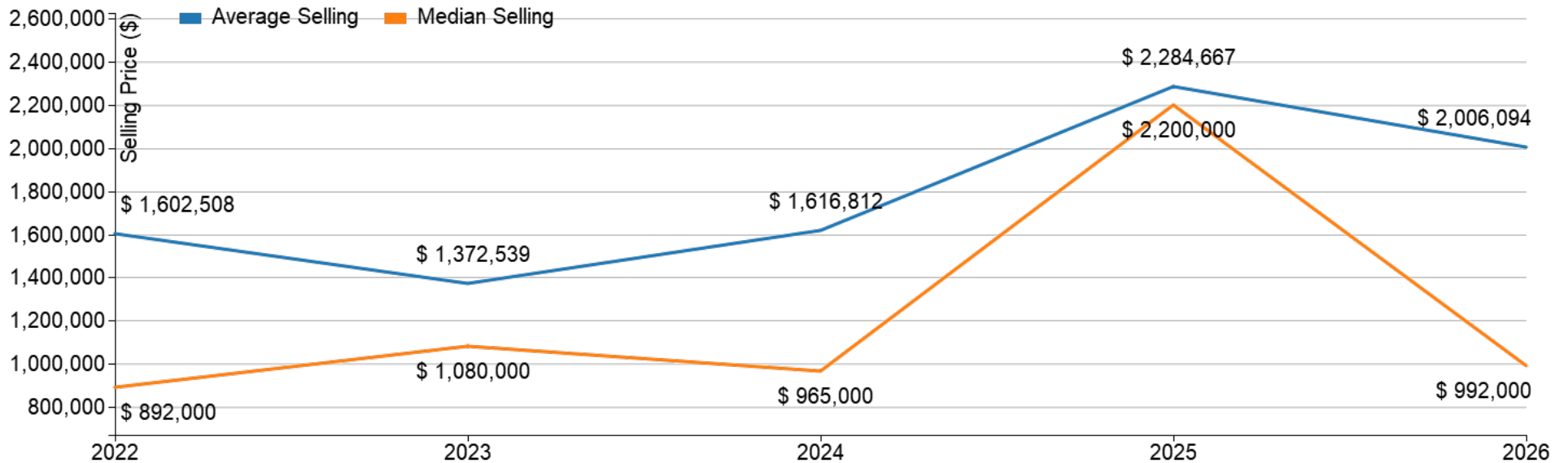




Beacon Hill
Sales Summary
1st Quarter 2026

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
2022	32	-	\$1,602,508	-	\$892,000	-	\$1,259	-	\$1,173	-
2023	19	-41%	\$1,372,539	-14%	\$1,080,000	21%	\$1,284	2%	\$1,301	11%
2024	21	11%	\$1,616,812	18%	\$965,000	-11%	\$1,270	-1%	\$1,182	-9%
2025	27	29%	\$2,284,667	41%	\$2,200,000	128%	\$1,407	11%	\$1,332	13%
2026	32	19%	\$2,006,094	-12%	\$992,000	-55%	\$1,369	-3%	\$1,250	-6%

Average / Median Selling Price





Beacon Hill
Sales by Number of Bedrooms
1st Quarter 2026

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
Studio	2024	1	-	\$449,000	-	\$449,000	-	\$1,714	-	\$1,714	-
	2025	2	100%	\$387,500	-14%	\$387,500	-14%	\$1,456	-15%	\$1,456	-15%
	2026	3	50%	\$501,667	29%	\$505,000	30%	\$1,273	-13%	\$1,168	-20%
One Bed	2024	7	17%	\$684,536	0%	\$700,000	1%	\$1,186	9%	\$1,167	10%
	2025	6	-14%	\$603,500	-12%	\$616,750	-12%	\$1,189	0%	\$1,199	3%
	2026	12	100%	\$857,875	42%	\$769,500	25%	\$1,214	2%	\$1,221	2%
Two Beds	2024	8	-33%	\$1,819,913	17%	\$1,647,150	21%	\$1,218	-11%	\$1,227	-10%
	2025	10	25%	\$2,183,250	20%	\$2,275,000	38%	\$1,392	14%	\$1,309	7%
	2026	11	10%	\$1,500,955	-31%	\$1,345,000	-41%	\$1,439	3%	\$1,437	10%
Three Plus Beds	2024	5	400%	\$2,830,600	-16%	\$2,500,000	-25%	\$1,380	-4%	\$1,182	-17%
	2025	9	80%	\$3,939,722	39%	\$4,137,500	65%	\$1,559	13%	\$1,518	28%
	2026	6	-33%	\$5,980,833	52%	\$5,000,000	21%	\$1,597	2%	\$1,546	2%



Beacon Hill
Sales Comparison by Square Footage
1st Quarter 2026

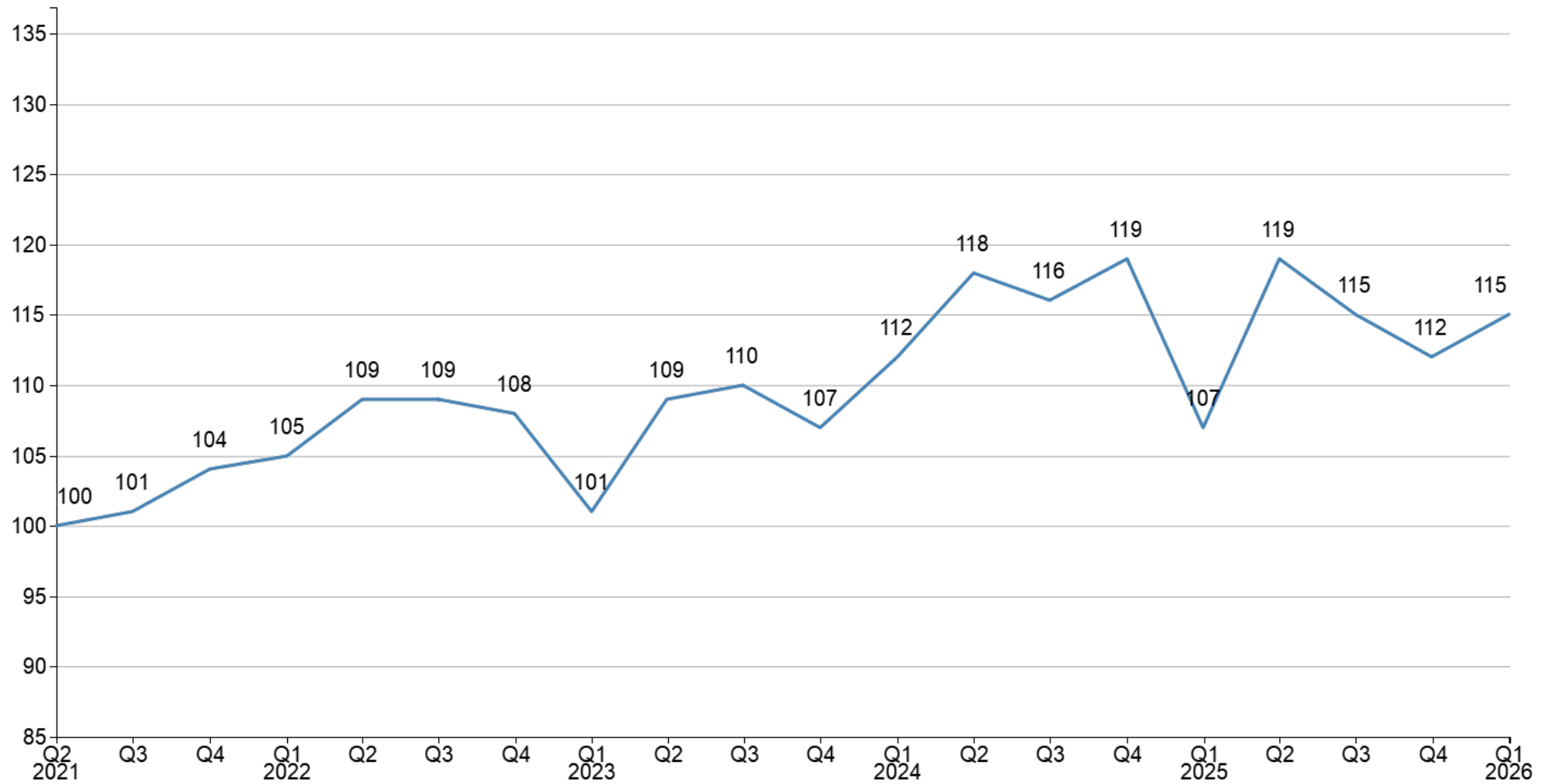
Sq Feet	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
700 or less	2024	7	40%	\$643,500	-3%	\$660,000	-4%	\$1,295	17%	\$1,220	14%
	2025	8	14%	\$549,500	-15%	\$530,000	-20%	\$1,255	-3%	\$1,253	3%
	2026	13	62%	\$663,808	21%	\$685,000	29%	\$1,244	-1%	\$1,212	-3%
701- 1000	2024	4	-43%	\$865,313	-18%	\$880,000	-18%	\$981	-19%	\$973	-16%
	2025	1	-75%	\$840,000	-3%	\$840,000	-5%	\$977	-0%	\$977	0%
	2026	8	700%	\$1,097,250	31%	\$1,122,000	34%	\$1,268	30%	\$1,227	26%
1001- 1500	2024	5	0%	\$1,633,660	-7%	\$1,594,300	-0%	\$1,189	-21%	\$1,176	-15%
	2025	6	20%	\$1,865,000	14%	\$1,777,500	11%	\$1,466	23%	\$1,445	23%
	2026	5	-17%	\$1,855,000	-1%	\$1,740,000	-2%	\$1,390	-5%	\$1,392	-4%
1501- 1800	2024	1	-	\$2,299,000	-	\$2,299,000	-	\$1,299	-	\$1,299	-
	2025	1	0%	\$2,750,000	20%	\$2,750,000	20%	\$1,694	30%	\$1,694	30%
	2026	1	0%	\$3,262,500	19%	\$3,262,500	19%	\$2,053	21%	\$2,053	21%
1801- 2400	2024	2	0%	\$3,072,500	-7%	\$3,072,500	-7%	\$1,381	-4%	\$1,381	-4%
	2025	4	100%	\$2,761,875	-10%	\$2,775,000	-10%	\$1,409	2%	\$1,406	2%
	2026	0	-	-	-	-	-	-	-	-	-
Over 2400	2024	2	-	\$4,687,500	-	\$4,687,500	-	\$1,836	-	\$1,836	-
	2025	7	250%	\$4,494,643	-4%	\$4,400,000	-6%	\$1,550	-16%	\$1,631	-11%
	2026	5	-29%	\$6,850,000	52%	\$5,100,000	16%	\$1,699	10%	\$1,704	4%

LINK

CHARLESTOWN
QUARTERLY SALES
SUMMARY
FIRST QUARTER 2026

LINK

Charlestown
Five Year Price Index
(Appreciation Rate)

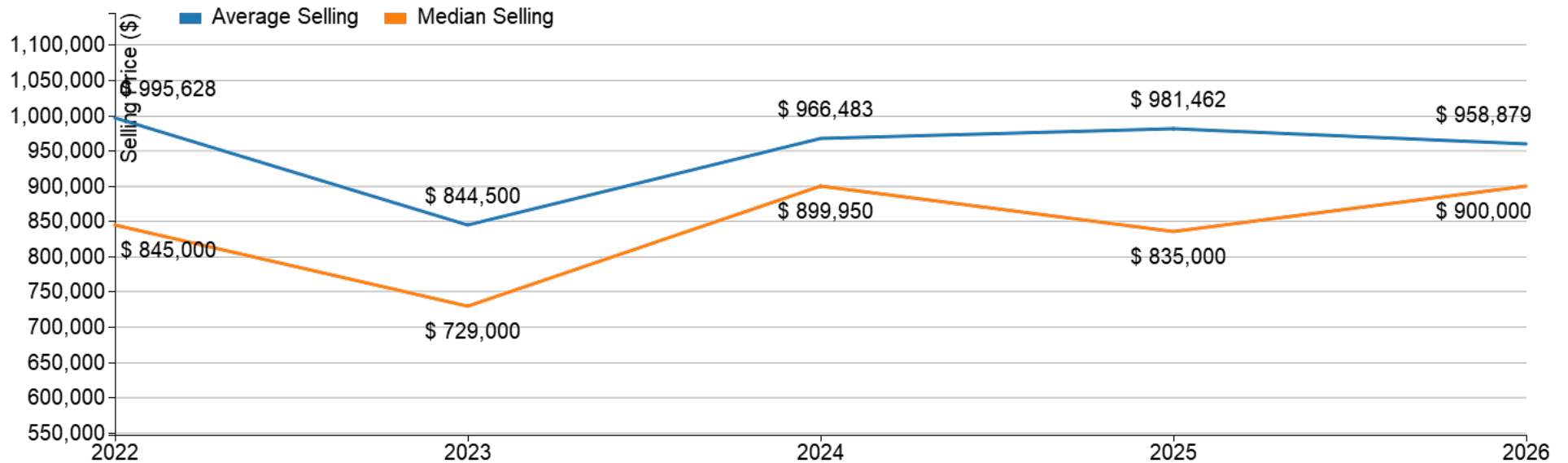




Charlestown
Sales Summary
1st Quarter 2026

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
2022	66	-	\$995,628	-	\$845,000	-	\$796	-	\$777	-
2023	37	-44%	\$844,500	-15%	\$729,000	-14%	\$774	-3%	\$776	-0%
2024	36	-3%	\$966,483	14%	\$899,950	23%	\$860	11%	\$872	12%
2025	42	17%	\$981,462	2%	\$835,000	-7%	\$813	-5%	\$823	-6%
2026	29	-31%	\$958,879	-2%	\$900,000	8%	\$876	8%	\$879	7%

Average / Median Selling Price





Charlestown
Sales by Number of Bedrooms
1st Quarter 2026

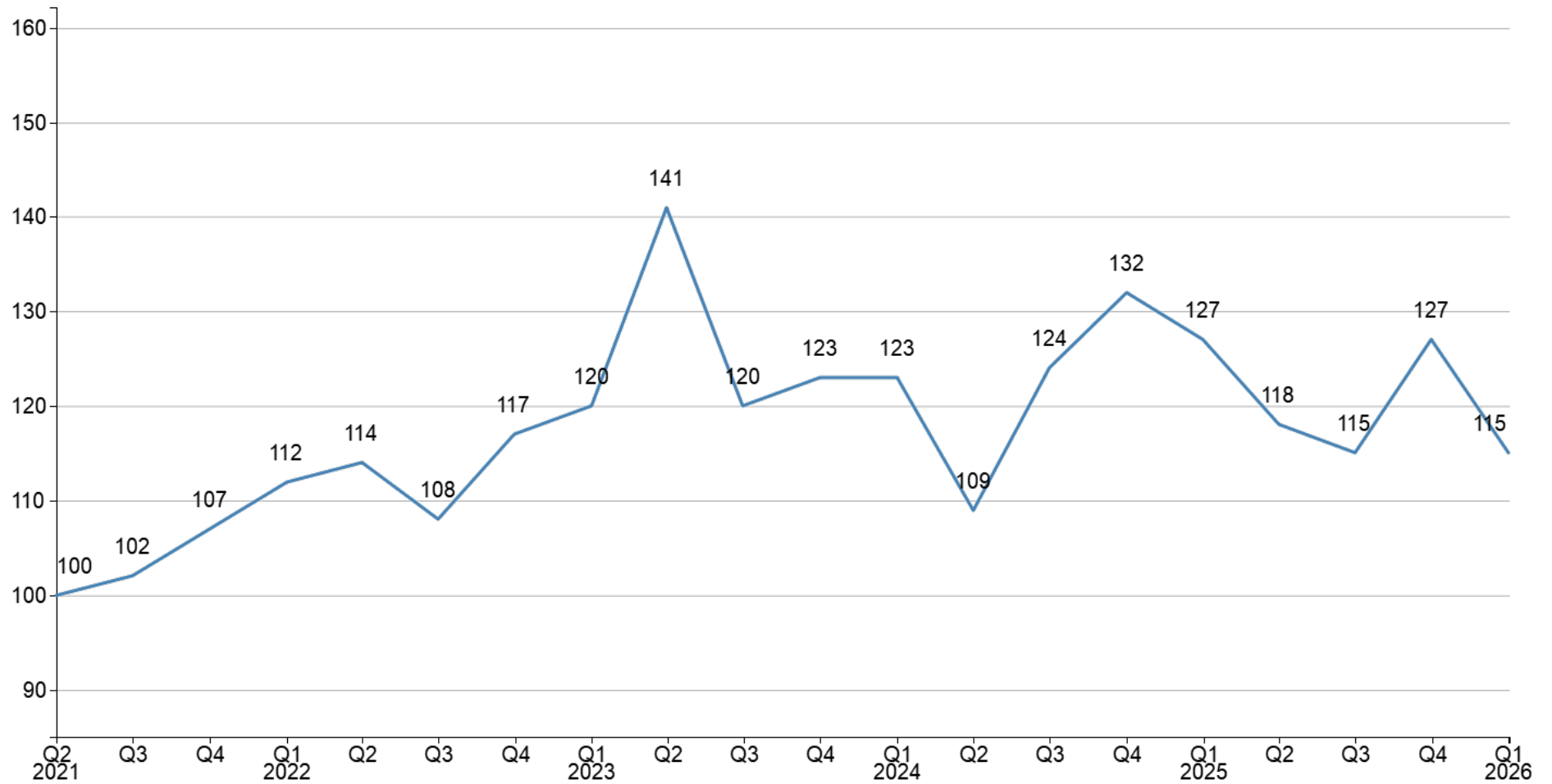
Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
Studio	2024	0	-	-	-	-	-	-	-	-	-
	2025	1	-	\$497,000	-	\$497,000	-	\$877	-	\$877	-
	2026	0	-	-	-	-	-	-	-	-	-
One Bed	2024	10	-9%	\$707,550	18%	\$563,000	-5%	\$829	10%	\$846	13%
	2025	8	-20%	\$707,188	-0%	\$633,750	13%	\$877	6%	\$833	-1%
	2026	9	12%	\$617,389	-13%	\$639,000	1%	\$829	-5%	\$841	1%
Two Beds	2024	20	0%	\$983,395	13%	\$909,500	21%	\$894	9%	\$901	10%
	2025	22	10%	\$864,859	-12%	\$790,000	-13%	\$784	-12%	\$771	-14%
	2026	12	-45%	\$977,167	13%	\$900,000	14%	\$872	11%	\$850	10%
Three Plus Beds	2024	6	0%	\$1,341,667	12%	\$1,350,000	21%	\$795	20%	\$780	16%
	2025	11	83%	\$1,458,182	9%	\$1,465,000	9%	\$818	3%	\$828	6%
	2026	8	-27%	\$1,315,625	-10%	\$1,285,000	-12%	\$934	14%	\$901	9%

LINK

EAST BOSTON
QUARTERLY SALES
SUMMARY
FIRST QUARTER 2026

LINK

East Boston Five Year Price Index (Appreciation Rate)

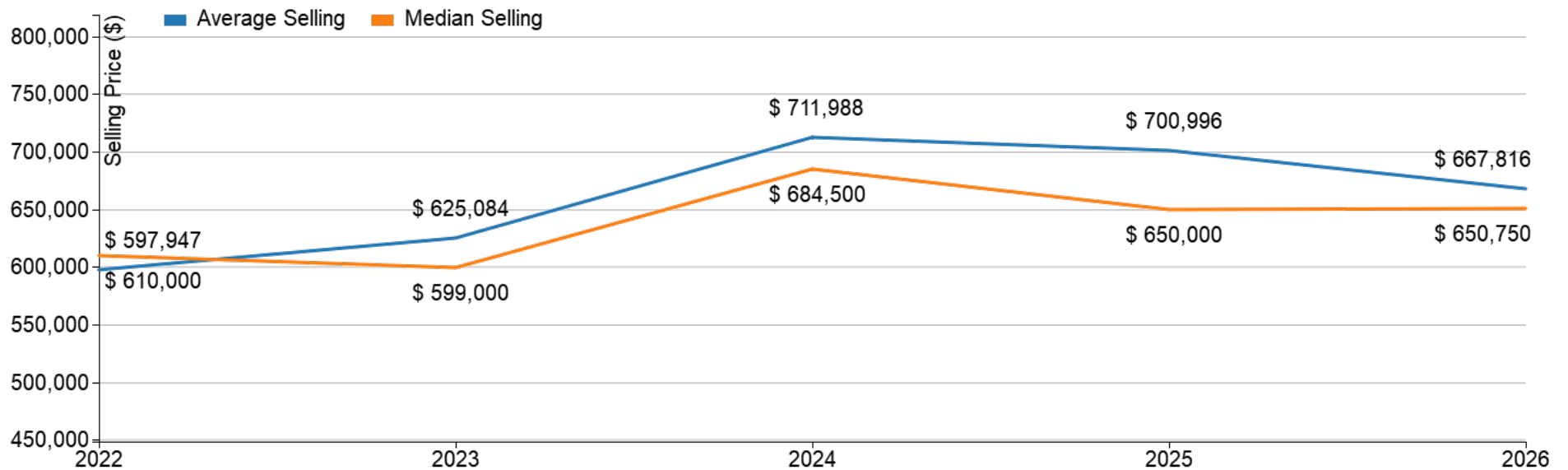




East Boston
Sales Summary
1st Quarter 2026

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
2022	109	-	\$597,947	-	\$610,000	-	\$625	-	\$620	-
2023	69	-37%	\$625,084	5%	\$599,000	-2%	\$652	4%	\$629	2%
2024	92	33%	\$711,988	14%	\$684,500	14%	\$724	11%	\$700	11%
2025	69	-25%	\$700,996	-2%	\$650,000	-5%	\$715	-1%	\$673	-4%
2026	62	-10%	\$667,816	-5%	\$650,750	0%	\$655	-8%	\$655	-3%

Average / Median Selling Price





East Boston
Sales by Number of Bedrooms
1st Quarter 2026

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
Studio	2024	2	100%	\$414,500	-18%	\$414,500	-18%	\$956	-2%	\$956	-2%
	2025	1	-50%	\$512,500	24%	\$512,500	24%	\$812	-15%	\$812	-15%
	2026	0	-	-	-	-	-	-	-	-	-
One Bed	2024	22	83%	\$571,879	18%	\$542,416	6%	\$799	13%	\$761	3%
	2025	18	-18%	\$552,322	-3%	\$547,450	1%	\$764	-4%	\$744	-2%
	2026	11	-39%	\$477,545	-14%	\$485,000	-11%	\$678	-11%	\$674	-9%
Two Beds	2024	49	14%	\$716,715	13%	\$699,000	11%	\$701	8%	\$679	7%
	2025	34	-31%	\$693,294	-3%	\$650,500	-7%	\$713	2%	\$672	-1%
	2026	35	3%	\$685,497	-1%	\$665,000	2%	\$698	-2%	\$685	2%
Three Plus Beds	2024	19	46%	\$893,345	22%	\$977,000	40%	\$671	15%	\$693	25%
	2025	16	-16%	\$896,400	0%	\$832,500	-15%	\$657	-2%	\$608	-12%
	2026	16	0%	\$759,950	-15%	\$688,450	-17%	\$546	-17%	\$550	-10%

LINK

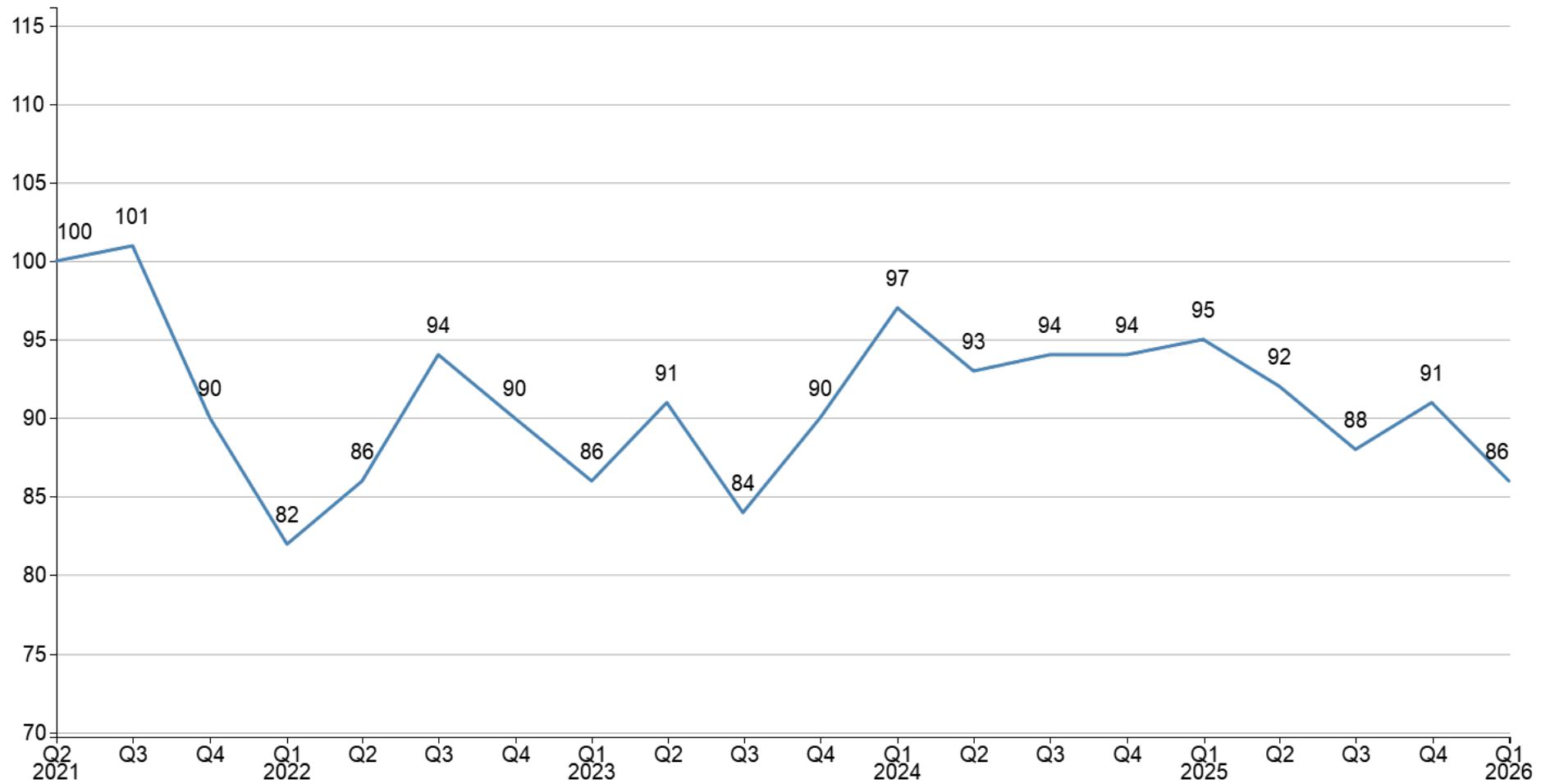
FENWAY

**QUARTERLY SALES
SUMMARY**

FIRST QUARTER 2026

LINK

Fenway Five Year Price Index (Appreciation Rate)

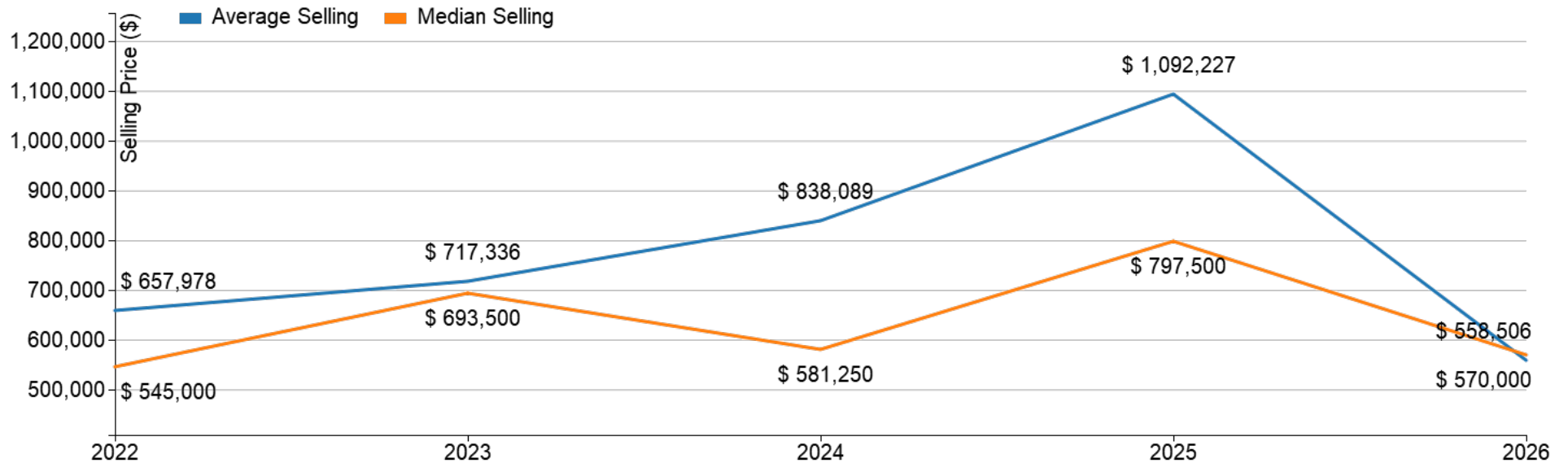




Fenway
Sales Summary
1st Quarter 2026

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
2022	23	-	\$657,978	-	\$545,000	-	\$1,022	-	\$949	-
2023	22	-4%	\$717,336	9%	\$693,500	27%	\$926	-9%	\$880	-7%
2024	10	-55%	\$838,089	17%	\$581,250	-16%	\$1,098	19%	\$938	7%
2025	22	120%	\$1,092,227	30%	\$797,500	37%	\$1,206	10%	\$1,117	19%
2026	11	-50%	\$558,506	-49%	\$570,000	-29%	\$1,047	-13%	\$1,061	-5%

Average / Median Selling Price





Fenway
Sales by Number of Bedrooms
1st Quarter 2026

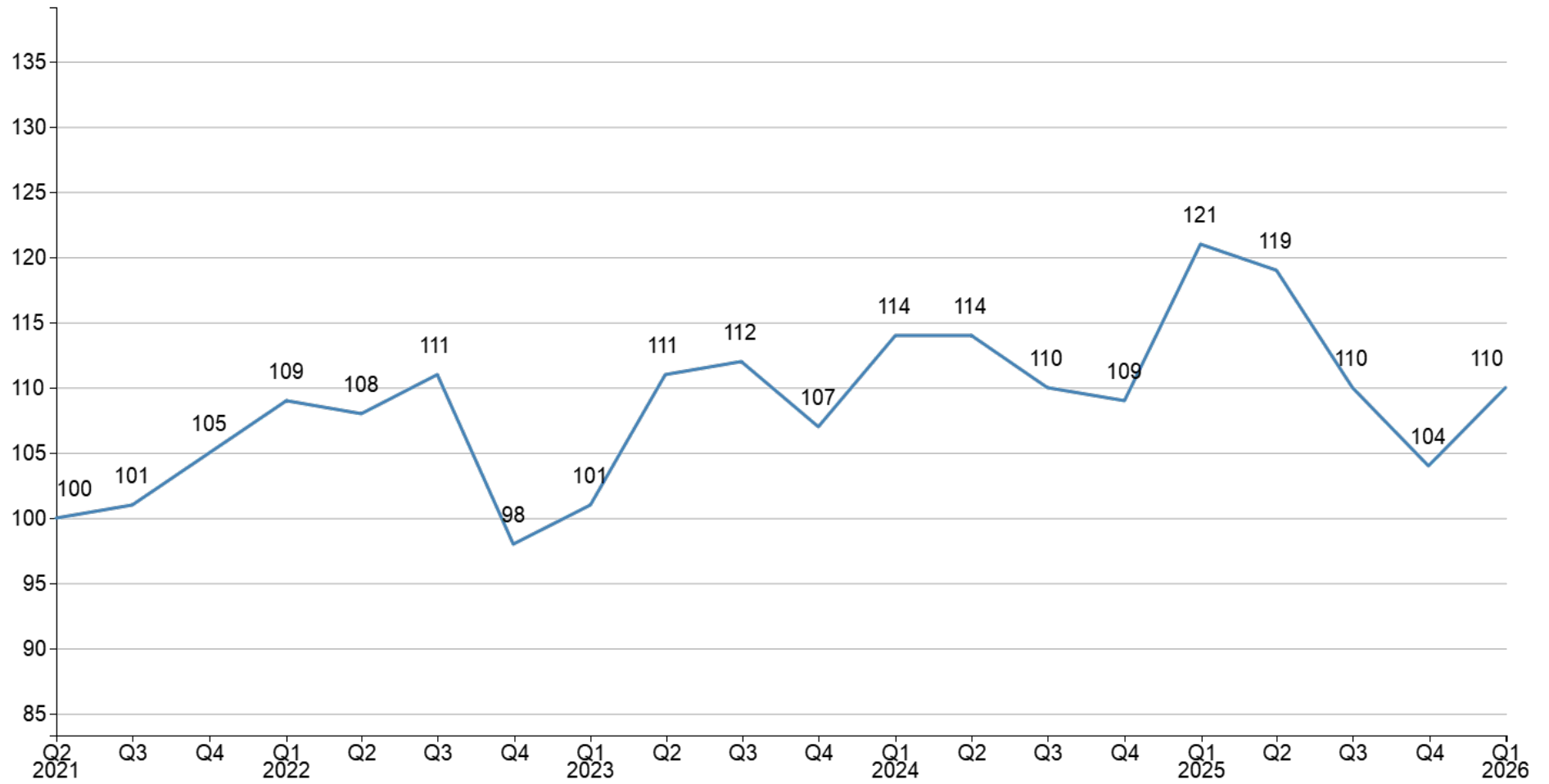
Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
Studio	2024	0	-	-	-	-	-	-	-	-	-
	2025	5	-	\$414,800	-	\$380,000	-	\$1,079	-	\$1,073	-
	2026	3	-40%	\$434,523	5%	\$388,570	2%	\$1,194	11%	\$1,130	5%
One Bed	2024	7	-30%	\$518,486	-6%	\$552,000	4%	\$983	0%	\$920	-6%
	2025	6	-14%	\$668,667	29%	\$570,000	3%	\$1,310	33%	\$1,168	27%
	2026	6	0%	\$558,333	-17%	\$563,750	-1%	\$1,010	-23%	\$978	-16%
Two Beds	2024	1	-91%	\$1,287,490	58%	\$1,287,490	59%	\$1,336	49%	\$1,336	57%
	2025	8	700%	\$1,152,250	-11%	\$1,025,000	-20%	\$1,147	-14%	\$1,080	-19%
	2026	1	-88%	\$810,000	-30%	\$810,000	-21%	\$814	-29%	\$814	-25%
Three Plus Beds	2024	2	-	\$1,732,000	-	\$1,732,000	-	\$1,382	-	\$1,382	-
	2025	3	50%	\$2,908,333	68%	\$1,290,000	-26%	\$1,366	-1%	\$902	-35%
	2026	1	-67%	\$680,000	-77%	\$680,000	-47%	\$1,061	-22%	\$1,061	18%

LINK

DOWNTOWN
QUARTERLY SALES
SUMMARY
FIRST QUARTER 2026

LINK

Downtown Five Year Price Index (Appreciation Rate)

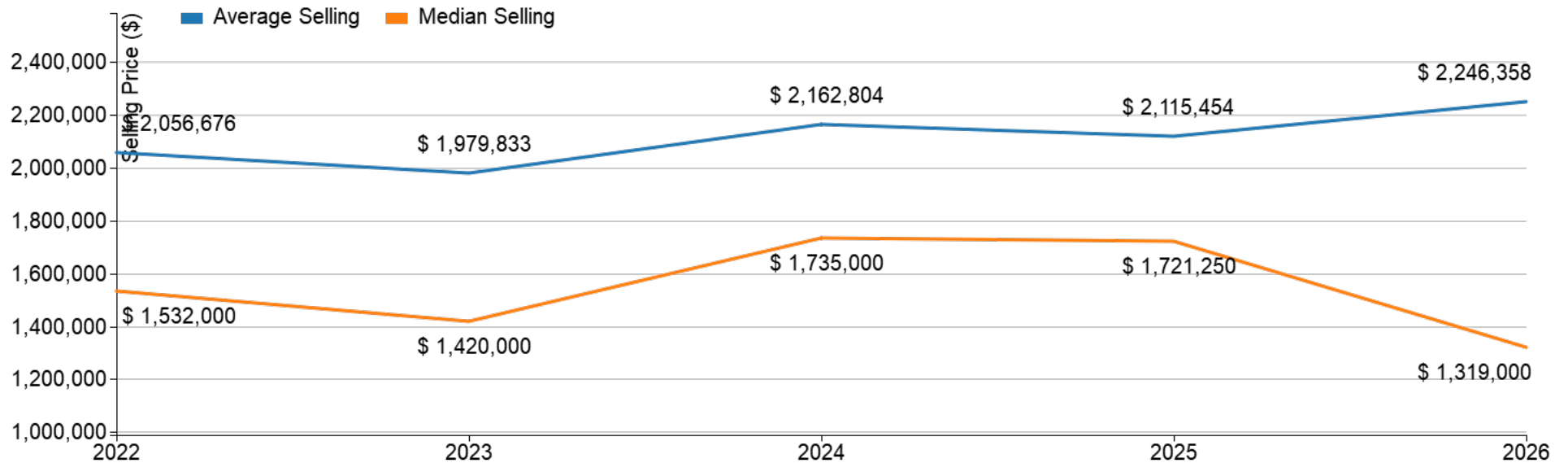




Downtown
Sales Summary
1st Quarter 2026

Year	Sales	% +/-	Avg Sell	% +/-	Med Sell	% +/-	Avg Psf	% +/-	Med Psf	% +/-
2022	44	-	\$2,056,676	-	\$1,532,000	-	\$1,268	-	\$1,199	-
2023	24	-45%	\$1,979,833	-4%	\$1,420,000	-7%	\$1,393	10%	\$1,358	13%
2024	27	12%	\$2,162,804	9%	\$1,735,000	22%	\$1,407	1%	\$1,234	-9%
2025	36	33%	\$2,115,454	-2%	\$1,721,250	-1%	\$1,431	2%	\$1,336	8%
2026	47	31%	\$2,246,358	6%	\$1,319,000	-23%	\$1,432	0%	\$1,193	-11%

Average / Median Selling Price





Downtown
Sales by Number of Bedrooms
1st Quarter 2026

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
Studio	2024	3	200%	\$648,333	-16%	\$650,000	-16%	\$1,217	-16%	\$1,176	-18%
	2025	3	0%	\$648,167	-0%	\$644,500	-1%	\$1,212	-0%	\$1,159	-1%
	2026	3	0%	\$1,073,032	66%	\$1,256,000	95%	\$1,629	34%	\$1,861	61%
One Bed	2024	7	-22%	\$926,529	-6%	\$810,000	-12%	\$1,159	2%	\$1,121	1%
	2025	9	29%	\$912,789	-1%	\$870,000	7%	\$1,159	-0%	\$1,102	-2%
	2026	17	89%	\$1,063,160	16%	\$758,000	-13%	\$1,265	9%	\$1,213	10%
Two Beds	2024	11	22%	\$2,655,909	42%	\$2,450,000	46%	\$1,716	30%	\$1,971	70%
	2025	17	55%	\$2,447,603	-8%	\$2,175,000	-11%	\$1,577	-8%	\$1,341	-32%
	2026	20	18%	\$2,274,350	-7%	\$2,152,500	-1%	\$1,413	-10%	\$1,160	-14%
Three Plus Beds	2024	6	20%	\$3,458,333	-18%	\$3,025,000	-36%	\$1,225	-39%	\$1,166	-45%
	2025	6	0%	\$3,706,250	7%	\$3,700,000	22%	\$1,550	27%	\$1,560	34%
	2026	7	17%	\$5,542,714	50%	\$3,550,000	-4%	\$1,804	16%	\$1,173	-25%



Downtown
Sales Comparison by Square Footage
1st Quarter 2026

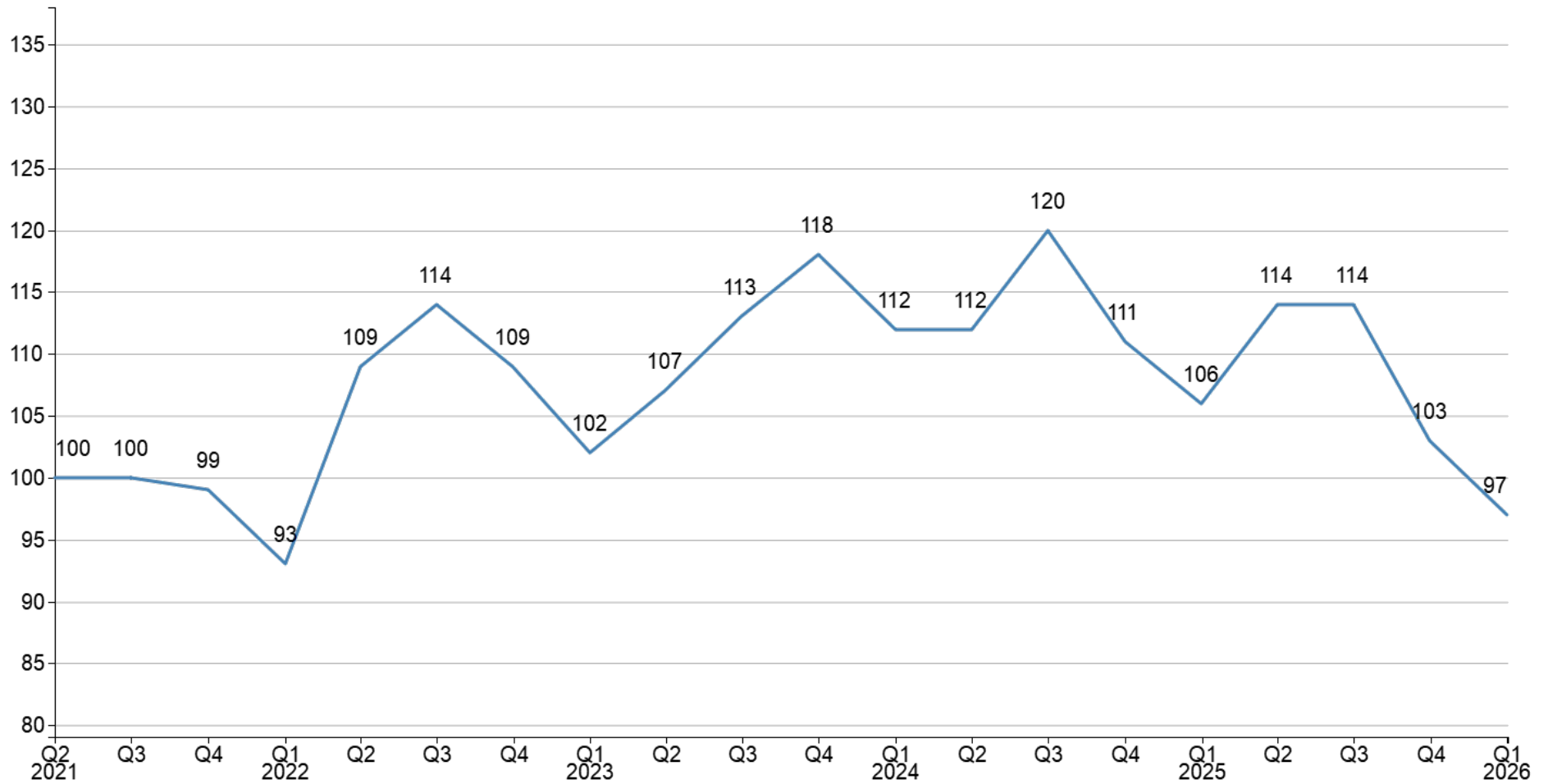
Sq Feet	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
700 or less	2024	5	25%	\$621,600	-25%	\$650,000	-20%	\$1,153	-20%	\$1,176	-18%
	2025	6	20%	\$689,083	11%	\$657,250	1%	\$1,222	6%	\$1,212	3%
	2026	9	50%	\$822,122	19%	\$735,000	12%	\$1,336	9%	\$1,250	3%
701- 1000	2024	4	33%	\$1,030,675	-6%	\$917,500	-11%	\$1,219	-5%	\$1,131	2%
	2025	5	25%	\$863,000	-16%	\$855,000	-7%	\$1,066	-12%	\$1,053	-7%
	2026	8	60%	\$1,089,028	26%	\$1,005,862	18%	\$1,336	25%	\$1,252	19%
1001- 1500	2024	9	80%	\$2,055,556	37%	\$2,050,000	58%	\$1,595	27%	\$1,777	53%
	2025	10	11%	\$1,633,435	-21%	\$1,432,050	-30%	\$1,373	-14%	\$1,270	-28%
	2026	11	10%	\$1,351,773	-17%	\$1,100,000	-23%	\$1,069	-22%	\$963	-24%
1501- 1800	2024	1	-89%	\$1,735,000	-16%	\$1,735,000	3%	\$1,030	-17%	\$1,030	-3%
	2025	8	700%	\$2,890,313	67%	\$2,742,500	58%	\$1,719	67%	\$1,639	59%
	2026	9	12%	\$3,077,667	6%	\$3,100,000	13%	\$1,823	6%	\$1,967	20%
1801- 2400	2024	5	150%	\$3,178,000	-33%	\$2,400,000	-49%	\$1,534	-28%	\$1,101	-48%
	2025	4	-20%	\$3,443,750	8%	\$3,212,500	34%	\$1,574	3%	\$1,472	34%
	2026	5	25%	\$2,998,600	-13%	\$2,400,000	-25%	\$1,510	-4%	\$1,103	-25%
Over 2400	2024	3	200%	\$5,013,333	-7%	\$4,050,000	-25%	\$1,432	-34%	\$1,519	-30%
	2025	3	0%	\$4,825,000	-4%	\$5,275,000	30%	\$1,693	18%	\$1,625	7%
	2026	5	67%	\$6,381,200	32%	\$3,550,000	-33%	\$1,772	5%	\$1,193	-27%

LINK

NORTH END
QUARTERLY SALES
SUMMARY
FIRST QUARTER 2026

LINK

North End Five Year Price Index (Appreciation Rate)

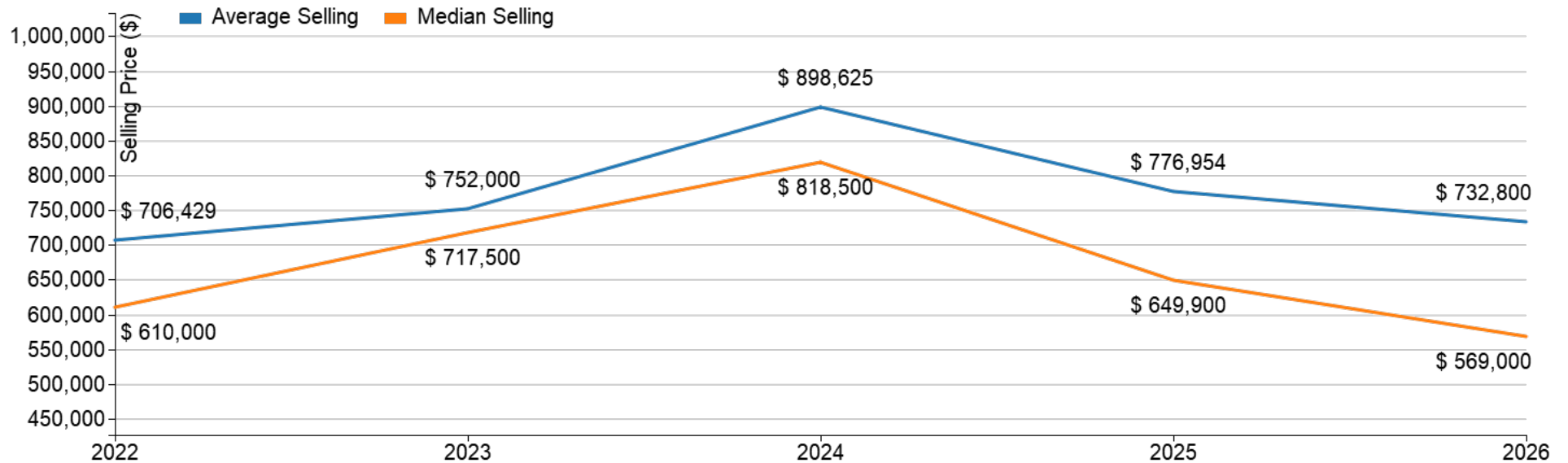




North End
Sales Summary
1st Quarter 2026

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
2022	7	-	\$706,429	-	\$610,000	-	\$831	-	\$857	-
2023	12	71%	\$752,000	6%	\$717,500	18%	\$909	9%	\$926	8%
2024	20	67%	\$898,625	19%	\$818,500	14%	\$1,037	14%	\$968	4%
2025	13	-35%	\$776,954	-14%	\$649,900	-21%	\$953	-8%	\$950	-2%
2026	5	-62%	\$732,800	-6%	\$569,000	-12%	\$898	-6%	\$856	-10%

Average / Median Selling Price

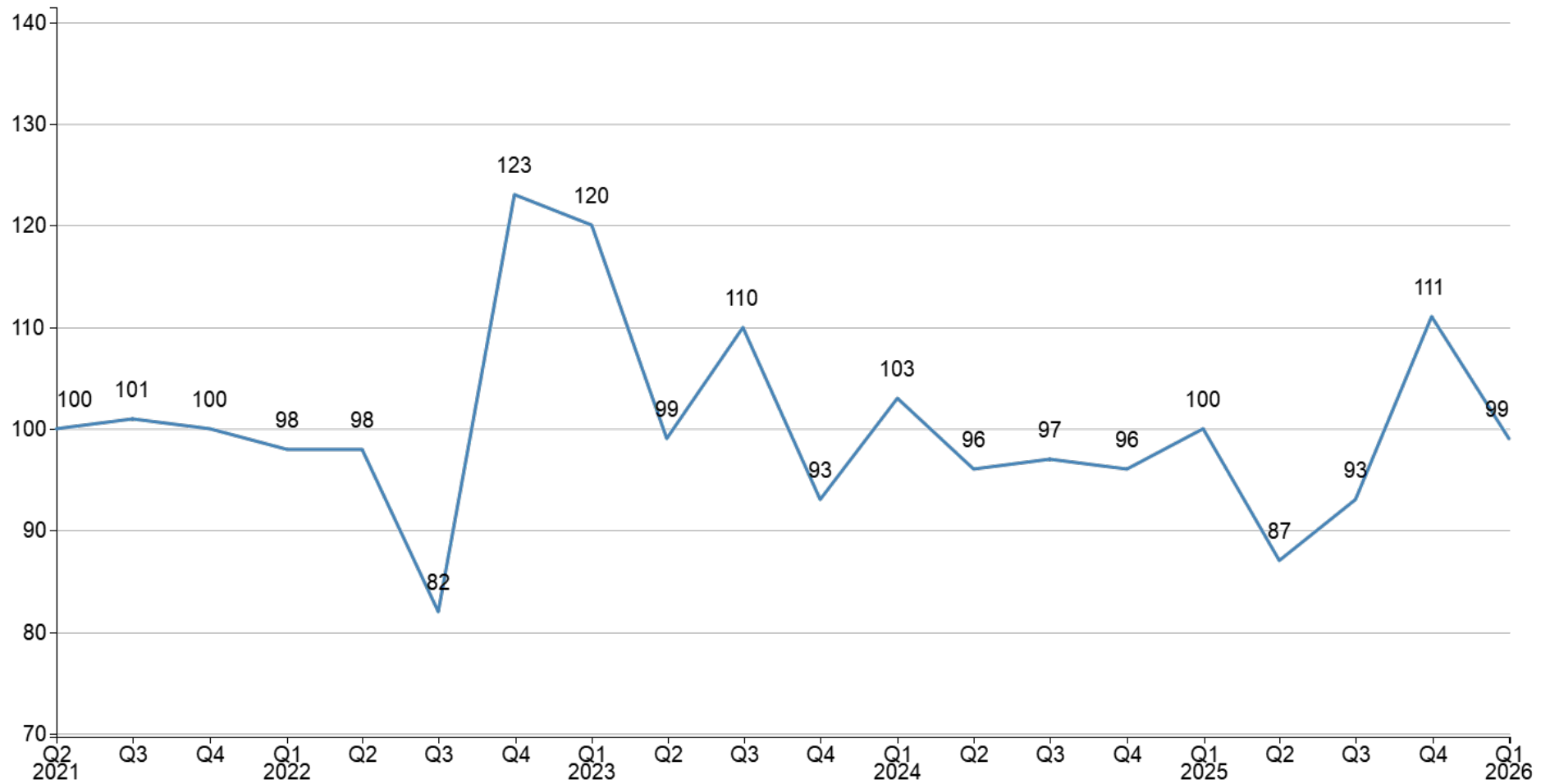


LINK

SEAPORT
QUARTERLY SALES
SUMMARY
FIRST QUARTER 2026

LINK

Seaport Five Year Price Index (Appreciation Rate)

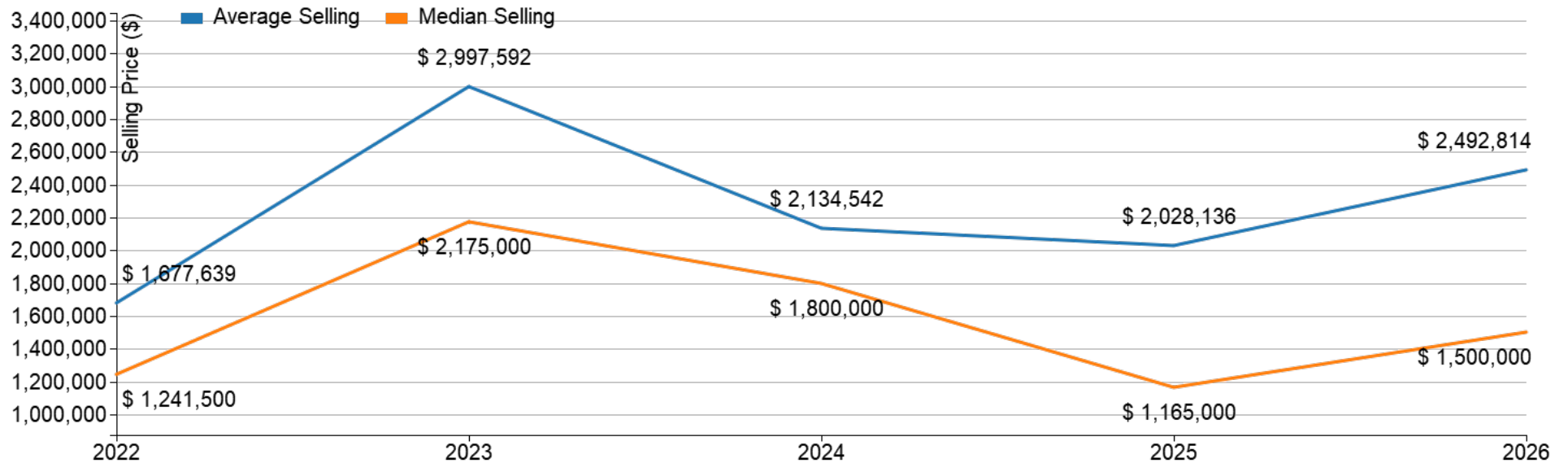




Seaport Sales Summary 1st Quarter 2026

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
2022	58	-	\$1,677,639	-	\$1,241,500	-	\$1,440	-	\$1,514	-
2023	38	-34%	\$2,997,592	79%	\$2,175,000	75%	\$1,956	36%	\$2,003	32%
2024	24	-37%	\$2,134,542	-29%	\$1,800,000	-17%	\$1,591	-19%	\$1,651	-18%
2025	22	-8%	\$2,028,136	-5%	\$1,165,000	-35%	\$1,537	-3%	\$1,480	-10%
2026	22	0%	\$2,492,814	23%	\$1,500,000	29%	\$1,580	3%	\$1,384	-6%

Average / Median Selling Price





Seaport
Sales by Number of Bedrooms
1st Quarter 2026

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
Studio	2024	1	0%	\$600,000	-49%	\$600,000	-49%	\$932	25%	\$932	25%
	2025	5	400%	\$765,700	28%	\$638,500	6%	\$1,058	14%	\$1,113	19%
	2026	3	-40%	\$828,000	8%	\$660,000	3%	\$1,231	16%	\$1,248	12%
One Bed	2024	11	-35%	\$1,436,273	-10%	\$1,314,000	-6%	\$1,442	-16%	\$1,559	-14%
	2025	9	-18%	\$1,227,556	-15%	\$1,100,000	-16%	\$1,433	-1%	\$1,590	2%
	2026	6	-33%	\$1,212,817	-1%	\$1,173,450	7%	\$1,189	-17%	\$929	-42%
Two Beds	2024	11	-31%	\$2,911,819	-9%	\$2,480,000	-29%	\$1,829	-10%	\$1,795	-27%
	2025	7	-36%	\$2,821,071	-3%	\$2,420,000	-2%	\$1,741	-5%	\$1,716	-4%
	2026	10	43%	\$2,758,100	-2%	\$2,977,500	23%	\$1,791	3%	\$1,903	11%
Three Plus Beds	2024	1	-75%	\$2,800,000	-67%	\$2,800,000	-68%	\$1,279	-57%	\$1,279	-65%
	2025	1	0%	\$9,995,000	257%	\$9,995,000	257%	\$3,439	169%	\$3,439	169%
	2026	3	200%	\$5,833,333	-42%	\$1,500,000	-85%	\$2,009	-42%	\$1,020	-70%



Seaport
Sales Comparison by Square Footage
1st Quarter 2026

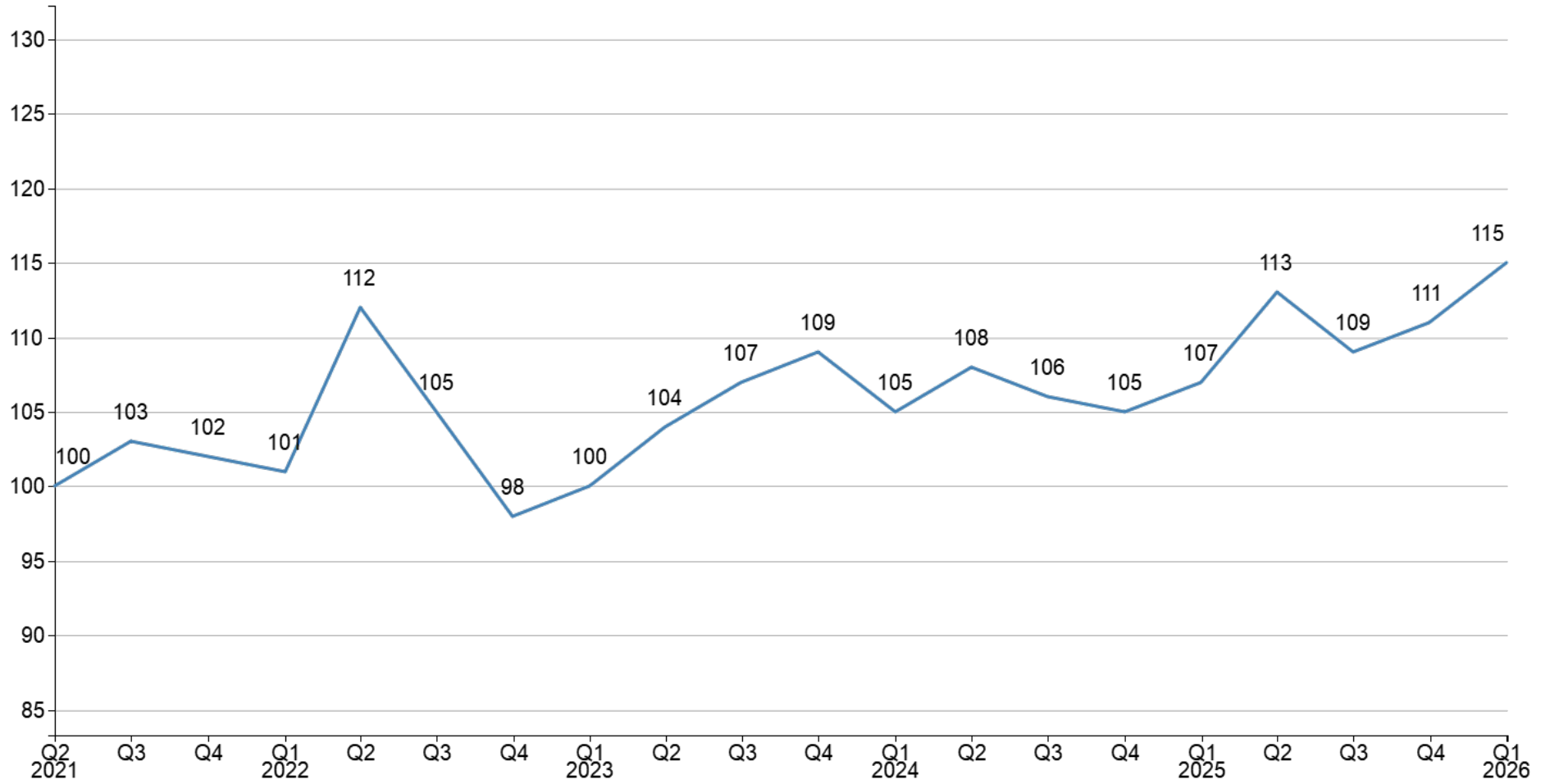
Sq Feet	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
700 or less	2024	2	-33%	\$939,500	-18%	\$939,500	-18%	\$1,404	-20%	\$1,404	-21%
	2025	5	150%	\$824,700	-12%	\$638,500	-32%	\$1,396	-1%	\$1,198	-15%
	2026	2	-60%	\$642,500	-22%	\$642,500	1%	\$1,108	-21%	\$1,108	-7%
701- 1000	2024	6	-25%	\$1,414,333	-16%	\$1,474,500	-18%	\$1,602	-15%	\$1,699	-15%
	2025	3	-50%	\$1,026,667	-27%	\$1,100,000	-25%	\$1,326	-17%	\$1,370	-19%
	2026	3	0%	\$1,310,333	28%	\$1,347,000	22%	\$1,717	29%	\$1,782	30%
1001- 1500	2024	10	-29%	\$2,010,901	-8%	\$2,300,000	1%	\$1,521	-10%	\$1,651	-11%
	2025	10	0%	\$1,582,550	-21%	\$1,487,500	-35%	\$1,321	-13%	\$1,298	-21%
	2026	10	0%	\$1,413,190	-11%	\$1,402,500	-6%	\$1,126	-15%	\$1,010	-22%
1501- 1800	2024	2	-71%	\$2,365,000	-34%	\$2,365,000	-49%	\$1,468	-30%	\$1,468	-45%
	2025	1	-50%	\$1,400,000	-41%	\$1,400,000	-41%	\$899	-39%	\$899	-39%
	2026	4	300%	\$3,173,500	127%	\$3,352,500	139%	\$1,947	117%	\$2,180	142%
1801- 2400	2024	4	33%	\$4,006,250	-23%	\$4,200,000	-24%	\$1,905	-20%	\$1,984	-27%
	2025	2	-50%	\$5,097,500	27%	\$5,097,500	21%	\$2,656	39%	\$2,656	34%
	2026	2	0%	\$4,150,000	-19%	\$4,150,000	-19%	\$2,172	-18%	\$2,172	-18%
Over 2400	2024	0	-	-	-	-	-	-	-	-	-
	2025	1	-	\$9,995,000	-	\$9,995,000	-	\$3,439	-	\$3,439	-
	2026	1	0%	\$14,500,000	45%	\$14,500,000	45%	\$4,007	16%	\$4,007	16%

LINK

SOUTH BOSTON
QUARTERLY SALES
SUMMARY
FIRST QUARTER 2026

LINK

South Boston
Five Year Price Index
(Appreciation Rate)

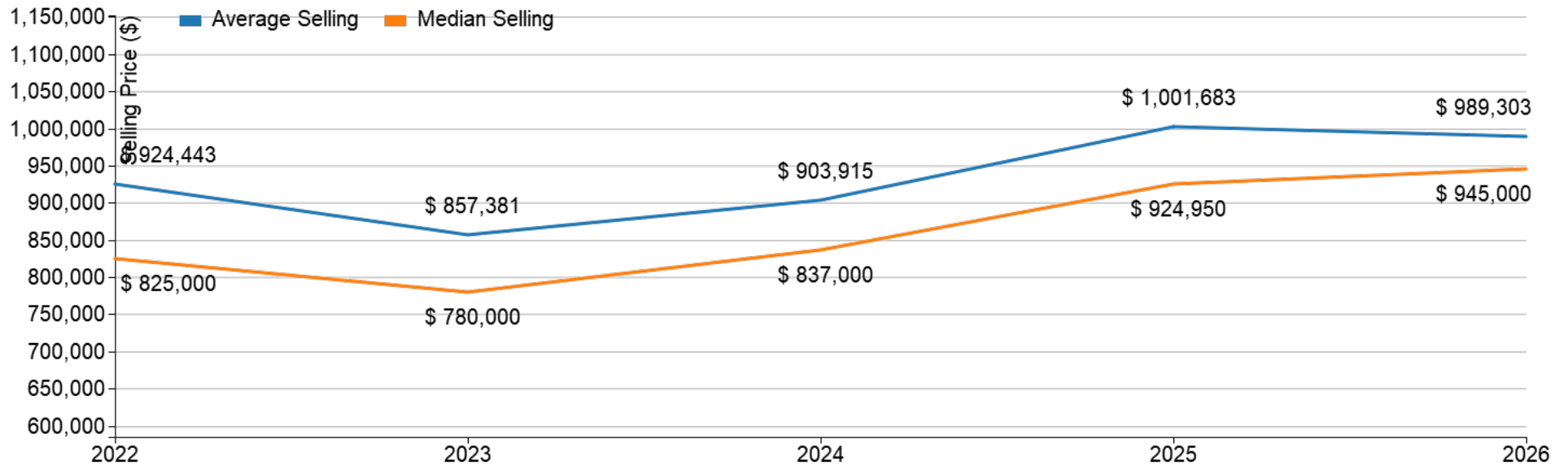




South Boston
Sales Summary
1st Quarter 2026

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
2022	124	-	\$924,443	-	\$825,000	-	\$765	-	\$762	-
2023	74	-40%	\$857,381	-7%	\$780,000	-5%	\$761	-0%	\$754	-1%
2024	60	-19%	\$903,915	5%	\$837,000	7%	\$804	6%	\$807	7%
2025	76	27%	\$1,001,683	11%	\$924,950	11%	\$796	-1%	\$778	-4%
2026	59	-22%	\$989,303	-1%	\$945,000	2%	\$870	9%	\$868	12%

Average / Median Selling Price





South Boston
Sales by Number of Bedrooms
1st Quarter 2026

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
Studio	2024	1	-50%	\$580,000	25%	\$580,000	25%	\$1,167	39%	\$1,167	39%
	2025	0	-	-	-	-	-	-	-	-	-
	2026	0	-	-	-	-	-	-	-	-	-
One Bed	2024	11	-31%	\$669,273	25%	\$720,000	36%	\$984	21%	\$1,023	24%
	2025	8	-27%	\$612,500	-8%	\$587,500	-18%	\$985	0%	\$981	-4%
	2026	10	25%	\$574,990	-6%	\$522,450	-11%	\$839	-15%	\$815	-17%
Two Beds	2024	34	-13%	\$873,527	4%	\$874,500	12%	\$770	2%	\$794	9%
	2025	44	29%	\$919,543	5%	\$878,500	0%	\$809	5%	\$796	0%
	2026	38	-14%	\$982,539	7%	\$967,500	10%	\$877	8%	\$882	11%
Three Plus Beds	2024	14	-18%	\$1,185,214	-4%	\$1,160,000	-3%	\$716	0%	\$721	6%
	2025	24	71%	\$1,282,000	8%	\$1,236,000	7%	\$710	-1%	\$727	1%
	2026	11	-54%	\$1,389,318	8%	\$1,317,500	7%	\$876	23%	\$805	11%



South Boston
Sales Comparison by Square Footage
1st Quarter 2026

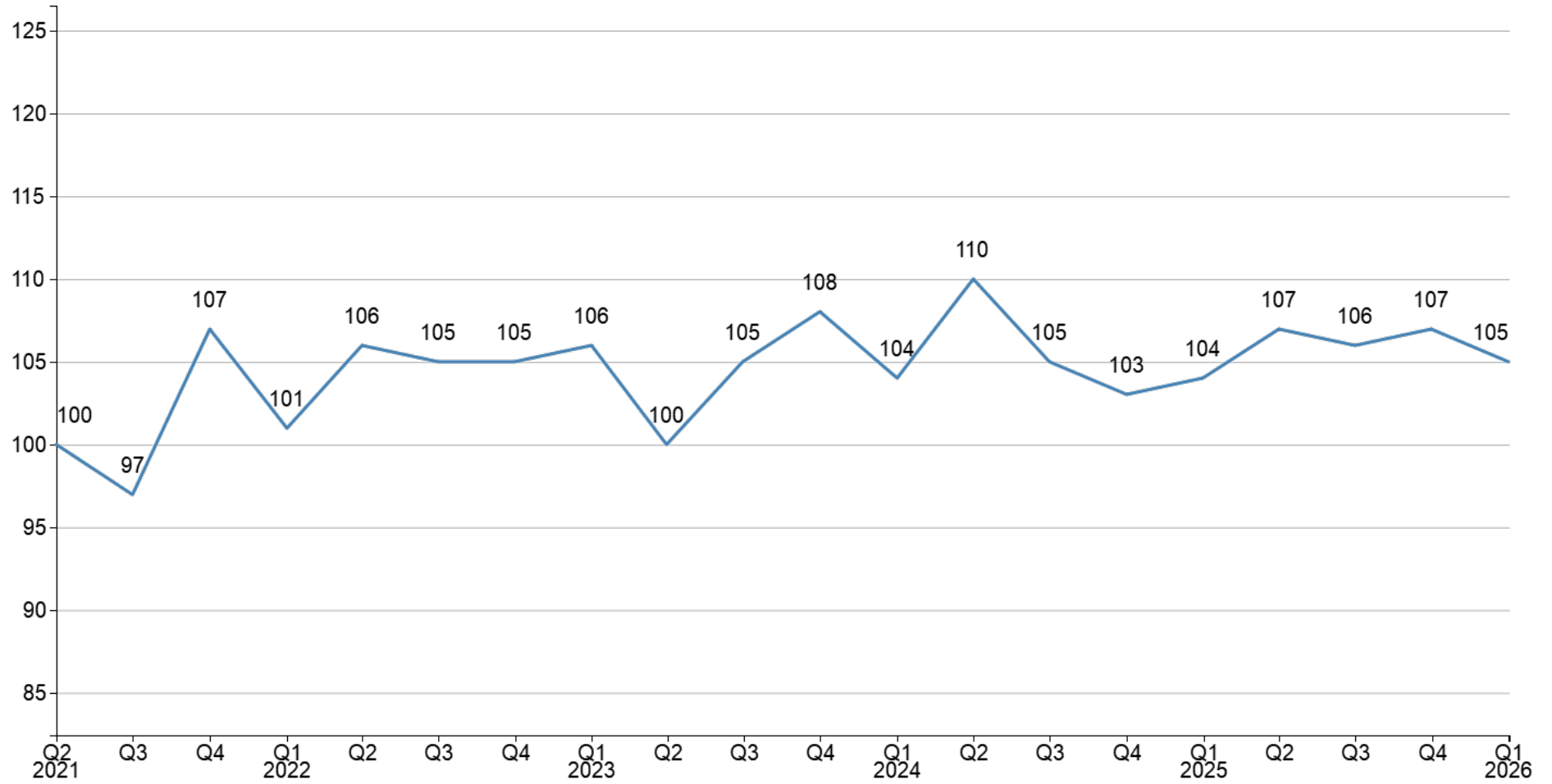
Sq Feet	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
700 or less	2024	9	-25%	\$577,778	27%	\$543,000	16%	\$972	17%	\$957	14%
	2025	8	-11%	\$540,875	-6%	\$535,000	-1%	\$960	-1%	\$903	-6%
	2026	9	12%	\$525,322	-3%	\$485,000	-9%	\$847	-12%	\$835	-8%
701- 1000	2024	14	-36%	\$691,750	2%	\$725,000	9%	\$852	6%	\$883	9%
	2025	18	29%	\$731,717	6%	\$739,500	2%	\$836	-2%	\$882	-0%
	2026	13	-28%	\$830,269	13%	\$795,000	8%	\$939	12%	\$928	5%
1001- 1500	2024	25	32%	\$931,757	7%	\$937,500	8%	\$758	2%	\$764	5%
	2025	24	-4%	\$955,375	3%	\$957,000	2%	\$784	4%	\$785	3%
	2026	32	33%	\$1,058,593	11%	\$1,049,063	10%	\$862	10%	\$869	11%
1501- 1800	2024	6	-54%	\$1,250,417	4%	\$1,245,000	4%	\$781	10%	\$744	9%
	2025	12	100%	\$1,218,417	-3%	\$1,176,000	-6%	\$745	-5%	\$717	-4%
	2026	2	-83%	\$1,482,000	22%	\$1,482,000	26%	\$892	20%	\$892	24%
1801- 2400	2024	6	-14%	\$1,425,667	9%	\$1,419,500	6%	\$652	-1%	\$640	-7%
	2025	13	117%	\$1,502,308	5%	\$1,420,000	0%	\$722	11%	\$730	14%
	2026	2	-85%	\$1,428,750	-5%	\$1,428,750	1%	\$737	2%	\$737	1%
Over 2400	2024	0	-	-	-	-	-	-	-	-	-
	2025	1	-	\$1,550,000	-	\$1,550,000	-	\$624	-	\$624	-
	2026	1	0%	\$3,151,000	103%	\$3,151,000	103%	\$688	10%	\$688	10%

LINK

SOUTH END
QUARTERLY SALES
SUMMARY
FIRST QUARTER 2026

LINK

South End Five Year Price Index (Appreciation Rate)

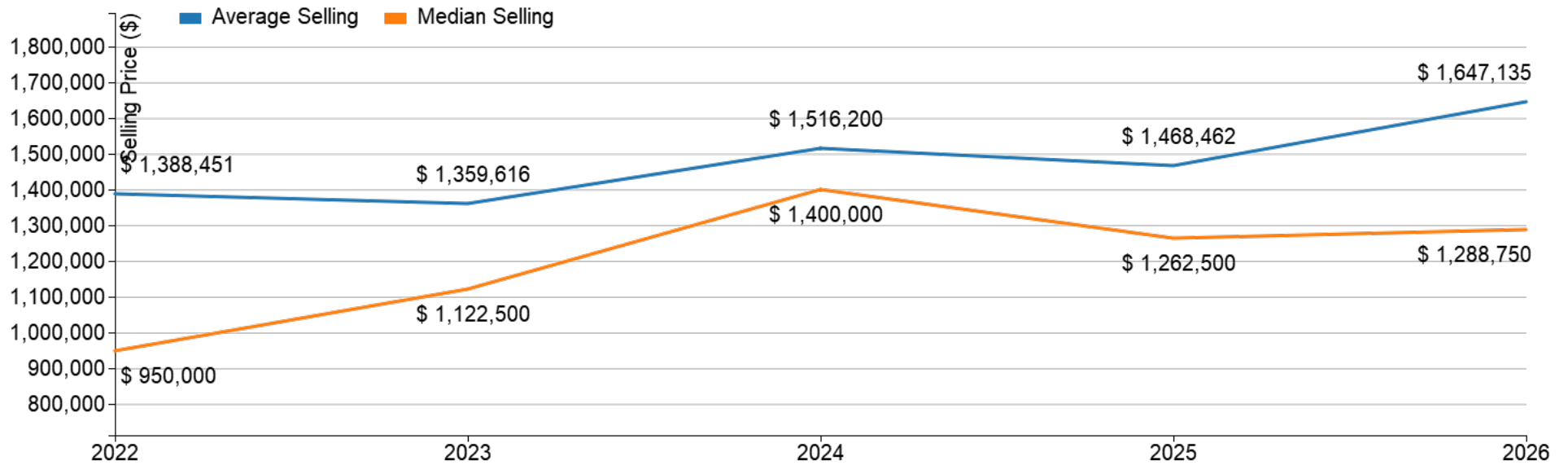




South End
Sales Summary
1st Quarter 2026

Year	Sales	% +/-	Avg Sell	% +/-	Med Sell	% +/-	Avg Psf	% +/-	Med Psf	% +/-
2022	129	-	\$1,388,451	-	\$950,000	-	\$1,124	-	\$1,077	-
2023	84	-35%	\$1,359,616	-2%	\$1,122,500	18%	\$1,159	3%	\$1,147	6%
2024	69	-18%	\$1,516,200	12%	\$1,400,000	25%	\$1,142	-1%	\$1,188	4%
2025	81	17%	\$1,468,462	-3%	\$1,262,500	-10%	\$1,148	0%	\$1,188	-0%
2026	72	-11%	\$1,647,135	12%	\$1,288,750	2%	\$1,215	6%	\$1,159	-2%

Average / Median Selling Price





South End
Sales by Number of Bedrooms
1st Quarter 2026

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
Studio	2024	5	25%	\$654,300	18%	\$740,000	40%	\$1,033	-15%	\$971	-22%
	2025	1	-80%	\$560,000	-14%	\$560,000	-24%	\$1,035	0%	\$1,035	7%
	2026	4	300%	\$660,250	18%	\$680,000	21%	\$1,132	9%	\$1,151	11%
One Bed	2024	13	-46%	\$846,608	-1%	\$880,000	22%	\$1,046	-5%	\$1,133	-1%
	2025	24	85%	\$772,316	-9%	\$772,000	-12%	\$1,052	1%	\$1,114	-2%
	2026	19	-21%	\$810,632	5%	\$765,000	-1%	\$1,025	-3%	\$1,013	-9%
Two Beds	2024	38	-10%	\$1,560,274	3%	\$1,537,500	15%	\$1,182	-2%	\$1,214	3%
	2025	41	8%	\$1,426,203	-9%	\$1,360,000	-12%	\$1,159	-2%	\$1,208	-0%
	2026	26	-37%	\$1,444,951	1%	\$1,330,000	-2%	\$1,186	2%	\$1,127	-7%
Three Plus Beds	2024	13	-7%	\$2,388,462	21%	\$1,830,000	-12%	\$1,163	7%	\$1,195	13%
	2025	15	15%	\$2,758,367	15%	\$2,675,000	46%	\$1,278	10%	\$1,331	11%
	2026	23	53%	\$2,738,348	-1%	\$2,625,000	-2%	\$1,419	11%	\$1,367	3%



South End
Sales Comparison by Square Footage
1st Quarter 2026

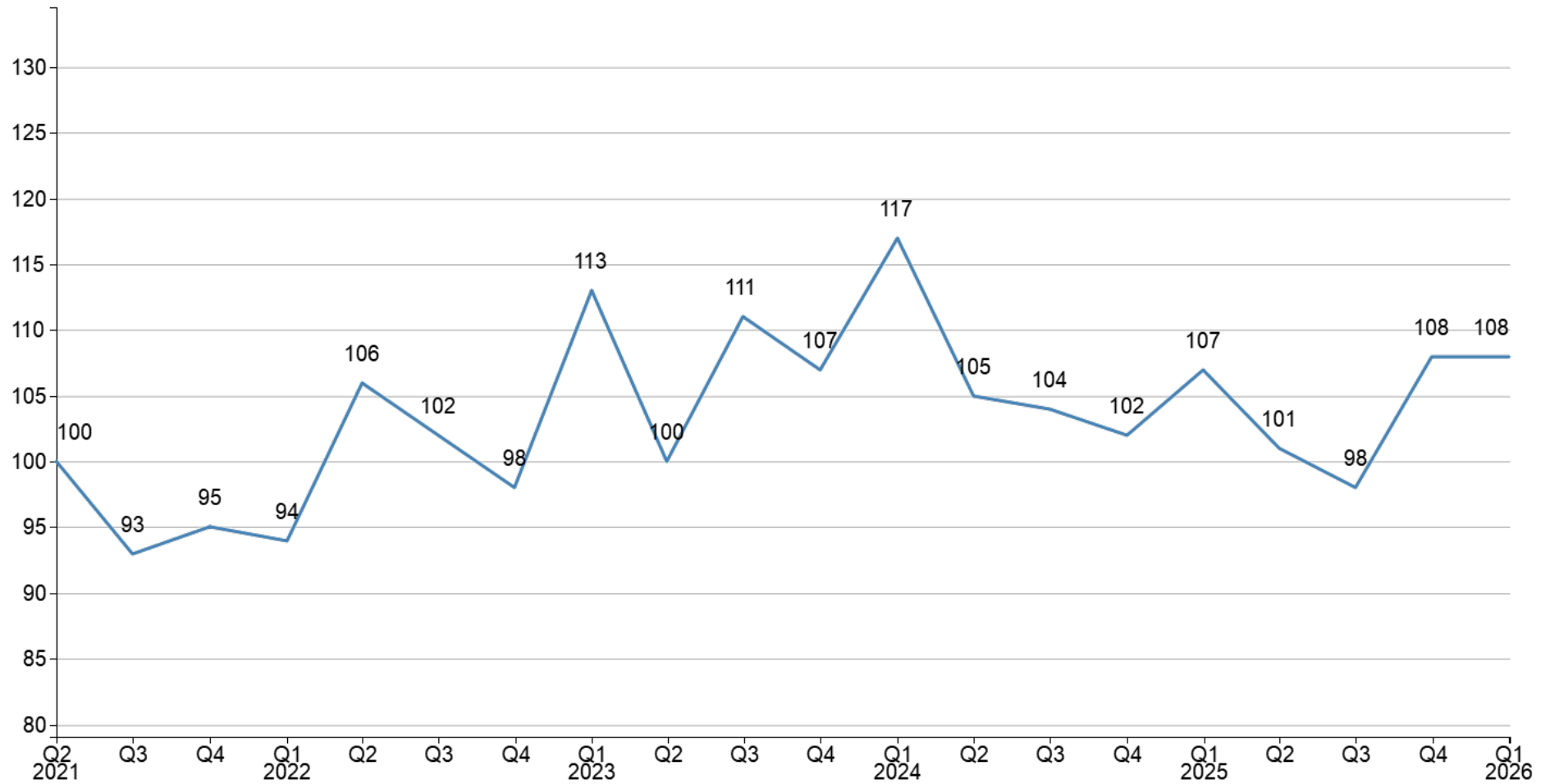
Sq Feet	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
700 or less	2024	6	-65%	\$578,583	-12%	\$614,500	-8%	\$1,119	-3%	\$1,147	-1%
	2025	15	150%	\$718,567	24%	\$700,000	14%	\$1,126	1%	\$1,126	-2%
	2026	8	-47%	\$595,500	-17%	\$597,000	-15%	\$1,113	-1%	\$1,131	1%
701- 1000	2024	18	-14%	\$902,272	-2%	\$900,000	-9%	\$1,113	1%	\$1,162	1%
	2025	18	0%	\$869,828	-4%	\$838,909	-7%	\$1,036	-7%	\$1,079	-7%
	2026	22	22%	\$972,987	12%	\$820,111	-2%	\$1,156	12%	\$1,105	2%
1001- 1500	2024	24	20%	\$1,471,146	8%	\$1,555,000	16%	\$1,136	-2%	\$1,214	7%
	2025	27	12%	\$1,401,556	-5%	\$1,360,000	-13%	\$1,129	-1%	\$1,208	-0%
	2026	19	-30%	\$1,468,158	5%	\$1,375,000	1%	\$1,142	1%	\$1,060	-12%
1501- 1800	2024	10	-44%	\$1,834,791	-12%	\$1,802,500	-13%	\$1,121	-12%	\$1,101	-17%
	2025	7	-30%	\$2,140,000	17%	\$2,150,000	19%	\$1,288	15%	\$1,262	15%
	2026	8	14%	\$2,487,500	16%	\$2,425,000	13%	\$1,462	14%	\$1,425	13%
1801- 2400	2024	6	0%	\$2,687,500	11%	\$2,650,000	14%	\$1,295	10%	\$1,271	12%
	2025	11	83%	\$2,585,455	-4%	\$2,450,000	-8%	\$1,228	-5%	\$1,226	-4%
	2026	9	-18%	\$2,759,889	7%	\$2,625,000	7%	\$1,396	14%	\$1,367	11%
Over 2400	2024	5	150%	\$3,025,000	34%	\$3,350,000	49%	\$1,168	41%	\$1,275	54%
	2025	3	-40%	\$3,749,333	24%	\$3,850,000	15%	\$1,476	26%	\$1,571	23%
	2026	6	100%	\$3,298,333	-12%	\$3,282,500	-15%	\$1,198	-19%	\$1,237	-21%

LINK

WATERFRONT
QUARTERLY SALES
SUMMARY
FIRST QUARTER 2026

LINK

Waterfront Five Year Price Index (Appreciation Rate)

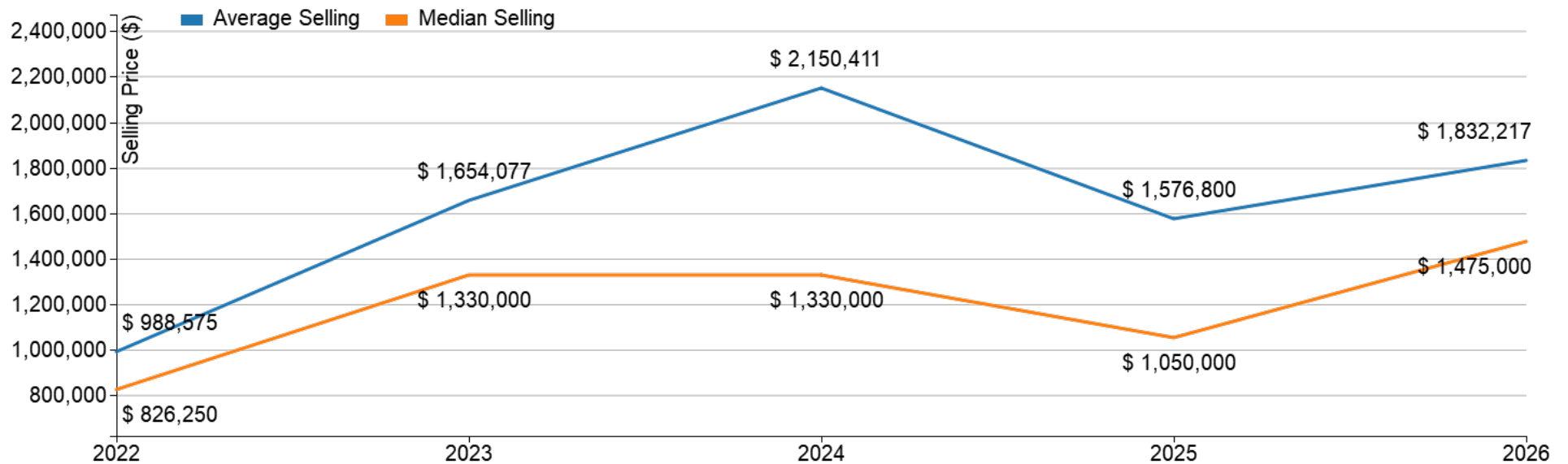




Waterfront Sales Summary 1st Quarter 2026

Year	Sales	% +/-	Avg Sell	% +/-	Med Sell	% +/-	Avg Psf	% +/-	Med Psf	% +/-
2022	28	-	\$988,575	-	\$826,250	-	\$949	-	\$912	-
2023	13	-54%	\$1,654,077	67%	\$1,330,000	61%	\$1,220	29%	\$1,099	20%
2024	18	38%	\$2,150,411	30%	\$1,330,000	0%	\$1,268	4%	\$1,155	5%
2025	25	39%	\$1,576,800	-27%	\$1,050,000	-21%	\$1,156	-9%	\$1,055	-9%
2026	23	-8%	\$1,832,217	16%	\$1,475,000	40%	\$1,199	4%	\$1,167	11%

Average / Median Selling Price





Waterfront
Sales by Number of Bedrooms
1st Quarter 2026

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
Studio	2024	1	-	\$534,900	-	\$534,900	-	\$1,271	-	\$1,271	-
	2025	0	-	-	-	-	-	-	-	-	-
	2026	1	-	\$1,235,000	-	\$1,235,000	-	\$1,049	-	\$1,049	-
One Bed	2024	3	-40%	\$749,500	-21%	\$768,500	-11%	\$1,053	2%	\$1,098	12%
	2025	14	367%	\$1,003,786	34%	\$870,000	13%	\$1,042	-1%	\$959	-13%
	2026	6	-57%	\$924,750	-8%	\$999,500	15%	\$992	-5%	\$995	4%
Two Beds	2024	9	12%	\$1,510,444	-28%	\$1,475,000	-21%	\$1,145	-14%	\$1,074	-14%
	2025	8	-11%	\$1,605,375	6%	\$1,582,500	7%	\$1,136	-1%	\$1,088	1%
	2026	11	38%	\$2,233,727	39%	\$1,750,000	11%	\$1,326	17%	\$1,234	13%
Three Plus Beds	2024	5	-	\$4,466,000	-	\$3,995,000	-	\$1,619	-	\$1,362	-
	2025	3	-40%	\$4,174,667	-7%	\$2,800,000	-30%	\$1,746	8%	\$1,279	-6%
	2026	5	67%	\$2,157,300	-48%	\$2,015,000	-28%	\$1,197	-31%	\$1,211	-5%



Waterfront
Sales Comparison by Square Footage
1st Quarter 2026

Sq Feet	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
700 or less	2024	2	-	\$557,450	-	\$557,450	-	\$1,185	-	\$1,185	-
	2025	0	-	-	-	-	-	-	-	-	-
	2026	0	-	-	-	-	-	-	-	-	-
701- 1000	2024	3	-25%	\$884,500	3%	\$900,000	13%	\$1,039	2%	\$1,057	9%
	2025	8	167%	\$729,313	-18%	\$692,250	-23%	\$955	-8%	\$892	-16%
	2026	4	-50%	\$854,875	17%	\$854,750	23%	\$1,024	7%	\$1,028	15%
1001- 1500	2024	8	100%	\$1,436,750	5%	\$1,330,000	-3%	\$1,146	3%	\$1,068	-2%
	2025	13	62%	\$1,404,731	-2%	\$1,440,000	8%	\$1,115	-3%	\$1,014	-5%
	2026	10	-23%	\$1,307,150	-7%	\$1,267,500	-12%	\$1,050	-6%	\$1,095	8%
1501- 1800	2024	0	-	-	-	-	-	-	-	-	-
	2025	1	-	\$2,124,000	-	\$2,124,000	-	\$1,279	-	\$1,279	-
	2026	5	400%	\$2,165,000	2%	\$2,015,000	-5%	\$1,330	4%	\$1,211	-5%
1801- 2400	2024	3	200%	\$3,400,000	29%	\$2,600,000	-2%	\$1,603	19%	\$1,270	-6%
	2025	1	-67%	\$2,800,000	-18%	\$2,800,000	8%	\$1,539	-4%	\$1,539	21%
	2026	3	200%	\$3,008,333	7%	\$3,395,000	21%	\$1,376	-11%	\$1,445	-6%
Over 2400	2024	2	-	\$6,622,500	-	\$6,622,500	-	\$1,683	-	\$1,683	-
	2025	2	0%	\$5,200,000	-21%	\$5,200,000	-21%	\$1,979	18%	\$1,979	18%
	2026	1	-50%	\$5,800,000	12%	\$5,800,000	12%	\$2,193	11%	\$2,193	11%

LINK

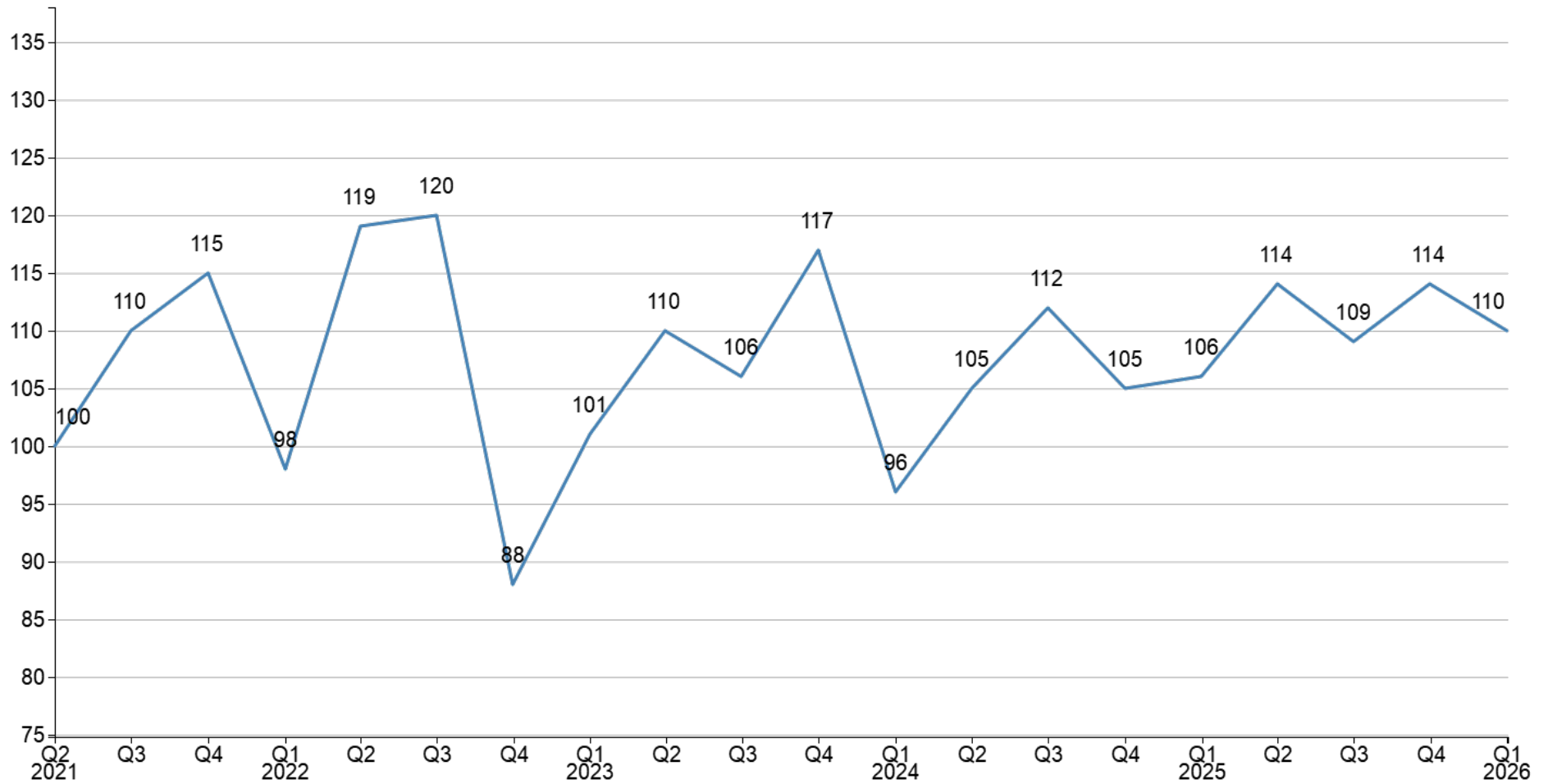
WEST END

**QUARTERLY SALES
SUMMARY**

FIRST QUARTER 2026

LINK

West End Five Year Price Index (Appreciation Rate)





West End
Sales Summary
1st Quarter 2026

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
2022	9	-	\$667,556	-	\$690,000	-	\$667	-	\$652	-
2023	11	22%	\$585,355	-12%	\$600,000	-13%	\$700	5%	\$673	3%
2024	15	36%	\$610,633	4%	\$505,000	-16%	\$655	-6%	\$617	-8%
2025	15	0%	\$685,733	12%	\$660,000	31%	\$727	11%	\$627	2%
2026	6	-60%	\$686,000	0%	\$551,000	-17%	\$789	9%	\$653	4%

Average / Median Selling Price

