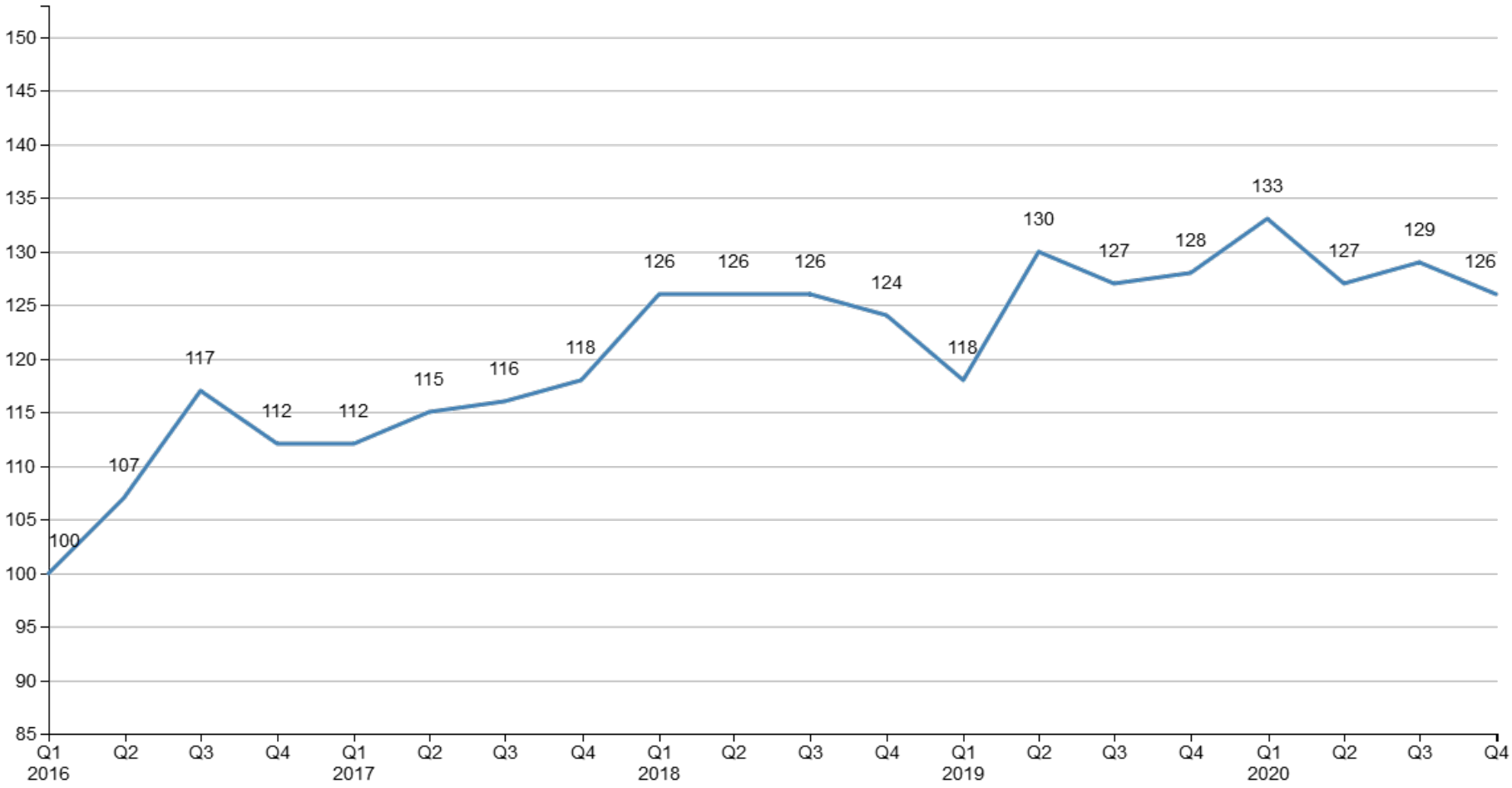


LINK

BOSTON
**ANNUAL SALES
SUMMARY**
2020

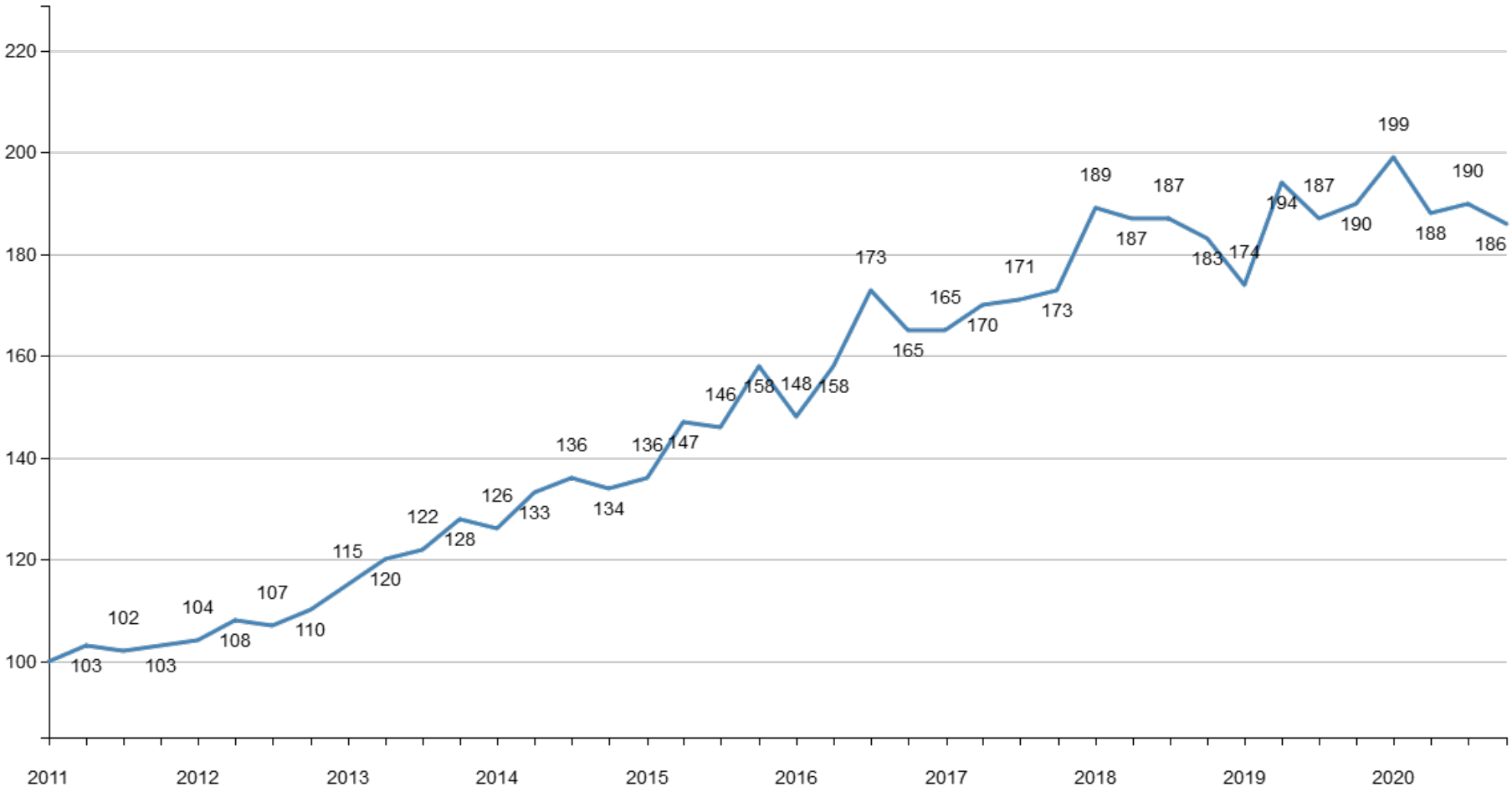


Citywide
Five Year Price Index
(Appreciation Rate)





Citywide
Ten Year Price Index
(Appreciation Rate)

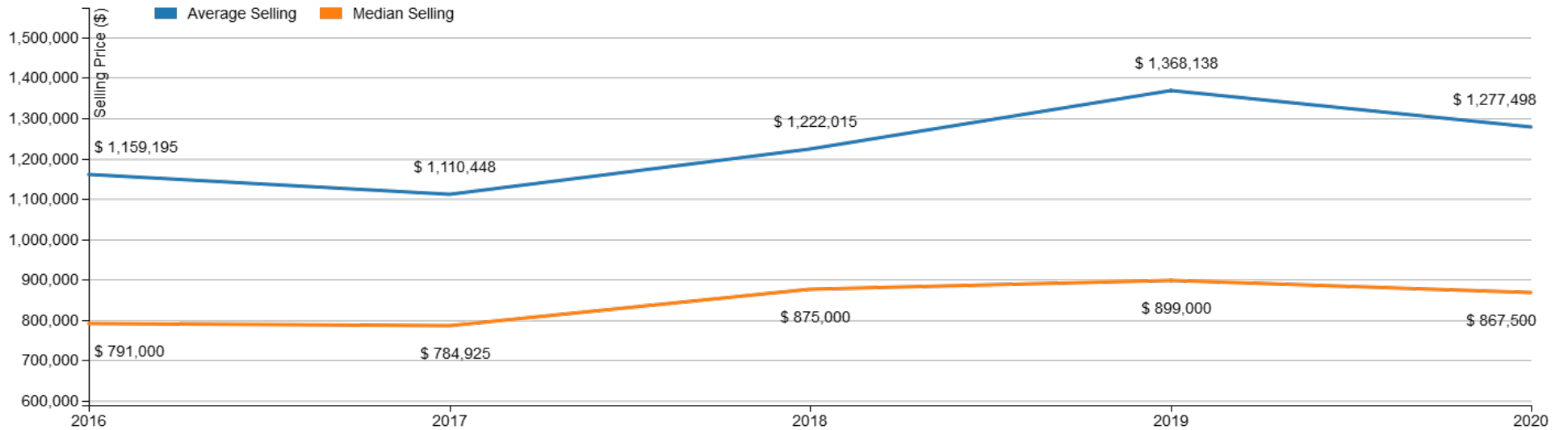


LINK

Citywide Annual Sales Summary 2020

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
2016	3,431	-	\$1,159,195	-	\$791,000	-	\$926	-	\$864	-	46
2017	2,995	-13%	\$1,110,448	-4%	\$784,925	-1%	\$917	-1%	\$872	1%	48
2018	3,208	7%	\$1,222,015	10%	\$875,000	11%	\$1,014	11%	\$957	10%	55
2019	2,932	-9%	\$1,368,138	12%	\$899,000	3%	\$1,056	4%	\$954	0%	65
2020	2,581	-12%	\$1,277,498	-7%	\$867,500	-4%	\$1,036	-2%	\$937	-2%	73

Average / Median Selling Price





Annual Sales By Area 2020

Area	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
Luxe	387	-17%	\$2,703,537	-11%	\$1,885,000	-14%	\$1,683	-2%	\$1,559	-1%	153
Back Bay	334	-26%	\$2,521,402	4%	\$1,387,500	3%	\$1,454	-2%	\$1,196	-4%	91
Beacon Hill	154	-14%	\$1,549,896	-3%	\$967,500	8%	\$1,239	1%	\$1,174	2%	89
Charlestown	332	2%	\$817,197	4%	\$778,500	7%	\$760	3%	\$761	3%	50
Fenway	86	-34%	\$787,048	-5%	\$691,000	15%	\$990	1%	\$964	0%	59
Midtown	105	-42%	\$1,515,078	-4%	\$1,220,000	-1%	\$1,066	-3%	\$1,080	0%	183
North End	89	41%	\$713,192	3%	\$640,000	2%	\$928	2%	\$917	1%	82
Seaport	232	-5%	\$1,691,089	-23%	\$1,360,578	-20%	\$1,488	0%	\$1,558	4%	105
South Boston	618	-3%	\$783,667	-2%	\$730,000	-3%	\$758	3%	\$751	4%	60
South End	474	-10%	\$1,274,957	3%	\$1,072,750	8%	\$1,059	0%	\$1,062	0%	55
Waterfront	119	-13%	\$1,261,160	-12%	\$1,025,000	-20%	\$1,040	-2%	\$944	-7%	129
West End	38	-33%	\$626,053	-9%	\$583,750	3%	\$693	-9%	\$657	1%	59



Citywide
Sales Comparison by Number of Bedrooms
2020

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
Studio	2018	126	1%	\$689,871	15%	\$529,950	8%	\$1,152	17%	\$1,139	16%	43
	2019	116	-8%	\$904,562	31%	\$513,750	-3%	\$1,121	-3%	\$1,103	-3%	69
	2020	93	-20%	\$1,212,981	34%	\$542,000	5%	\$1,241	11%	\$1,136	3%	136
One Bed	2018	1,064	9%	\$772,001	14%	\$680,000	11%	\$1,014	11%	\$984	8%	46
	2019	888	-17%	\$755,381	-2%	\$659,950	-3%	\$1,017	0%	\$977	-1%	50
	2020	767	-14%	\$753,599	0%	\$650,000	-2%	\$1,014	0%	\$959	-2%	67
Two Beds	2018	1,595	11%	\$1,256,950	18%	\$994,700	16%	\$987	12%	\$914	13%	51
	2019	1,487	-7%	\$1,348,327	7%	\$999,000	0%	\$1,033	5%	\$906	-1%	62
	2020	1,336	-10%	\$1,235,825	-8%	\$939,000	-6%	\$1,009	-2%	\$893	-1%	65
Three Plus Beds	2018	423	-8%	\$2,380,749	3%	\$1,795,000	11%	\$1,074	6%	\$992	11%	81
	2019	440	4%	\$2,792,922	17%	\$1,855,000	3%	\$1,195	11%	\$1,039	5%	94
	2020	385	-13%	\$2,481,409	-11%	\$1,675,000	-10%	\$1,122	-6%	\$998	-4%	99

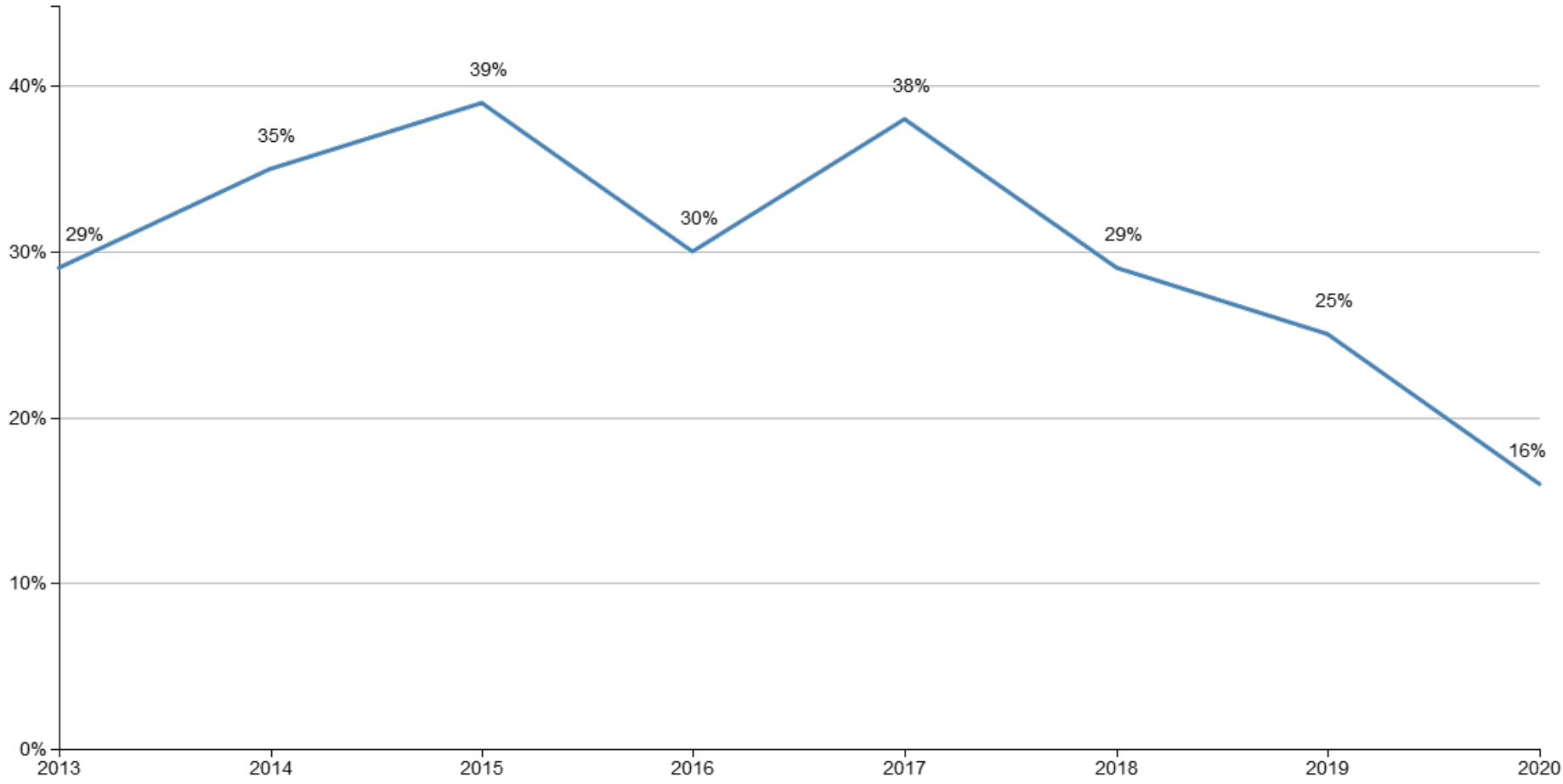


Citywide
Sales Comparison by Square Footage
2020

Sq Feet	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
700 or less	2018	673	0%	\$565,884	6%	\$550,000	6%	\$1,046	9%	\$1,028	7%	36
	2019	587	-13%	\$562,377	-1%	\$537,000	-2%	\$1,036	-1%	\$1,019	-1%	43
	2020	564	-4%	\$596,380	6%	\$559,950	4%	\$1,067	3%	\$1,007	-1%	63
701- 1000	2018	844	5%	\$784,050	12%	\$740,000	10%	\$935	12%	\$896	11%	39
	2019	712	-16%	\$787,502	0%	\$735,000	-1%	\$943	1%	\$893	0%	44
	2020	645	-9%	\$785,346	0%	\$737,000	0%	\$933	-1%	\$866	-3%	56
1001- 1500	2018	1,026	12%	\$1,162,021	11%	\$1,051,375	13%	\$942	10%	\$891	14%	52
	2019	978	-5%	\$1,211,139	4%	\$1,030,000	-2%	\$984	4%	\$864	-3%	62
	2020	863	-12%	\$1,211,149	0%	\$1,050,000	2%	\$985	0%	\$868	0%	61
1501- 1800	2018	269	15%	\$1,707,032	10%	\$1,625,000	8%	\$1,052	12%	\$981	6%	61
	2019	243	-10%	\$1,709,385	0%	\$1,549,000	-5%	\$1,047	0%	\$948	-3%	87
	2020	231	-5%	\$1,692,598	-1%	\$1,610,000	4%	\$1,039	-1%	\$995	5%	114
1801- 2400	2018	279	22%	\$2,494,355	20%	\$2,450,000	17%	\$1,212	20%	\$1,170	13%	80
	2019	261	-6%	\$2,690,406	8%	\$2,310,000	-6%	\$1,314	8%	\$1,157	-1%	103
	2020	180	-31%	\$2,318,083	-14%	\$2,137,500	-7%	\$1,140	-13%	\$1,055	-9%	107
Over 2400	2018	117	-18%	\$4,532,454	5%	\$4,000,000	8%	\$1,464	8%	\$1,351	7%	147
	2019	150	28%	\$5,444,463	20%	\$4,700,000	18%	\$1,701	16%	\$1,549	15%	126
	2020	98	-35%	\$6,131,119	13%	\$4,840,000	3%	\$1,789	5%	\$1,589	3%	135

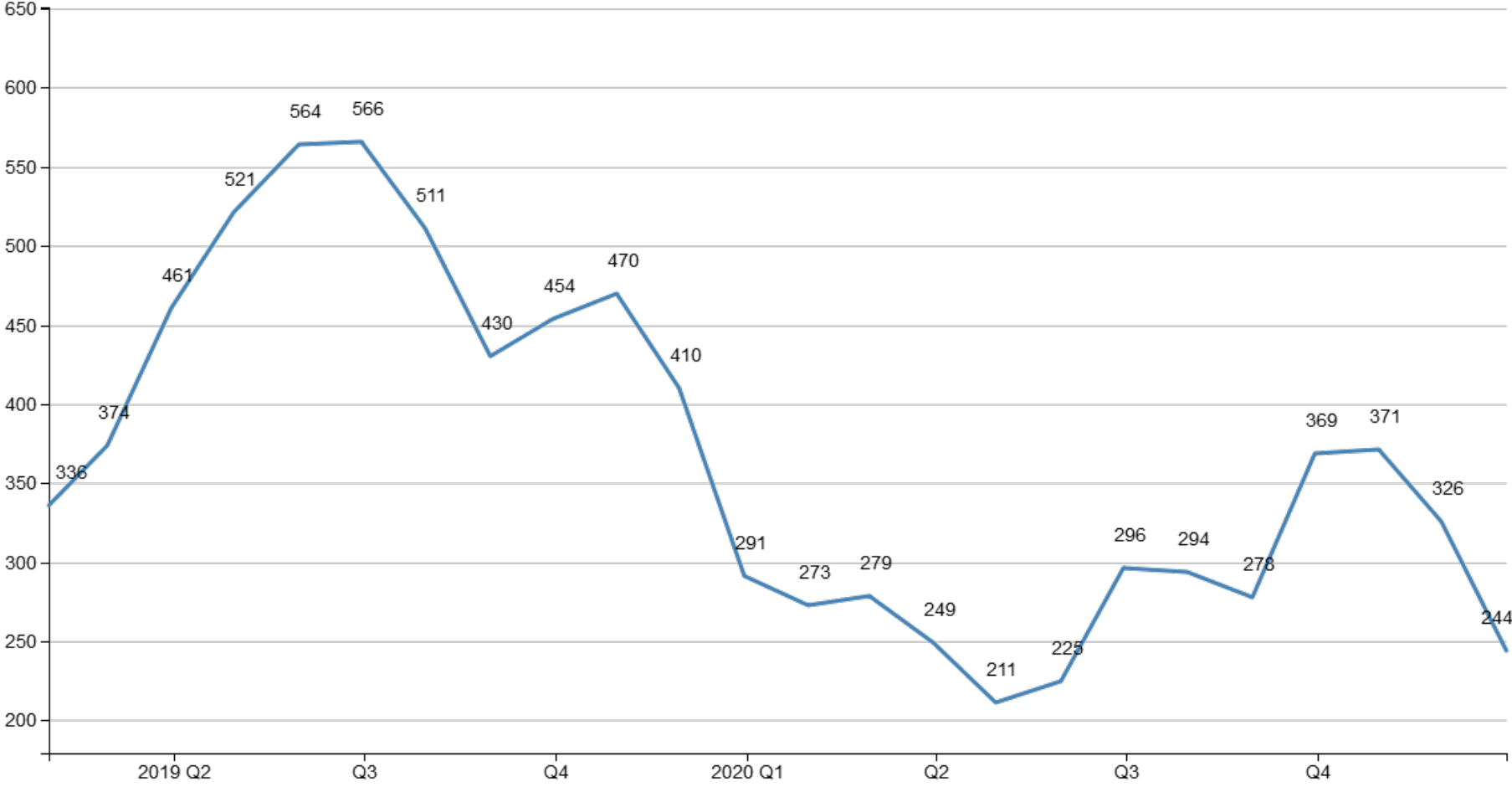


Citywide
Sales Over Last Asking Price
2020





Citywide Inventory 2020



LINK

LUXURY CONDOMINIUMS
**ANNUAL SALES
SUMMARY**
2020



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24 School Street Suite 702, Boston, MA 02108

[MYLINKMLS.COM](https://mylinkmls.com)

Luxe Condominiums

Hotel Luxe

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

Luxe Boutique

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

Luxe Full Service

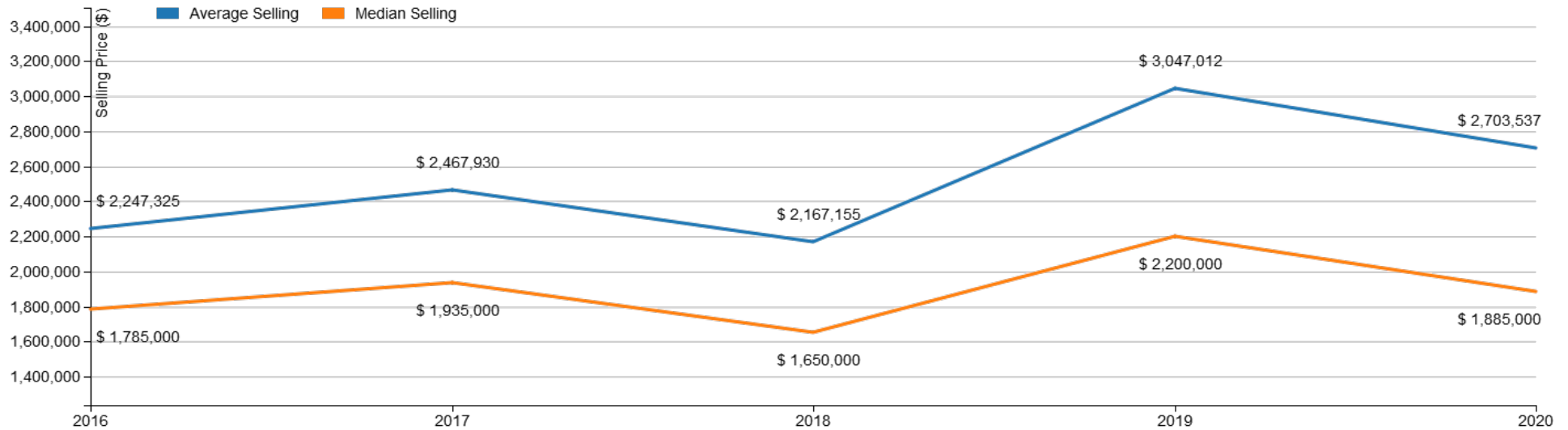
1 Charles St South
180 Beacon
330 Beacon St
44 Prince
45 Province
50 Liberty
Albert A Pope
The Archer Residences
Atelier 505
Belvedere
The Bryant Back Bay
Burroughs Wharf
Church Court
The Clarendon
EchelonSeaport
Grandview
Heritage
Lovejoy Wharf
Millennium Place
Millennium Tower
Pier Four
Pierce Boston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

LINK

Luxury Condominiums Sales Summary 2020

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
2016	686	-	\$2,247,325	-	\$1,785,000	-	\$1,407	-	\$1,310	-	94
2017	328	-52%	\$2,467,930	10%	\$1,935,000	8%	\$1,381	-2%	\$1,258	-4%	99
2018	583	78%	\$2,167,155	-12%	\$1,650,000	-15%	\$1,426	3%	\$1,352	8%	121
2019	467	-20%	\$3,047,012	41%	\$2,200,000	33%	\$1,724	21%	\$1,571	16%	114
2020	387	-17%	\$2,703,537	-11%	\$1,885,000	-14%	\$1,683	-2%	\$1,559	-1%	153

Average / Median Selling Price





Luxury Condominiums
Sales by Number of Bedrooms
2020

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
Studio	2018	25	19%	\$665,152	4%	\$670,000	3%	\$1,163	7%	\$1,133	7%	59
	2019	8	-68%	\$4,947,021	644%	\$847,710	27%	\$1,901	63%	\$1,549	37%	71
	2020	22	175%	\$2,880,405	-42%	\$798,150	-6%	\$1,819	-4%	\$1,530	-1%	229
One Bed	2018	208	174%	\$1,203,516	19%	\$1,050,000	7%	\$1,295	14%	\$1,266	13%	102
	2019	111	-47%	\$1,333,642	11%	\$1,218,750	16%	\$1,456	12%	\$1,432	13%	81
	2020	114	3%	\$1,295,651	-3%	\$1,169,700	-4%	\$1,451	0%	\$1,456	2%	117
Two Beds	2018	282	107%	\$2,354,359	5%	\$2,105,000	3%	\$1,457	5%	\$1,410	9%	106
	2019	257	-9%	\$2,878,430	22%	\$2,449,000	16%	\$1,734	19%	\$1,620	15%	99
	2020	198	-23%	\$2,620,291	-9%	\$2,097,500	-14%	\$1,694	-2%	\$1,572	-3%	153
Three Plus Beds	2018	68	-28%	\$4,890,616	12%	\$4,150,000	11%	\$1,798	11%	\$1,657	12%	206
	2019	91	34%	\$5,446,015	11%	\$4,700,000	13%	\$2,005	11%	\$1,973	19%	185
	2020	53	-42%	\$5,969,398	10%	\$4,381,800	-7%	\$2,083	4%	\$1,843	-7%	167

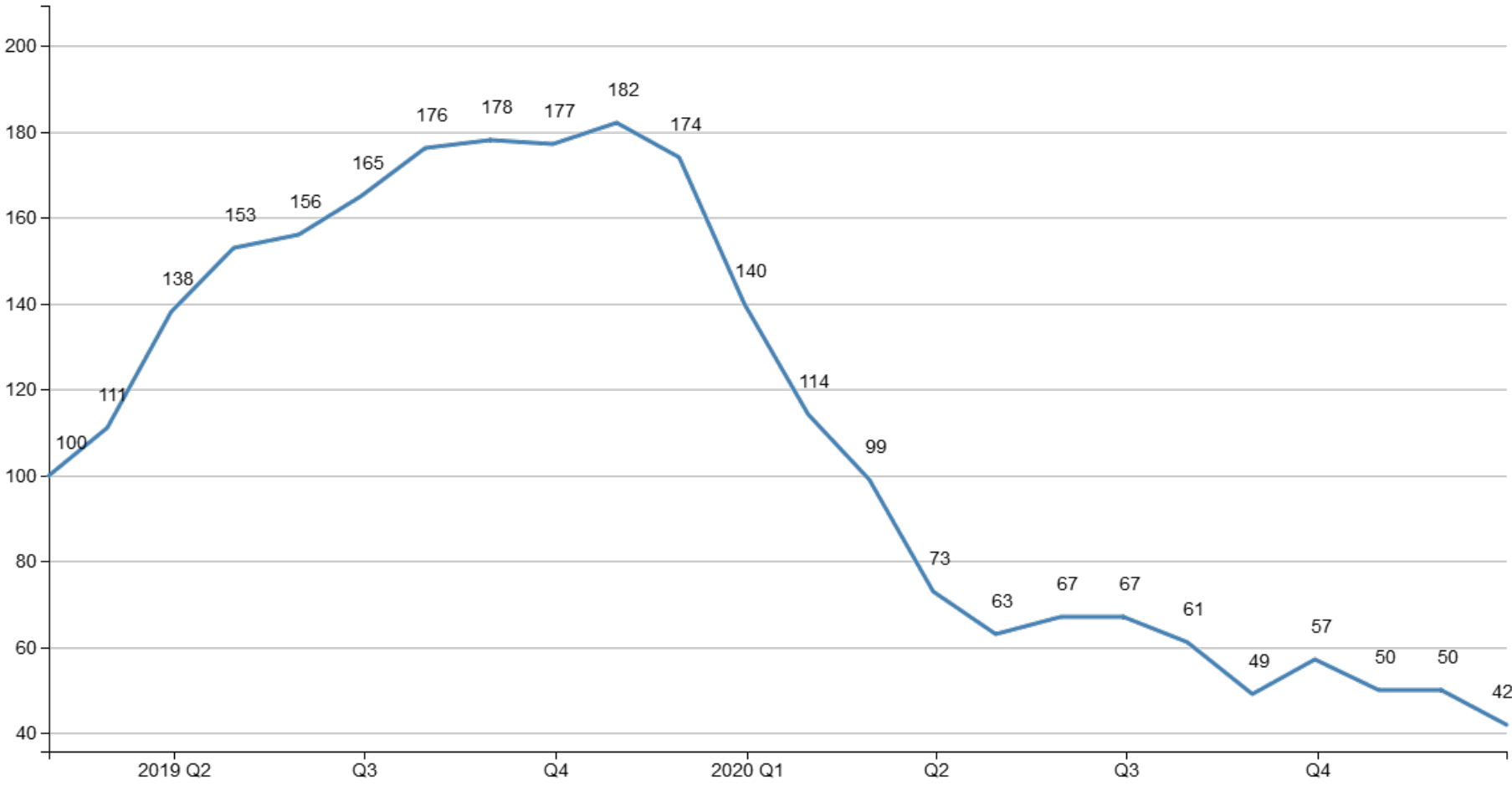


Luxury Condominiums
Sales by Square Footage
2020

Sq Feet	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
700 or less	2018	53	66%	\$774,665	19%	\$705,000	8%	\$1,285	19%	\$1,296	21%	75
	2019	18	-66%	\$941,453	22%	\$1,012,050	44%	\$1,551	21%	\$1,550	20%	69
	2020	50	178%	\$962,150	2%	\$961,400	-5%	\$1,593	3%	\$1,564	1%	126
701- 1000	2018	121	152%	\$1,052,573	9%	\$995,070	5%	\$1,265	8%	\$1,226	6%	92
	2019	68	-44%	\$1,192,194	13%	\$1,144,500	15%	\$1,419	12%	\$1,383	13%	79
	2020	61	-10%	\$1,216,584	2%	\$1,170,000	2%	\$1,457	3%	\$1,406	2%	141
1001- 1500	2018	200	125%	\$1,658,417	-1%	\$1,596,000	-3%	\$1,295	-1%	\$1,249	-1%	99
	2019	183	-9%	\$2,019,960	22%	\$1,830,332	15%	\$1,554	20%	\$1,463	17%	90
	2020	152	-17%	\$2,025,709	0%	\$1,898,750	4%	\$1,576	1%	\$1,539	5%	145
1501- 1800	2018	78	81%	\$2,343,348	-1%	\$2,239,283	7%	\$1,462	2%	\$1,449	13%	68
	2019	47	-40%	\$2,586,558	10%	\$2,500,000	12%	\$1,591	9%	\$1,523	5%	106
	2020	50	6%	\$2,492,018	-4%	\$2,475,000	-1%	\$1,537	-3%	\$1,540	1%	217
1801- 2400	2018	87	50%	\$3,559,261	26%	\$3,345,155	23%	\$1,730	26%	\$1,649	26%	195
	2019	92	6%	\$4,122,398	16%	\$4,362,150	30%	\$1,980	14%	\$2,073	26%	118
	2020	39	-58%	\$3,675,557	-11%	\$3,300,000	-24%	\$1,803	-9%	\$1,756	-15%	141
Over 2400	2018	44	-24%	\$6,157,101	9%	\$5,456,250	5%	\$1,976	9%	\$1,929	2%	204
	2019	59	34%	\$7,702,672	25%	\$6,550,000	20%	\$2,360	19%	\$2,265	17%	210
	2020	35	-41%	\$9,945,554	29%	\$8,000,000	22%	\$2,741	16%	\$2,816	24%	129



Luxury Condominiums
Inventory
2020

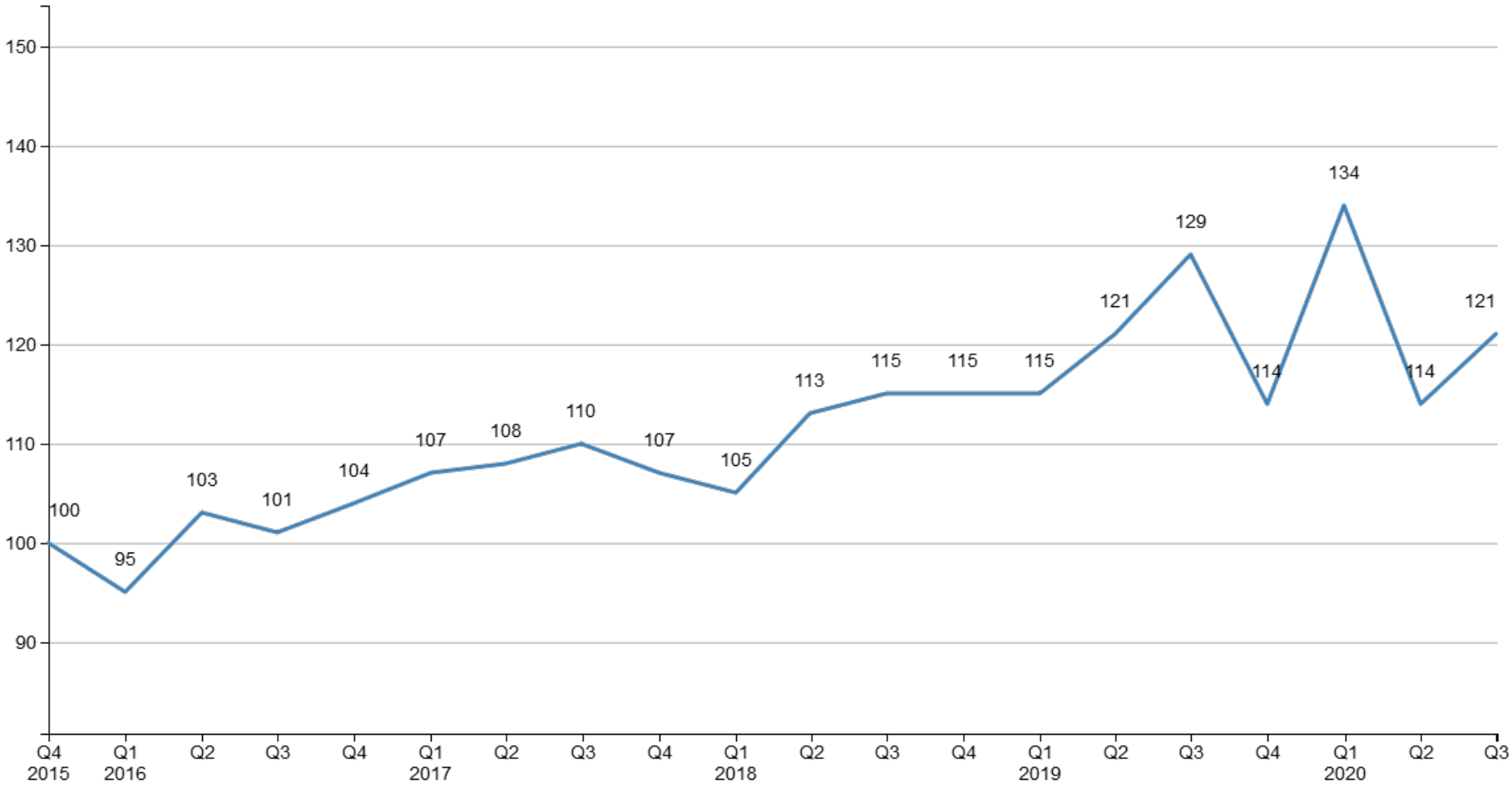


LINK

BACK BAY
**ANNUAL SALES
SUMMARY**
2020

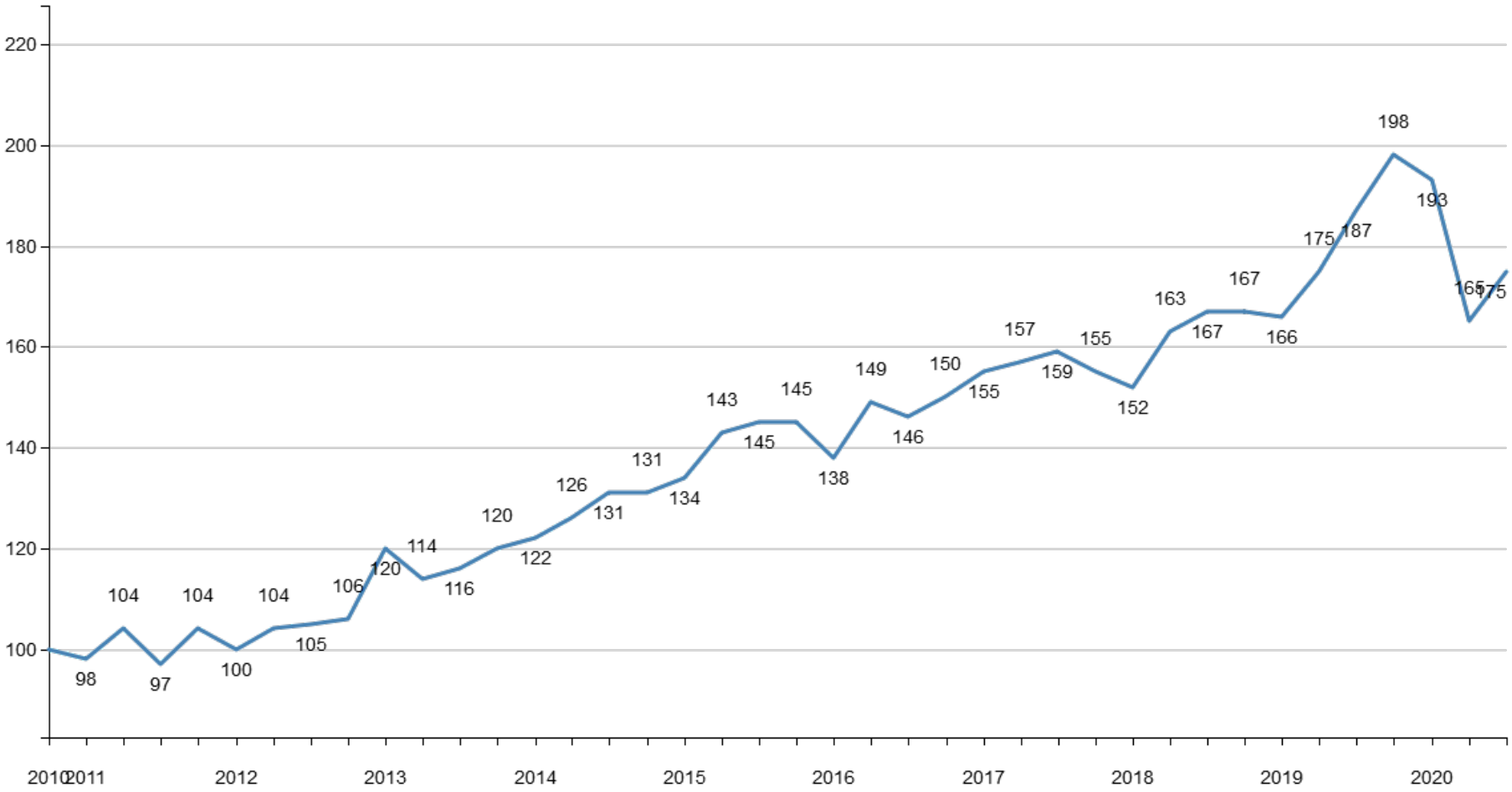


Back Bay
Five Year Price Index
(Appreciation Rate)





Back Bay
Ten Year Price Index
(Appreciation Rate)

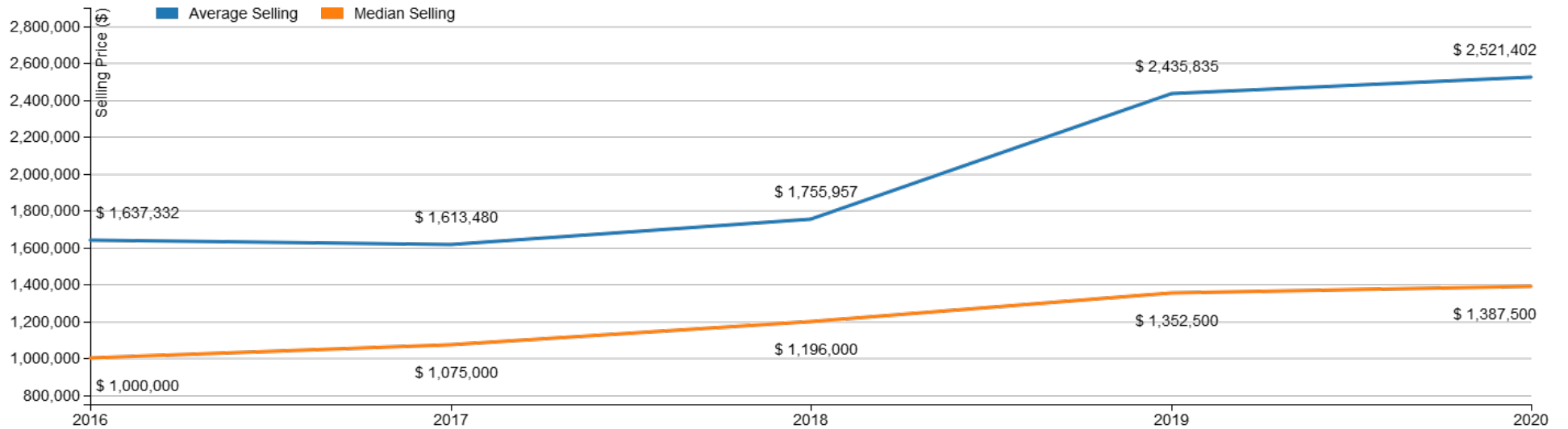




Back Bay Sales Summary 2020

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
2016	468	-	\$1,637,332	-	\$1,000,000	-	\$1,125	-	\$1,045	-	66
2017	415	-11%	\$1,613,480	-1%	\$1,075,000	8%	\$1,185	5%	\$1,113	7%	55
2018	419	1%	\$1,755,957	9%	\$1,196,000	11%	\$1,270	7%	\$1,190	7%	65
2019	452	8%	\$2,435,835	39%	\$1,352,500	13%	\$1,489	17%	\$1,243	4%	75
2020	334	-26%	\$2,521,402	4%	\$1,387,500	3%	\$1,454	-2%	\$1,196	-4%	91

Average / Median Selling Price





Back Bay

Sales by Number of Bedrooms

2020

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
Studio	2018	37	12%	\$926,308	37%	\$522,500	7%	\$1,331	17%	\$1,186	7%	34
	2019	32	-14%	\$1,685,998	82%	\$539,500	3%	\$1,353	2%	\$1,190	0%	101
	2020	25	-22%	\$2,594,268	54%	\$504,000	-7%	\$1,403	4%	\$1,266	6%	156
One Bed	2018	130	-10%	\$826,503	6%	\$710,000	5%	\$1,156	8%	\$1,133	9%	42
	2019	136	5%	\$886,236	7%	\$781,500	10%	\$1,205	4%	\$1,149	1%	57
	2020	84	-38%	\$894,343	1%	\$710,000	-9%	\$1,177	-2%	\$1,117	-3%	66
Two Beds	2018	180	8%	\$1,791,086	13%	\$1,470,000	5%	\$1,271	6%	\$1,208	7%	56
	2019	209	16%	\$2,532,426	41%	\$1,715,000	17%	\$1,570	24%	\$1,281	6%	67
	2020	153	-27%	\$2,103,500	-17%	\$1,525,000	-11%	\$1,441	-8%	\$1,214	-5%	90
Three Plus Beds	2018	72	1%	\$3,772,662	-1%	\$3,200,000	2%	\$1,442	2%	\$1,334	1%	118
	2019	75	4%	\$5,296,537	40%	\$4,850,000	52%	\$1,835	27%	\$1,749	31%	115
	2020	72	-4%	\$5,282,379	0%	\$3,325,000	-31%	\$1,821	-1%	\$1,382	-21%	102



Back Bay

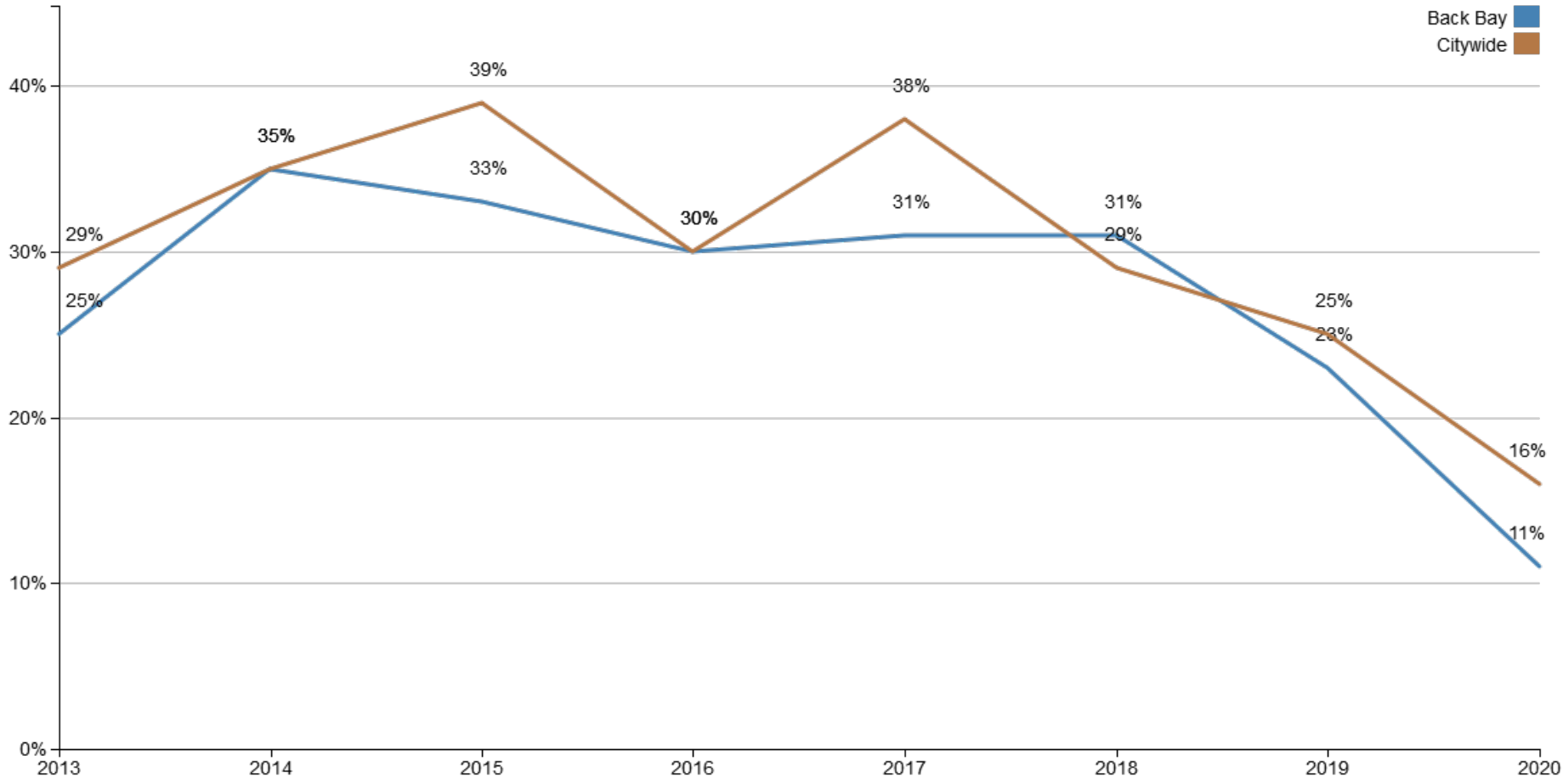
Sales Comparison by Square Footage

2020

Sq Feet	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
700 or less	2018	101	-15%	\$582,510	2%	\$575,000	0%	\$1,222	12%	\$1,183	11%	32
	2019	95	-6%	\$632,683	9%	\$630,000	10%	\$1,195	-2%	\$1,183	0%	47
	2020	76	-20%	\$624,345	-1%	\$593,750	-6%	\$1,242	4%	\$1,154	-2%	94
701- 1000	2018	84	12%	\$935,142	10%	\$882,500	4%	\$1,101	7%	\$1,068	4%	39
	2019	86	2%	\$1,010,063	8%	\$936,878	6%	\$1,214	10%	\$1,107	4%	41
	2020	56	-35%	\$958,316	-5%	\$920,000	-2%	\$1,112	-8%	\$1,057	-5%	66
1001- 1500	2018	114	3%	\$1,493,221	5%	\$1,357,500	-3%	\$1,212	2%	\$1,158	1%	57
	2019	130	14%	\$1,771,641	19%	\$1,450,500	7%	\$1,400	16%	\$1,230	6%	72
	2020	86	-34%	\$1,783,614	1%	\$1,475,500	2%	\$1,397	0%	\$1,182	-4%	75
1501- 1800	2018	31	-3%	\$2,228,218	7%	\$2,275,000	26%	\$1,360	7%	\$1,281	16%	56
	2019	19	-39%	\$2,040,658	-8%	\$1,970,000	-13%	\$1,266	-7%	\$1,169	-9%	87
	2020	32	68%	\$2,040,256	0%	\$1,962,500	0%	\$1,255	-1%	\$1,230	5%	237
1801- 2400	2018	48	37%	\$2,897,011	14%	\$2,740,000	2%	\$1,382	9%	\$1,326	8%	92
	2019	57	19%	\$4,013,312	39%	\$4,250,000	55%	\$1,904	38%	\$1,925	45%	153
	2020	35	-39%	\$3,149,743	-22%	\$2,680,000	-37%	\$1,526	-20%	\$1,334	-31%	89
Over 2400	2018	41	-5%	\$5,365,902	3%	\$4,695,000	8%	\$1,693	8%	\$1,557	9%	155
	2019	65	59%	\$7,018,192	31%	\$6,250,000	33%	\$2,161	28%	\$1,999	28%	114
	2020	49	-25%	\$8,410,457	20%	\$6,500,000	4%	\$2,351	9%	\$2,284	14%	71

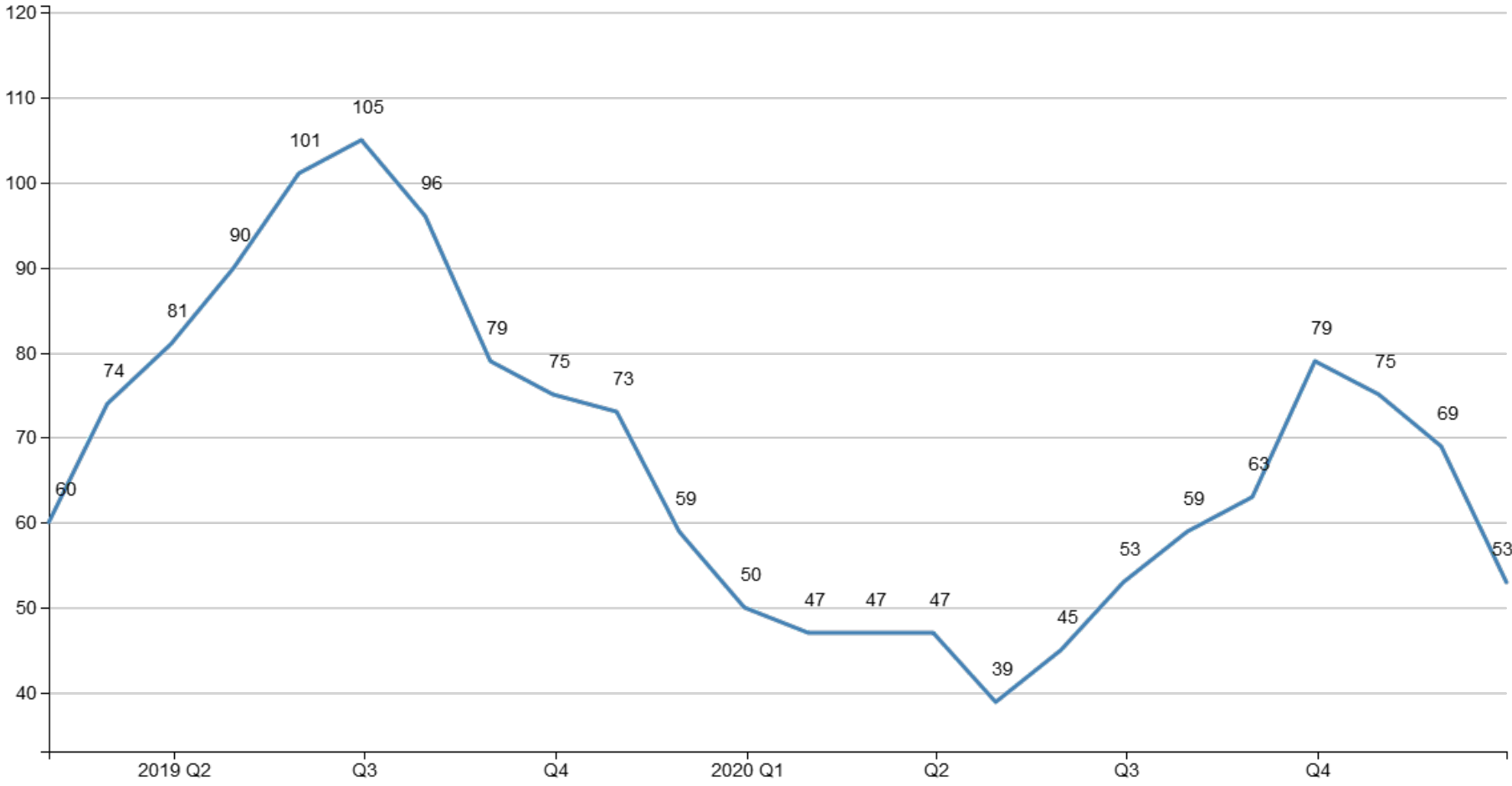


Back Bay
Sales Over Last Asking Price
2020





Back Bay
Inventory
2020

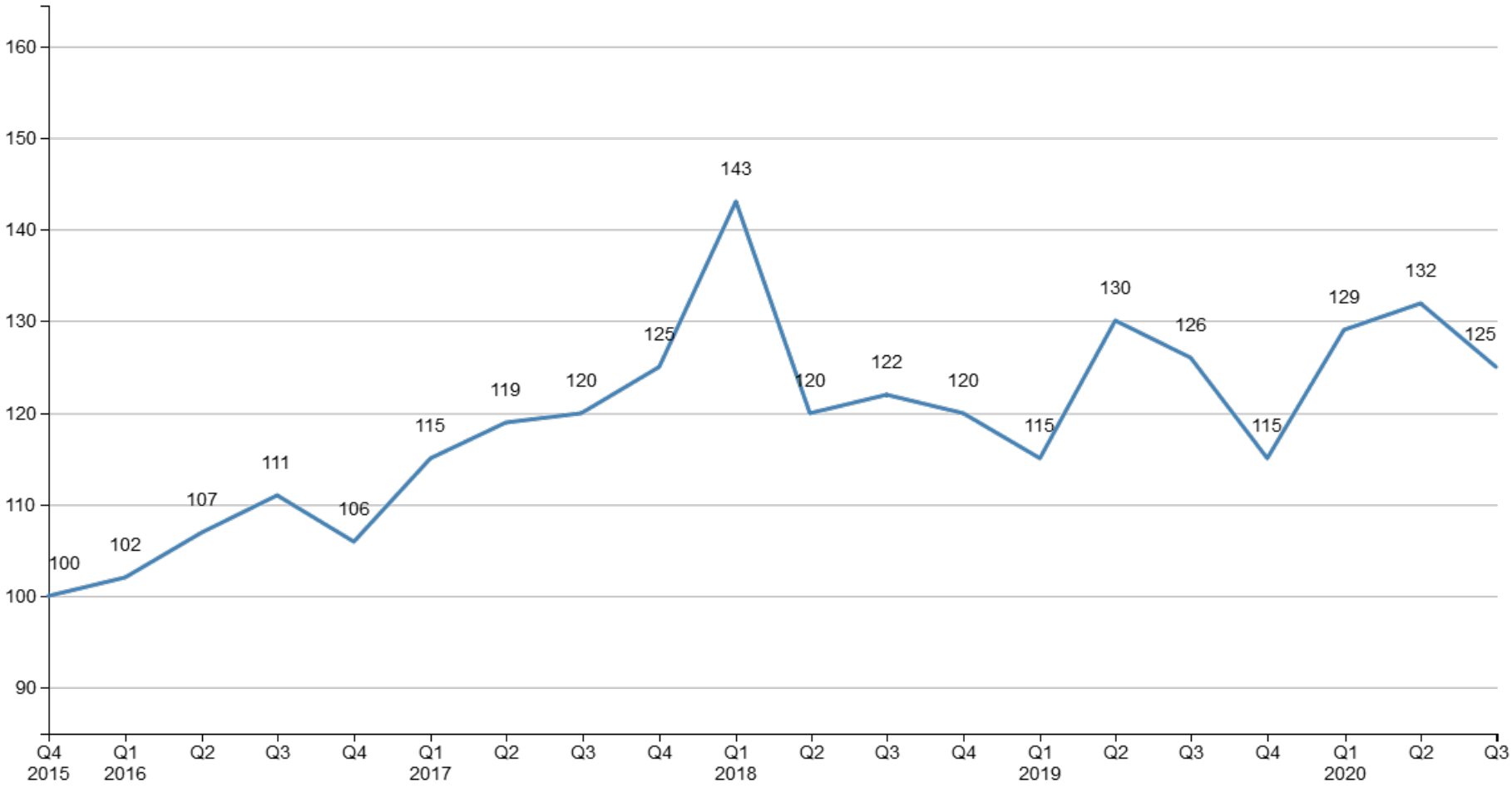


LINK

BEACON HILL
**ANNUAL SALES
SUMMARY**
2020

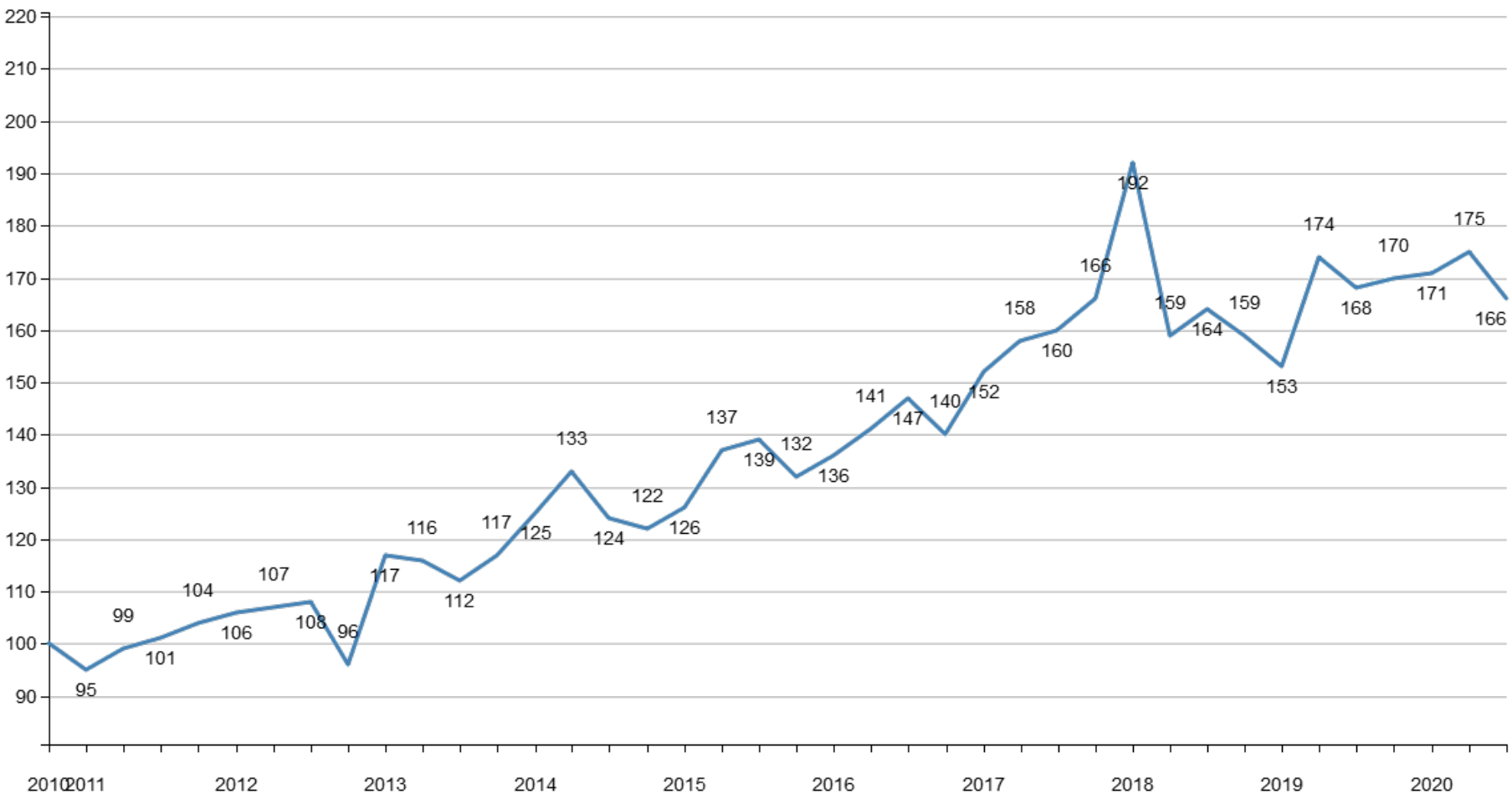


Beacon Hill
Five Year Price Index
(Appreciation Rate)





Beacon Hill
Ten Year Price Index
(Appreciation Rate)

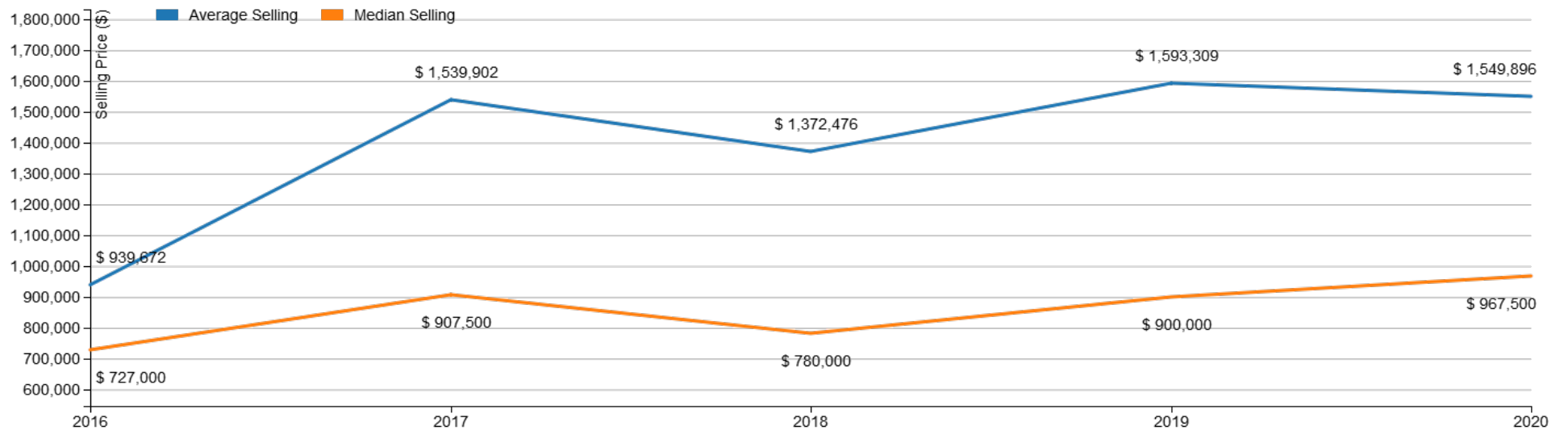




Beacon Hill Sales Summary 2020

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
2016	156	-	\$939,672	-	\$727,000	-	\$977	-	\$994	-	42
2017	184	18%	\$1,539,902	64%	\$907,500	25%	\$1,155	18%	\$1,087	9%	64
2018	150	-18%	\$1,372,476	-11%	\$780,000	-14%	\$1,208	5%	\$1,160	7%	76
2019	180	20%	\$1,593,309	16%	\$900,000	15%	\$1,231	2%	\$1,148	-1%	88
2020	154	-14%	\$1,549,896	-3%	\$967,500	8%	\$1,239	1%	\$1,174	2%	89

Average / Median Selling Price





Beacon Hill

Sales by Number of Bedrooms

2020

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
Studio	2018	9	29%	\$417,544	-3%	\$408,000	-8%	\$1,340	29%	\$1,253	25%	14
	2019	20	122%	\$476,316	14%	\$475,875	17%	\$1,188	-11%	\$1,191	-5%	45
	2020	7	-65%	\$412,500	-13%	\$369,000	-22%	\$1,281	8%	\$1,378	16%	-
One Bed	2018	57	-22%	\$697,371	5%	\$625,000	-2%	\$1,192	12%	\$1,144	7%	47
	2019	62	9%	\$741,622	6%	\$631,000	1%	\$1,164	-2%	\$1,129	-1%	56
	2020	57	-8%	\$840,839	13%	\$650,000	3%	\$1,182	2%	\$1,179	5%	61
Two Beds	2018	58	-18%	\$1,178,746	-12%	\$931,000	-26%	\$1,115	1%	\$1,106	3%	52
	2019	70	21%	\$1,371,780	16%	\$1,183,000	27%	\$1,153	3%	\$1,114	1%	72
	2020	64	-9%	\$1,455,453	6%	\$1,190,500	1%	\$1,201	4%	\$1,143	3%	52
Three Plus Beds	2018	26	-21%	\$3,615,236	-13%	\$2,770,000	-19%	\$1,404	-5%	\$1,242	-7%	148
	2019	28	8%	\$4,830,865	34%	\$4,461,473	61%	\$1,603	14%	\$1,466	18%	187
	2020	26	-7%	\$3,643,063	-25%	\$1,940,000	-57%	\$1,445	-10%	\$1,294	-12%	156



Beacon Hill

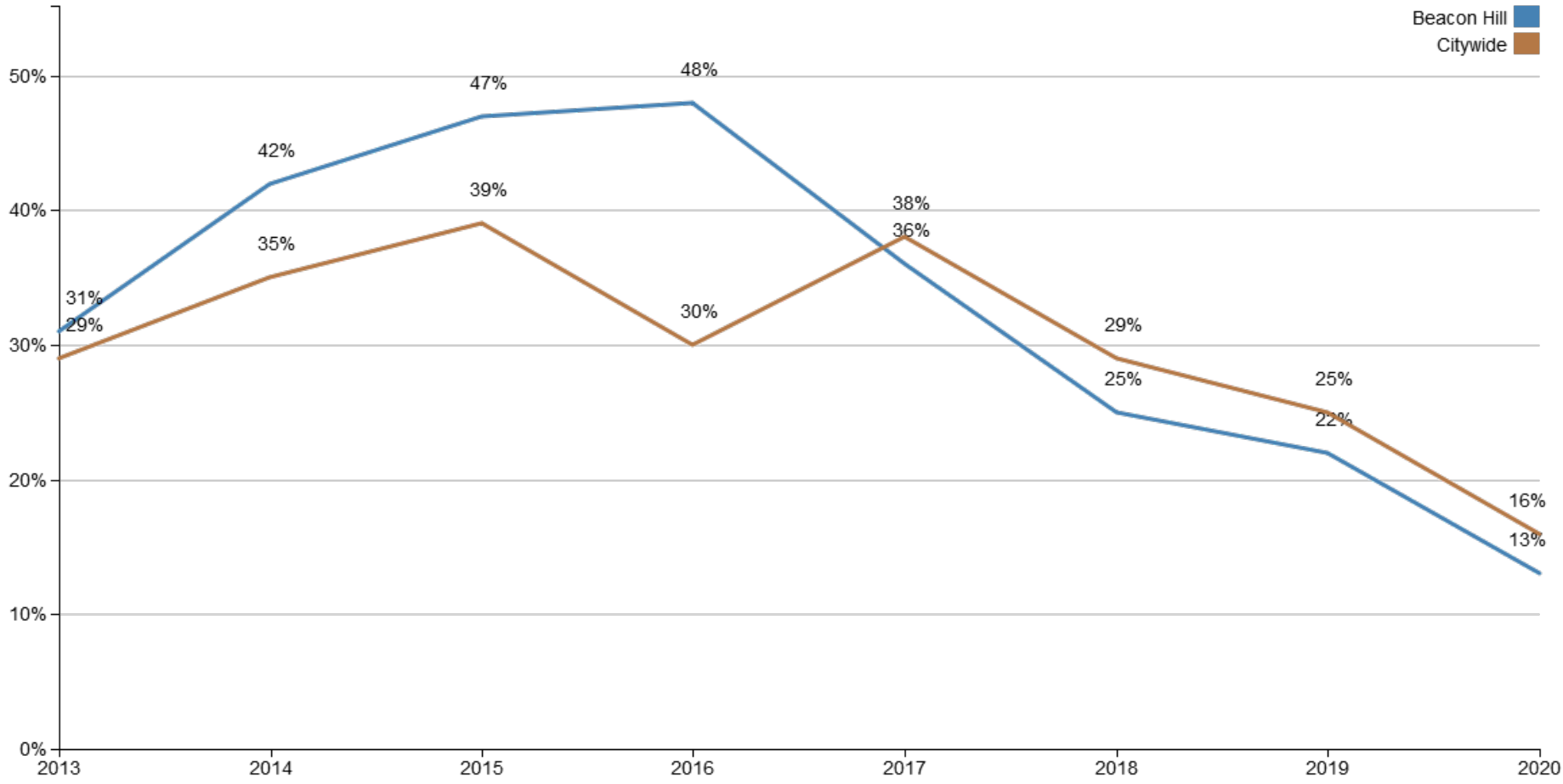
Sales Comparison by Square Footage

2020

Sq Feet	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
700 or less	2018	65	-6%	\$596,589	5%	\$582,500	4%	\$1,206	11%	\$1,175	11%	38
	2019	72	11%	\$574,915	-4%	\$560,250	-4%	\$1,165	-3%	\$1,129	-4%	43
	2020	55	-24%	\$586,197	2%	\$585,000	4%	\$1,169	0%	\$1,158	3%	96
701- 1000	2018	32	-3%	\$872,125	4%	\$810,750	-2%	\$1,047	3%	\$1,017	1%	24
	2019	34	6%	\$891,618	2%	\$890,000	10%	\$1,088	4%	\$1,092	7%	56
	2020	26	-24%	\$884,712	-1%	\$849,500	-5%	\$1,049	-4%	\$1,054	-3%	44
1001- 1500	2018	26	-32%	\$1,449,981	7%	\$1,485,000	9%	\$1,150	7%	\$1,154	6%	76
	2019	32	23%	\$1,422,813	-2%	\$1,402,500	-6%	\$1,180	3%	\$1,144	-1%	66
	2020	49	53%	\$1,532,564	8%	\$1,529,000	9%	\$1,211	3%	\$1,202	5%	68
1501- 1800	2018	6	-33%	\$1,975,104	3%	\$1,962,000	6%	\$1,187	0%	\$1,170	0%	86
	2019	15	150%	\$2,040,043	3%	\$2,000,000	2%	\$1,270	7%	\$1,157	-1%	92
	2020	7	-53%	\$2,447,143	20%	\$2,400,000	20%	\$1,453	14%	\$1,511	31%	159
1801- 2400	2018	11	-39%	\$2,714,091	0%	\$2,740,000	1%	\$1,325	3%	\$1,325	5%	56
	2019	8	-27%	\$2,789,352	3%	\$3,000,000	9%	\$1,337	1%	\$1,354	2%	213
	2020	5	-38%	\$2,530,000	-9%	\$2,800,000	-7%	\$1,279	-4%	\$1,241	-8%	110
Over 2400	2018	10	-41%	\$5,978,000	3%	\$5,356,250	14%	\$1,772	2%	\$1,669	4%	288
	2019	19	90%	\$6,139,018	3%	\$5,325,000	-1%	\$1,747	-1%	\$1,524	-9%	183
	2020	12	-37%	\$6,547,083	7%	\$5,257,500	-1%	\$1,940	11%	\$1,880	23%	172

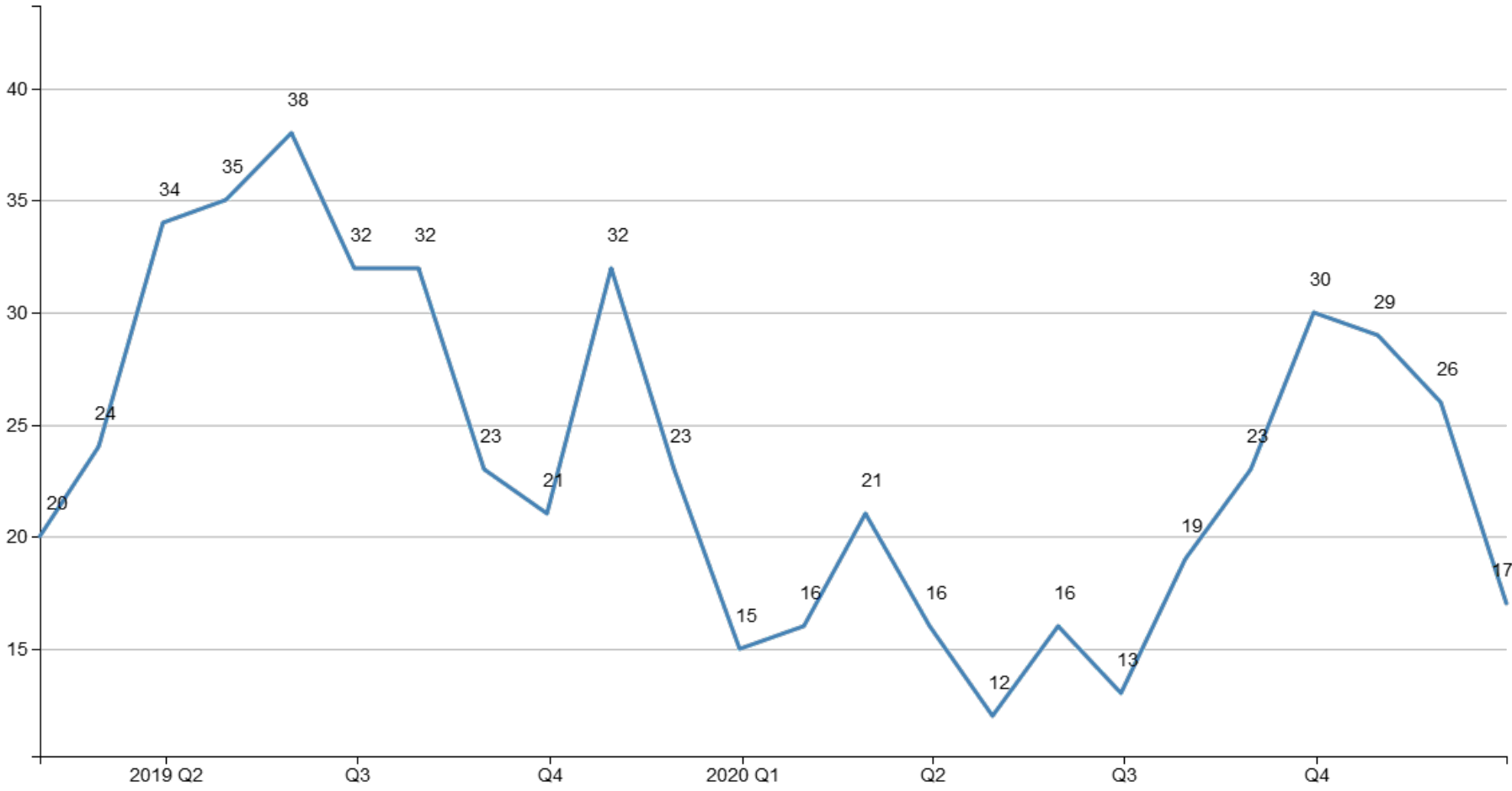


Beacon Hill
Sales Over Last Asking Price
2020





Beacon Hill
Inventory
2020

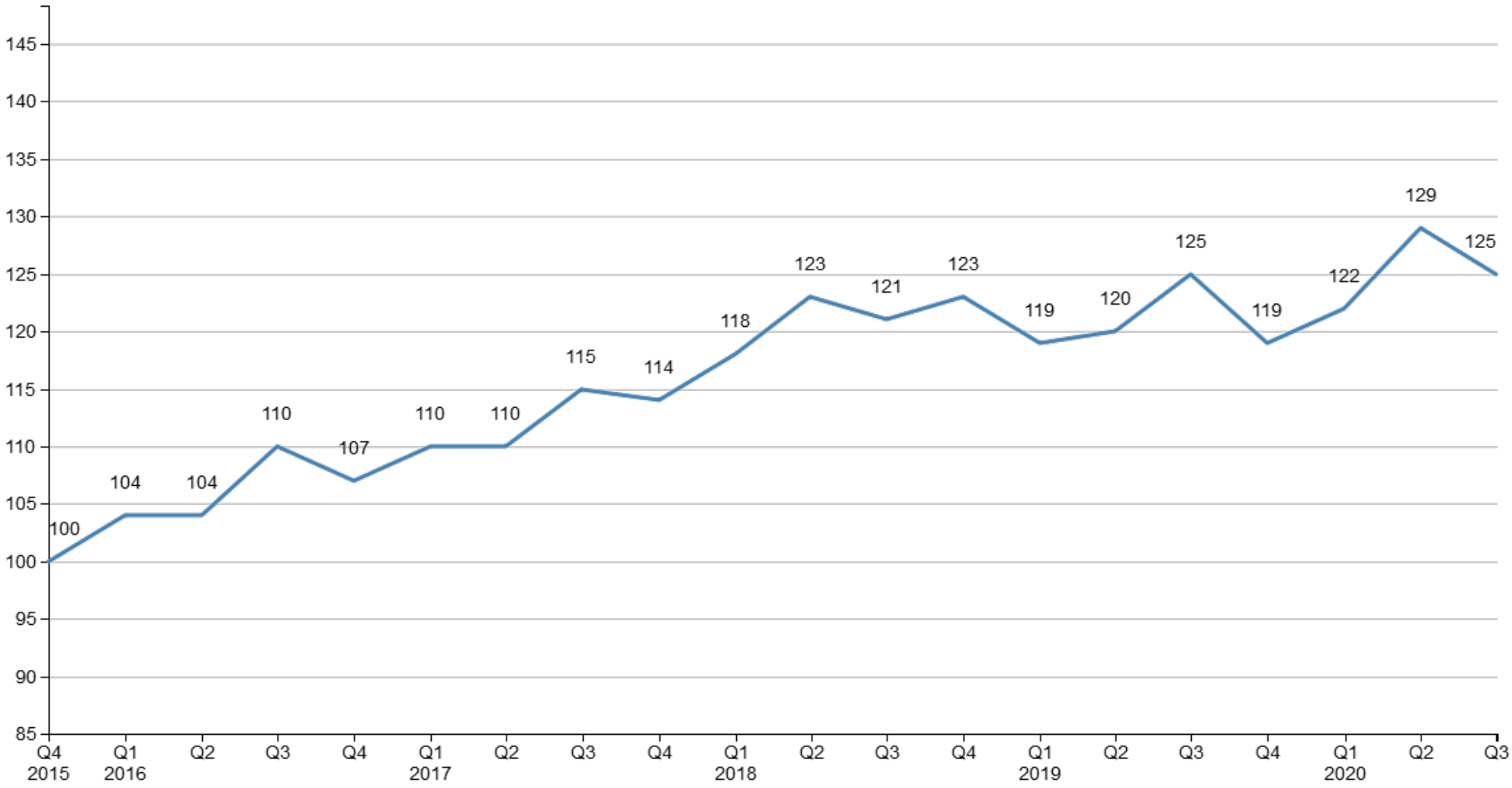


LINK

CHARLESTOWN
**ANNUAL SALES
SUMMARY**
2020

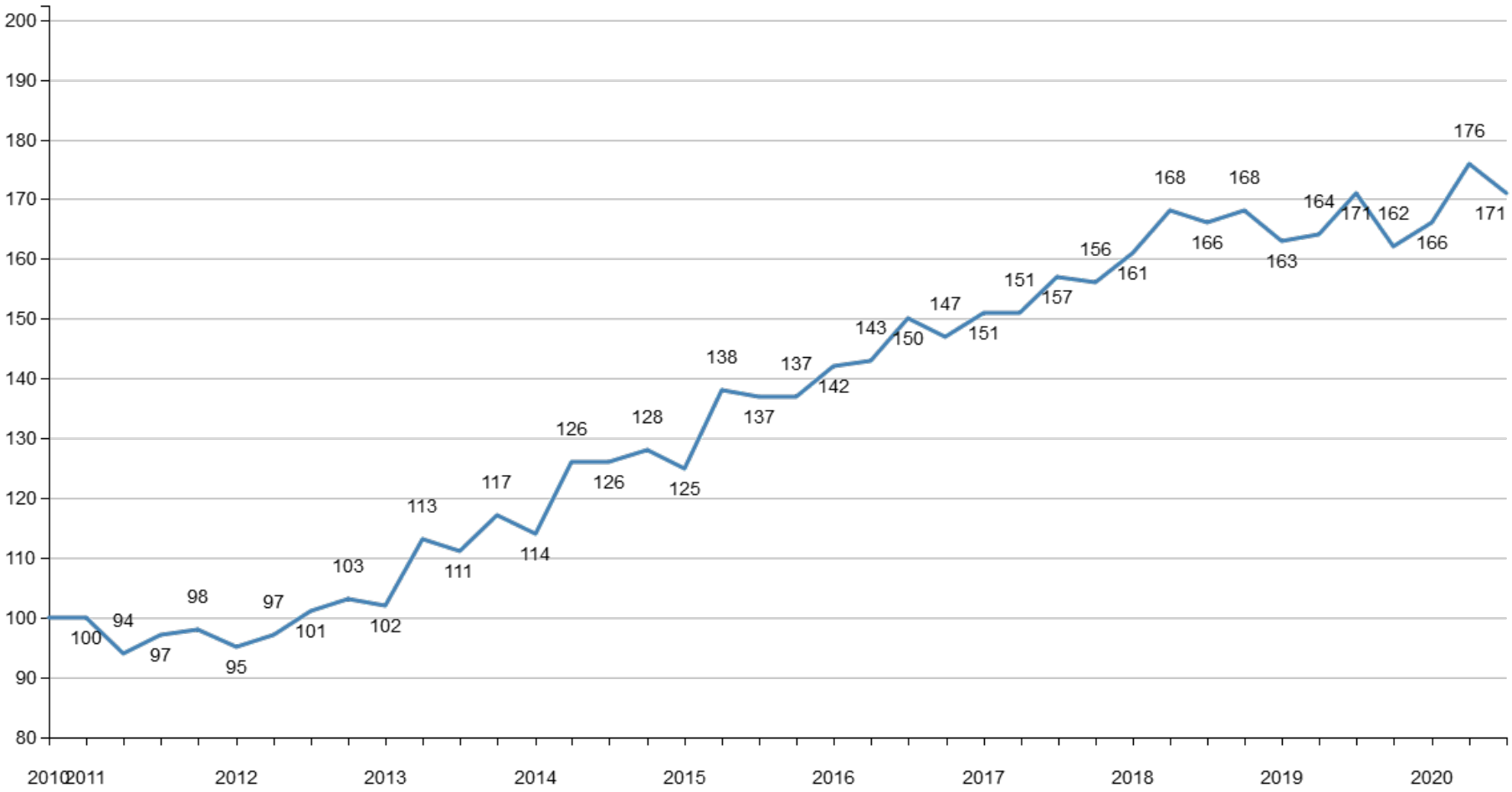


Charlestown
Five Year Price Index
(Appreciation Rate)





Charlestown
Ten Year Price Index
(Appreciation Rate)

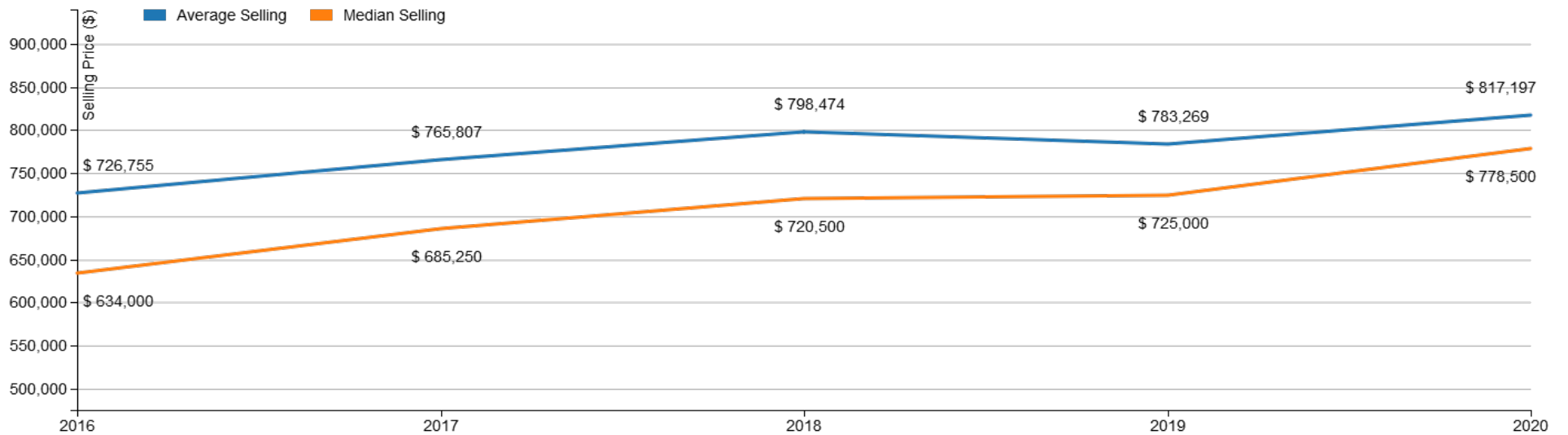




Charlestown Sales Summary 2020

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
2016	353	-	\$726,755	-	\$634,000	-	\$651	-	\$652	-	37
2017	316	-10%	\$765,807	5%	\$685,250	8%	\$681	5%	\$680	4%	34
2018	312	-1%	\$798,474	4%	\$720,500	5%	\$736	8%	\$741	9%	36
2019	326	4%	\$783,269	-2%	\$725,000	1%	\$740	1%	\$740	0%	44
2020	332	2%	\$817,197	4%	\$778,500	7%	\$760	3%	\$761	3%	50

Average / Median Selling Price





Charlestown

Sales by Number of Bedrooms

2020

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
Studio	2018	4	100%	\$687,500	45%	\$614,000	29%	\$780	-8%	\$796	-6%	142
	2019	2	-50%	\$412,000	-40%	\$412,000	-33%	\$919	18%	\$919	15%	30
	2020	4	100%	\$406,625	-1%	\$403,250	-2%	\$878	-4%	\$852	-7%	151
One Bed	2018	91	-2%	\$595,402	9%	\$575,000	8%	\$775	5%	\$765	4%	35
	2019	92	1%	\$585,765	-2%	\$545,250	-5%	\$809	4%	\$794	4%	33
	2020	88	-4%	\$596,844	2%	\$581,250	7%	\$823	2%	\$821	4%	44
Two Beds	2018	161	-2%	\$789,452	5%	\$731,500	4%	\$737	10%	\$740	10%	30
	2019	179	11%	\$803,318	2%	\$750,000	3%	\$724	-2%	\$731	-1%	50
	2020	175	-2%	\$808,538	1%	\$795,000	6%	\$753	4%	\$761	4%	43
Three Plus Beds	2018	56	0%	\$1,162,331	-1%	\$1,094,844	9%	\$663	10%	\$648	7%	46
	2019	53	-5%	\$1,072,403	-8%	\$1,010,184	-8%	\$666	0%	\$662	2%	41
	2020	65	23%	\$1,164,102	9%	\$1,135,000	12%	\$685	3%	\$683	3%	72



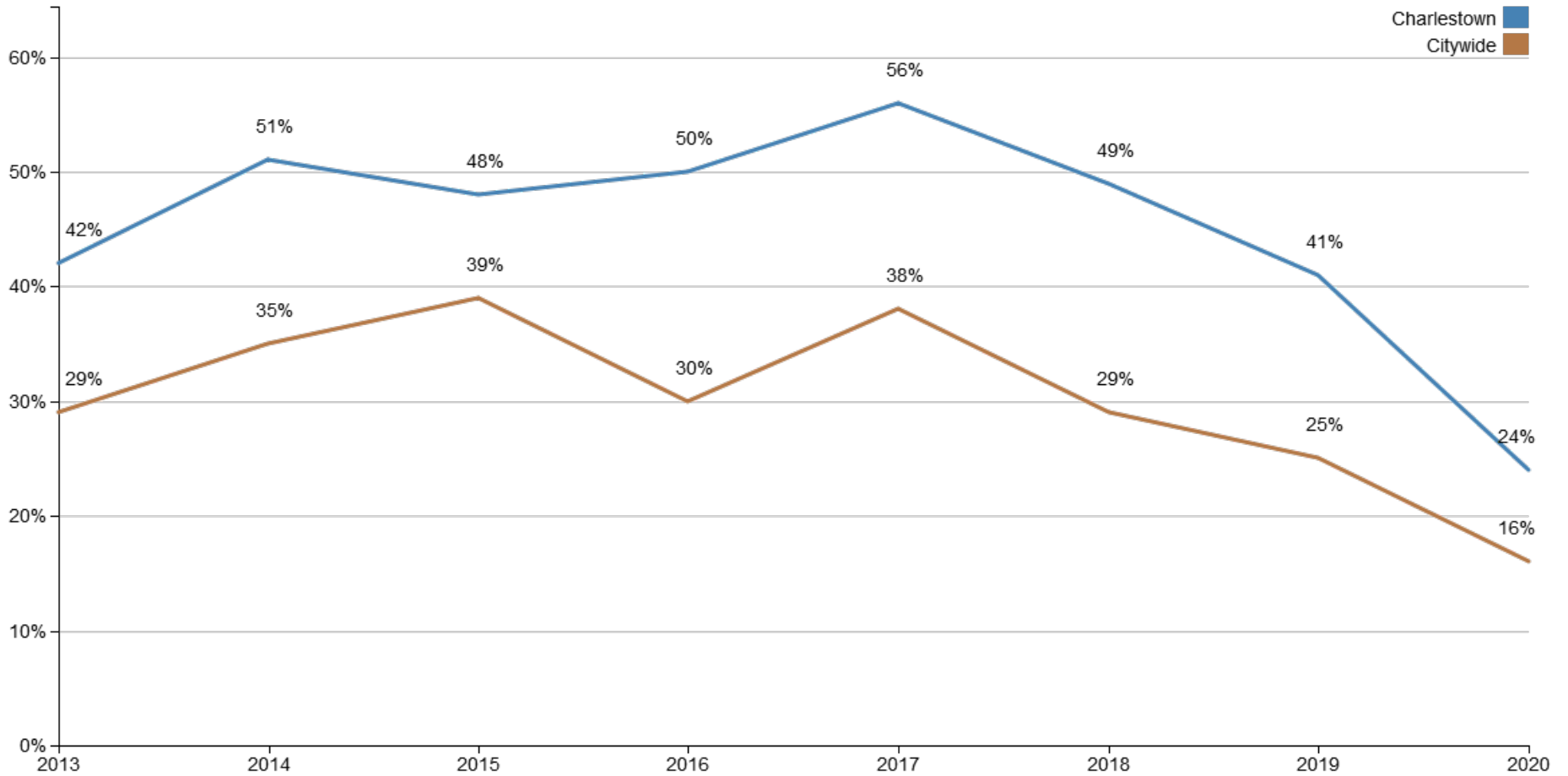
Charlestown

Sales Comparison by Square Footage

2020

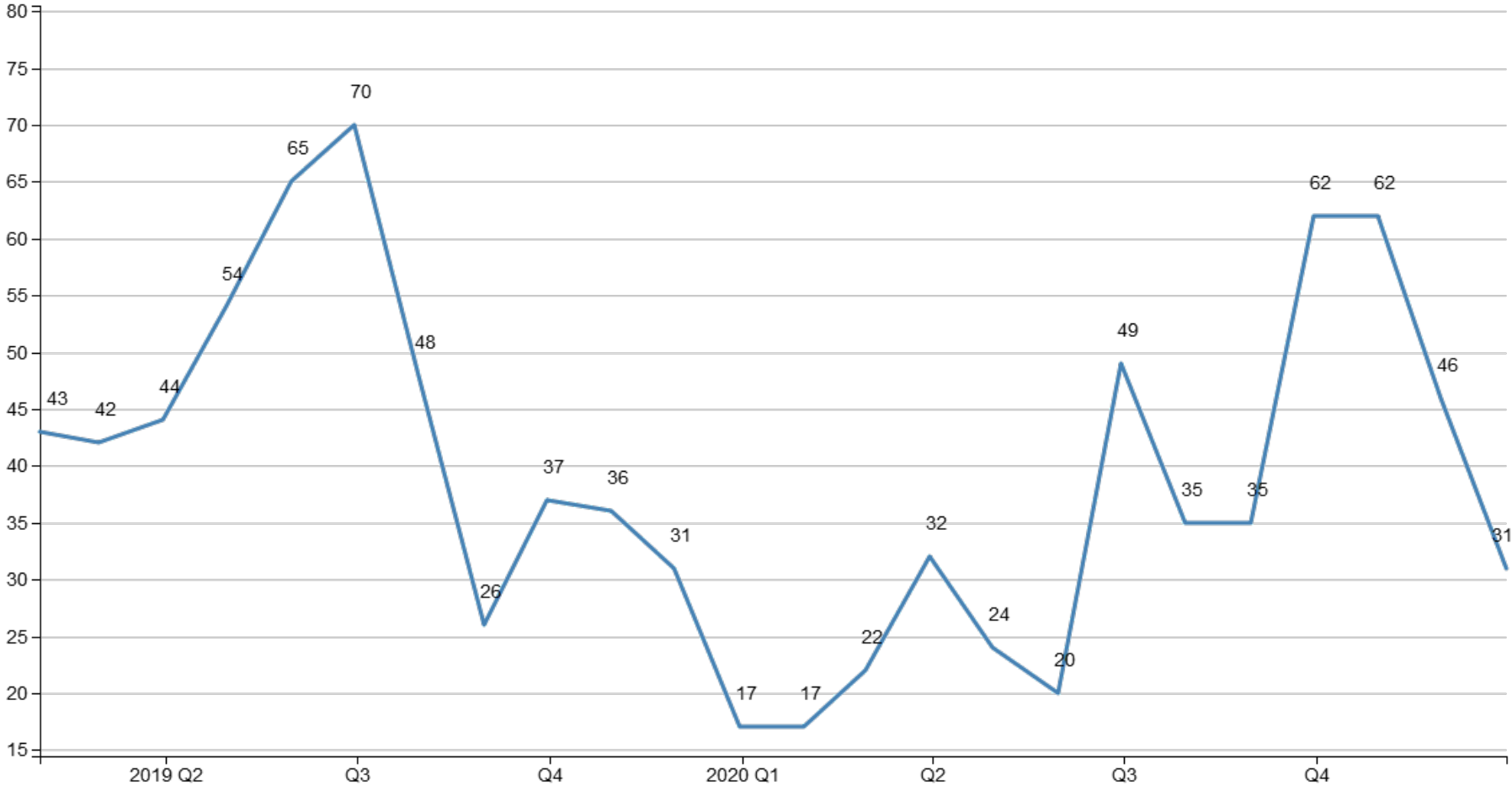
Sq Feet	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
700 or less	2018	48	-14%	\$521,205	9%	\$527,500	8%	\$830	8%	\$813	6%	44
	2019	59	23%	\$503,670	-3%	\$510,000	-3%	\$847	2%	\$851	5%	30
	2020	67	14%	\$531,519	6%	\$529,000	4%	\$867	2%	\$865	2%	46
701- 1000	2018	108	19%	\$652,786	9%	\$650,000	9%	\$764	7%	\$758	5%	36
	2019	96	-11%	\$633,472	-3%	\$634,500	-2%	\$744	-3%	\$742	-2%	49
	2020	92	-4%	\$675,482	7%	\$670,000	6%	\$783	5%	\$788	6%	47
1001- 1500	2018	105	-8%	\$831,955	5%	\$825,000	7%	\$692	7%	\$692	8%	26
	2019	126	20%	\$866,654	4%	\$850,000	3%	\$717	4%	\$718	4%	35
	2020	116	-8%	\$884,702	2%	\$870,000	2%	\$731	2%	\$726	1%	33
1501- 1800	2018	22	10%	\$1,072,636	10%	\$1,083,000	14%	\$664	15%	\$654	14%	18
	2019	22	0%	\$1,101,586	3%	\$1,090,000	1%	\$664	0%	\$676	3%	83
	2020	26	18%	\$1,093,788	-1%	\$1,077,500	-1%	\$676	2%	\$671	-1%	66
1801- 2400	2018	22	-4%	\$1,371,736	15%	\$1,325,000	9%	\$680	11%	\$687	10%	40
	2019	17	-23%	\$1,320,592	-4%	\$1,279,000	-3%	\$661	-3%	\$637	-7%	57
	2020	22	29%	\$1,293,314	-2%	\$1,270,000	-1%	\$665	1%	\$646	1%	24
Over 2400	2018	7	-42%	\$1,781,953	-9%	\$1,650,000	-3%	\$687	7%	\$647	12%	136
	2019	6	-14%	\$1,488,750	-16%	\$1,560,000	-5%	\$567	-18%	\$601	-7%	86
	2020	9	50%	\$1,559,611	5%	\$1,600,000	3%	\$575	1%	\$597	-1%	208

Charlestown
Sales Over Last Asking Price
2020





Charlestown
Inventory
2020



LINK

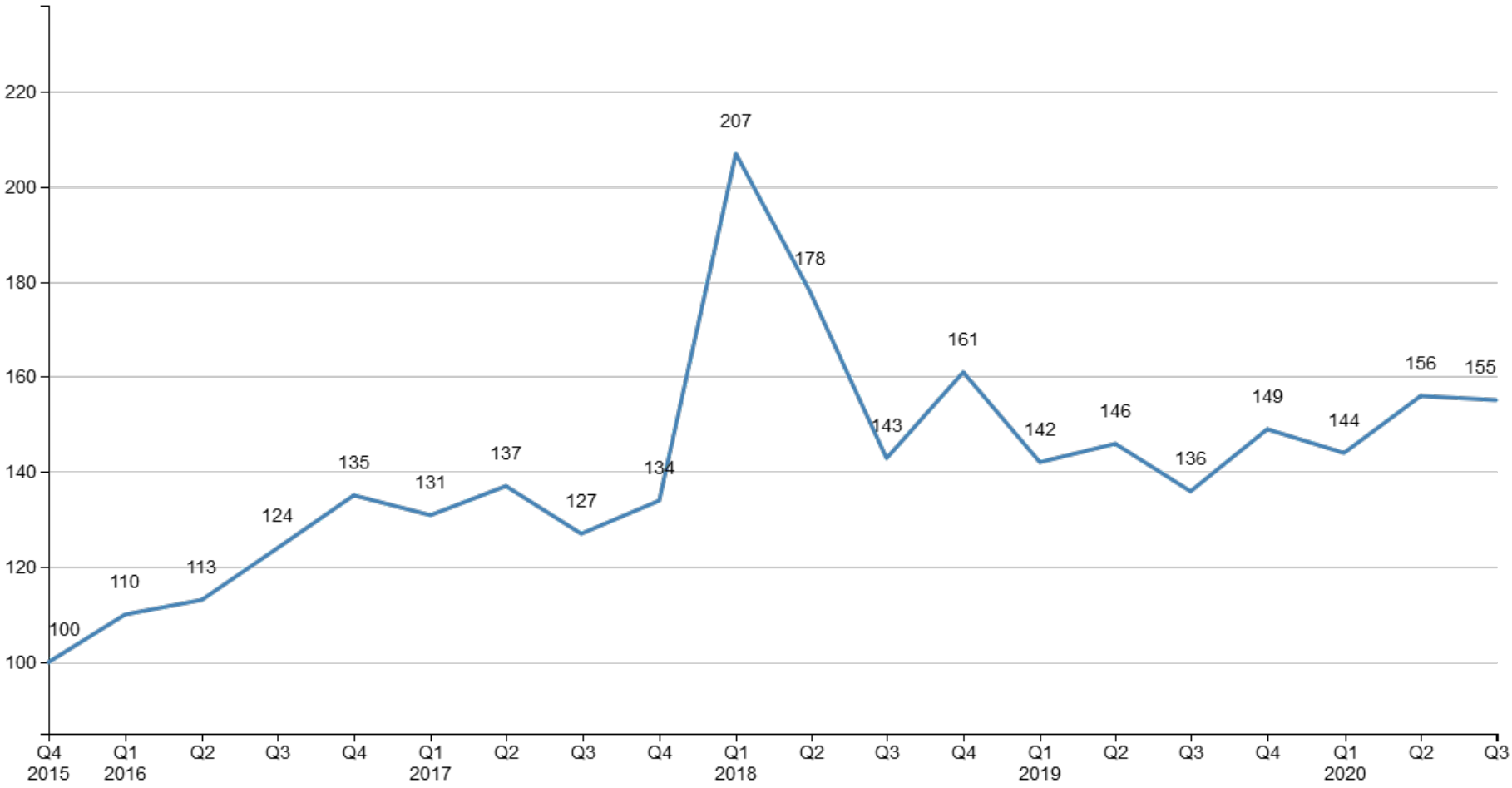
FENWAY
**ANNUAL SALES
SUMMARY**
2020

24 School Street Suite 702, Boston, MA 02108

[MYLINKMLS.COM](https://mylinkmls.com)

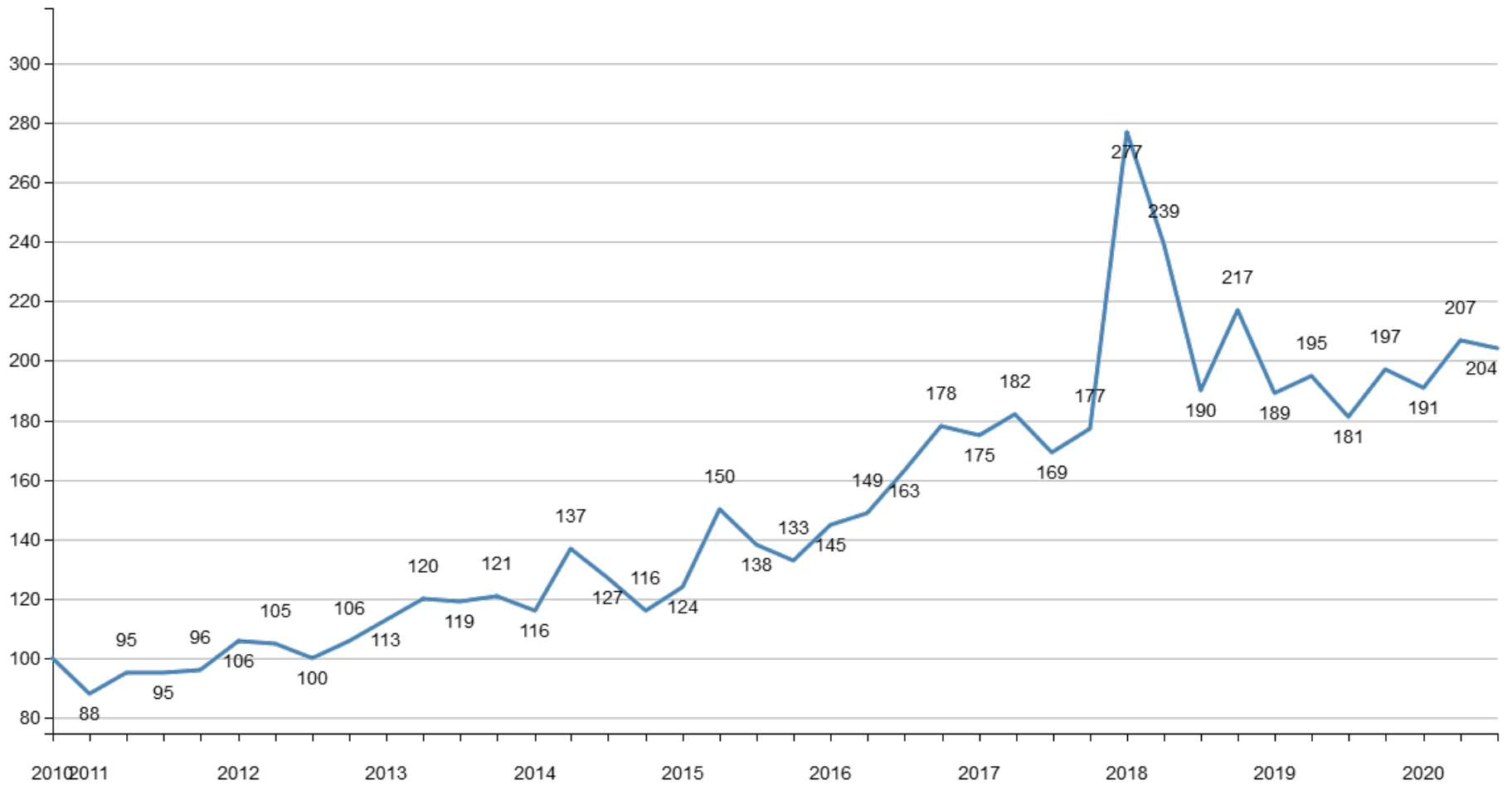


Fenway
Five Year Price Index
(Appreciation Rate)



LINK

Fenway Ten Year Price Index (Appreciation Rate)

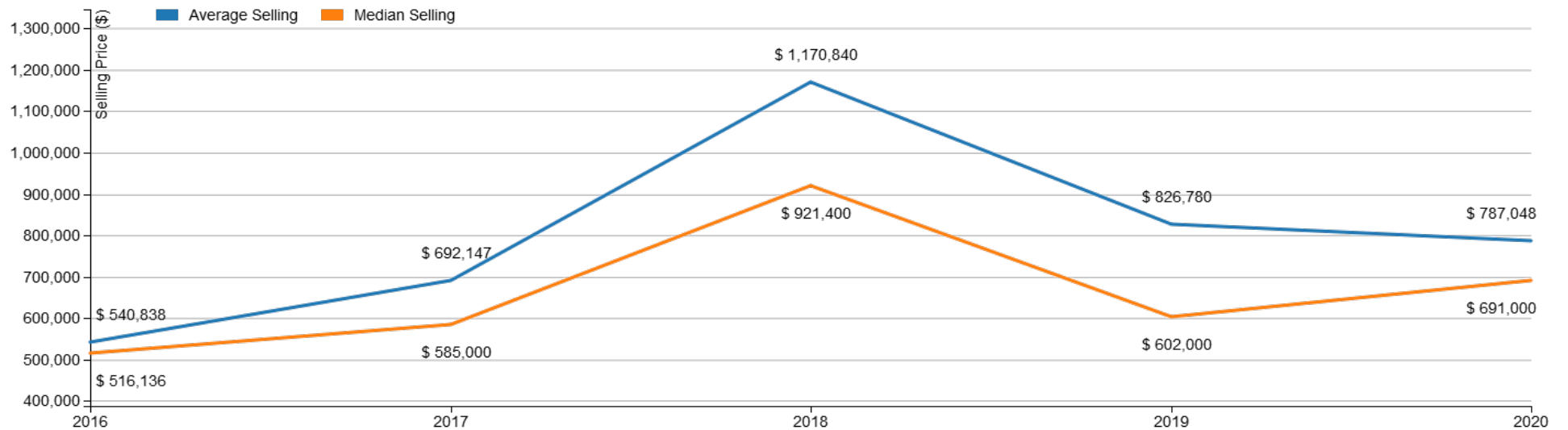




Fenway Sales Summary 2020

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
2016	163	-	\$540,838	-	\$516,136	-	\$825	-	\$863	-	36
2017	167	2%	\$692,147	28%	\$585,000	13%	\$887	8%	\$887	3%	24
2018	215	29%	\$1,170,840	69%	\$921,400	58%	\$1,204	36%	\$1,148	29%	58
2019	131	-39%	\$826,780	-29%	\$602,000	-35%	\$978	-19%	\$961	-16%	39
2020	86	-34%	\$787,048	-5%	\$691,000	15%	\$990	1%	\$964	0%	59

Average / Median Selling Price





Fenway

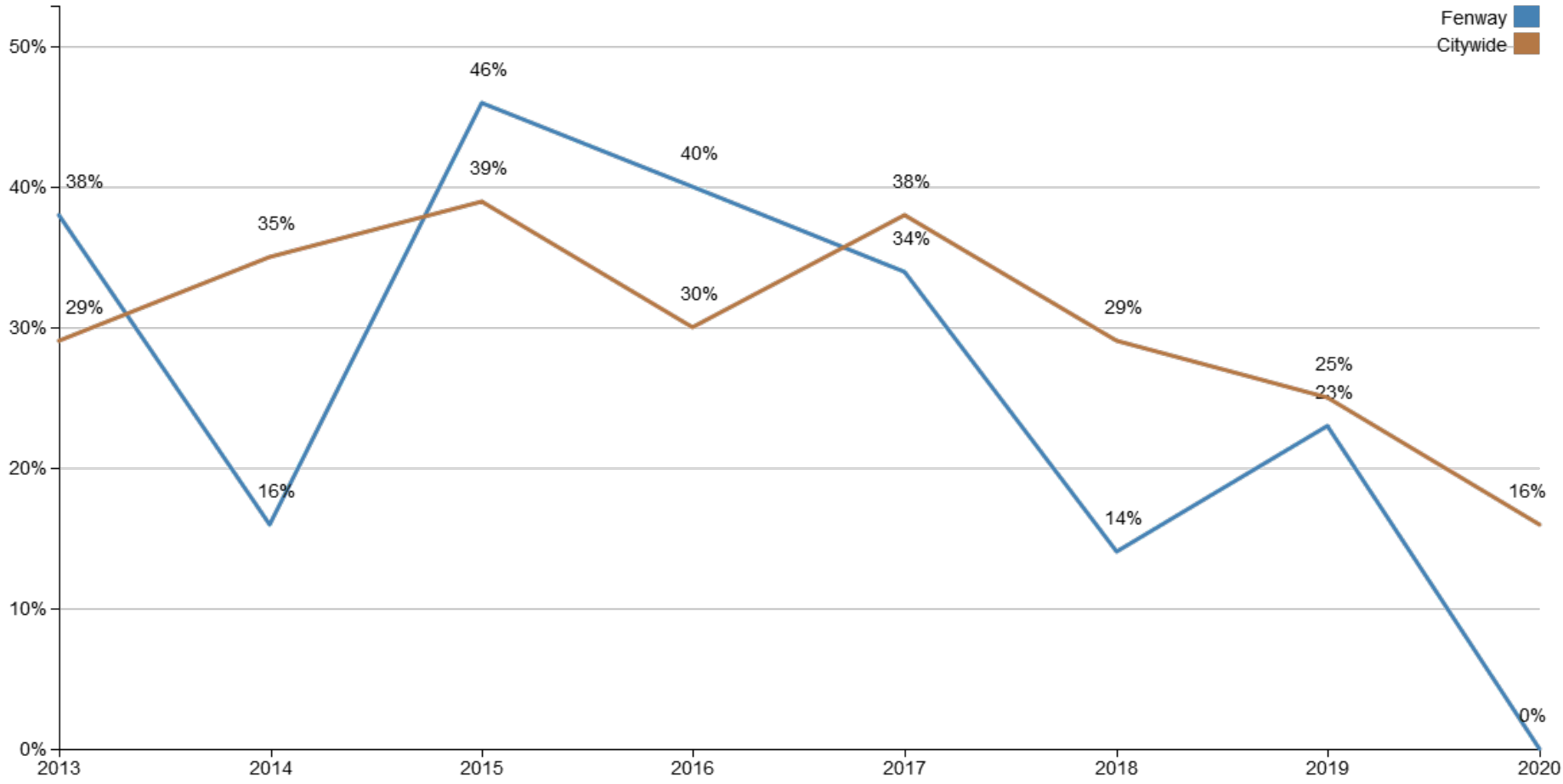
Sales by Number of Bedrooms

2020

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
Studio	2018	13	-35%	\$371,700	-6%	\$400,000	5%	\$966	-7%	\$994	-2%	15
	2019	15	15%	\$585,186	57%	\$395,000	-1%	\$1,001	4%	\$1,059	7%	82
	2020	5	-67%	\$416,500	-29%	\$439,000	11%	\$927	-7%	\$1,033	-2%	-
One Bed	2018	114	56%	\$828,923	53%	\$794,000	51%	\$1,205	35%	\$1,172	31%	53
	2019	69	-39%	\$571,636	-31%	\$560,000	-29%	\$1,018	-15%	\$997	-15%	24
	2020	40	-42%	\$605,248	6%	\$537,500	-4%	\$1,020	0%	\$977	-2%	59
Two Beds	2018	76	29%	\$1,465,012	84%	\$1,358,750	81%	\$1,190	44%	\$1,122	36%	69
	2019	38	-50%	\$878,090	-40%	\$824,950	-39%	\$849	-29%	\$830	-26%	55
	2020	38	0%	\$1,016,810	16%	\$800,000	-3%	\$993	17%	\$972	17%	59
Three Plus Beds	2018	12	-20%	\$3,421,700	145%	\$2,845,950	109%	\$1,544	73%	\$1,514	83%	-
	2019	9	-25%	\$2,968,889	-13%	\$2,400,000	-16%	\$1,177	-24%	\$1,318	-13%	30
	2020	3	-67%	\$918,333	-69%	\$750,000	-69%	\$648	-45%	\$663	-50%	-

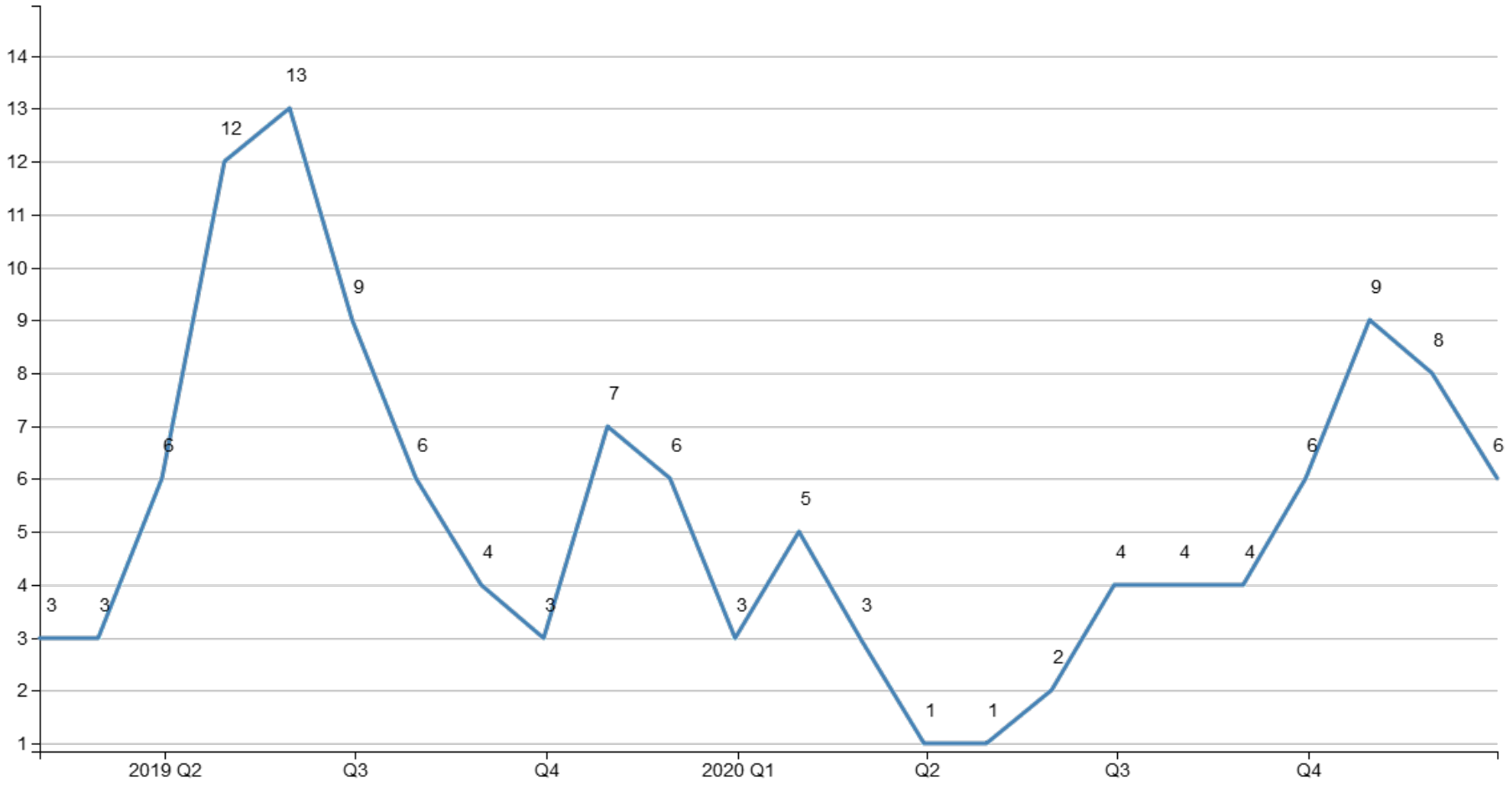


Fenway Sales Over Last Asking Price 2020





Fenway
Inventory
2020

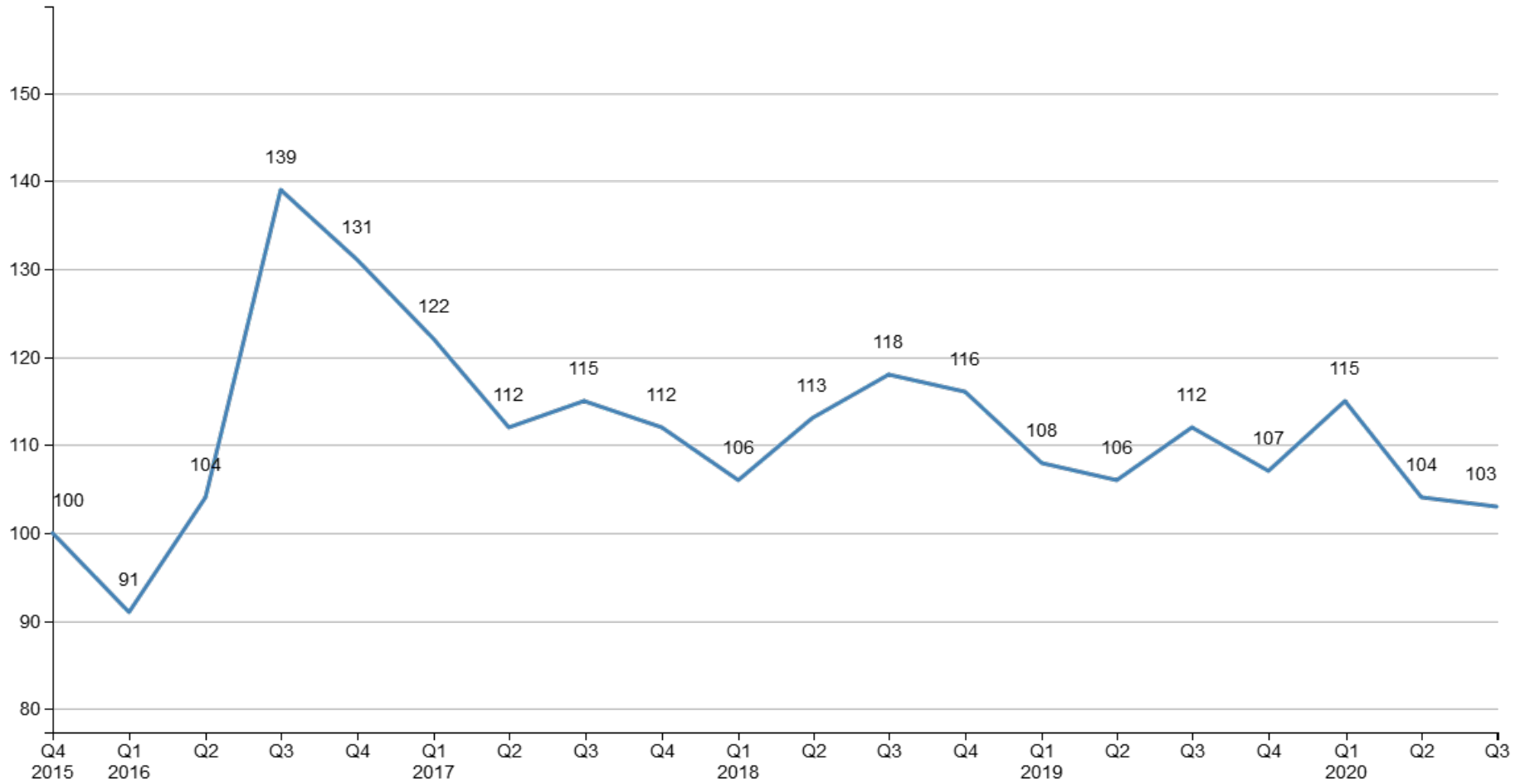


LINK

MIDTOWN
**ANNUAL SALES
SUMMARY**
2020

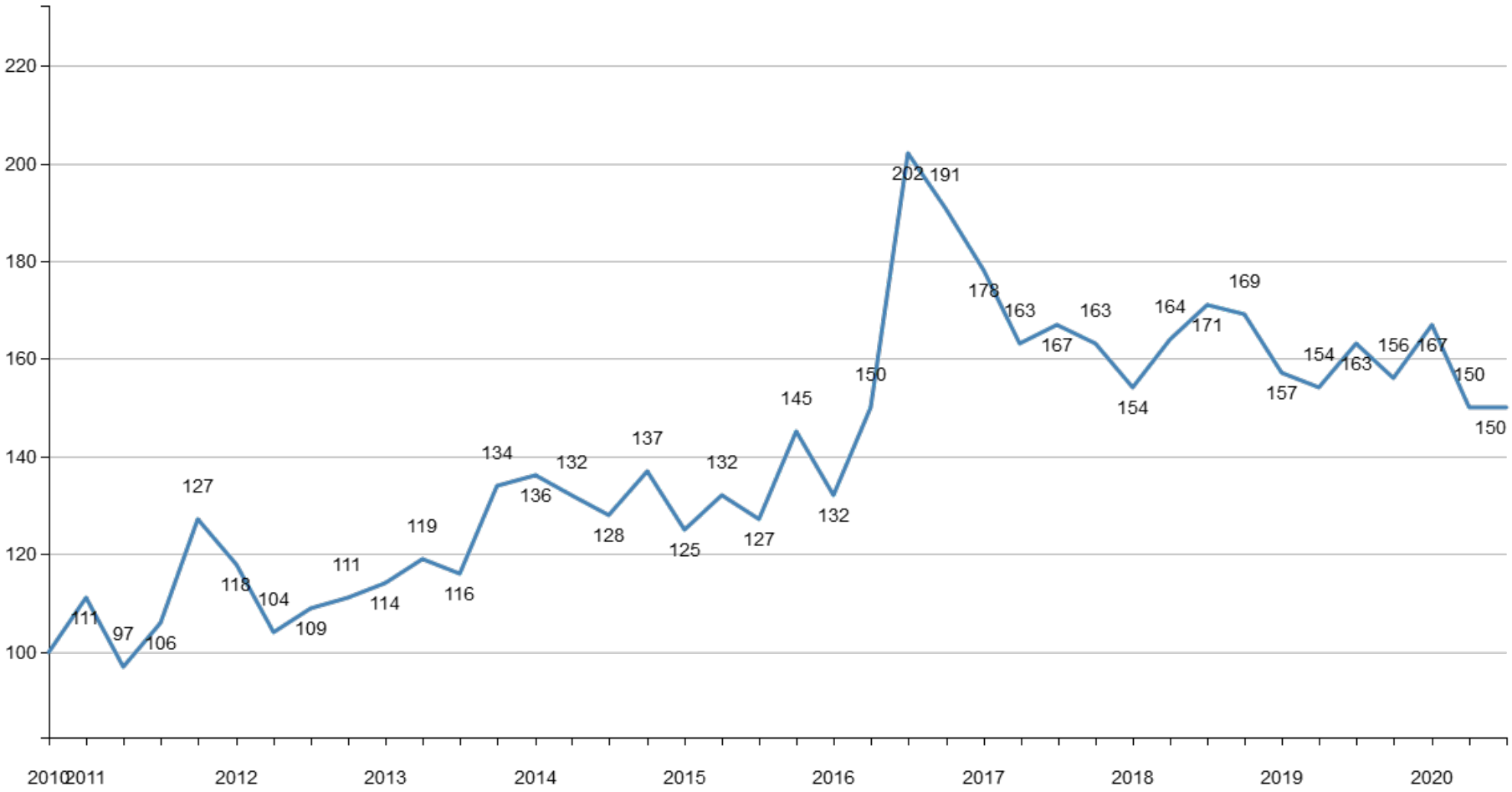
LINK

Midtown Five Year Price Index (Appreciation Rate)





Midtown
Ten Year Price Index
(Appreciation Rate)

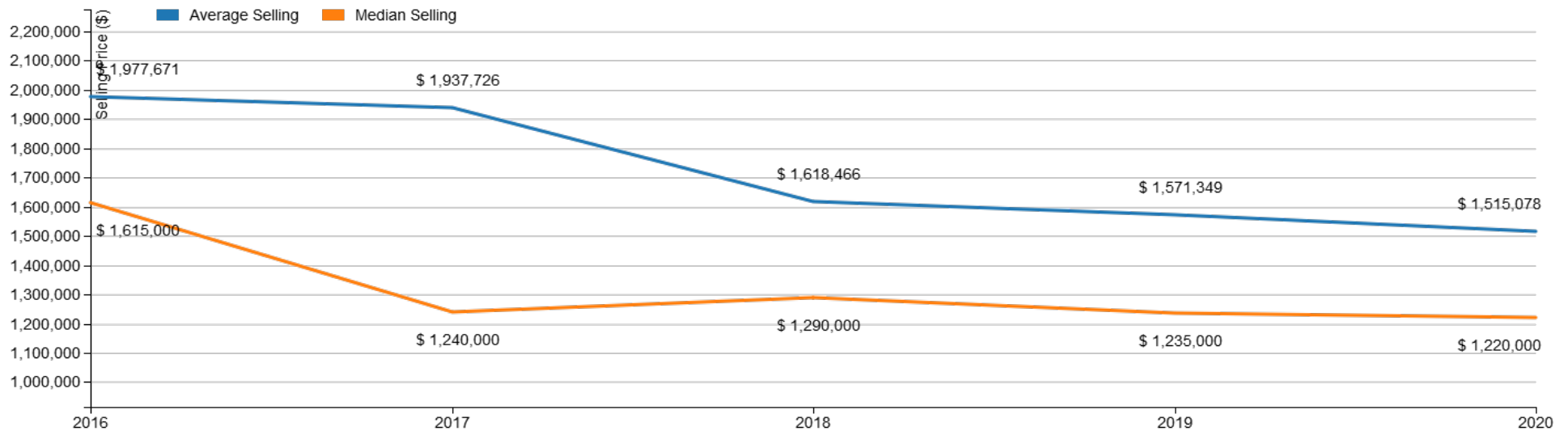




Midtown Sales Summary 2020

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
2016	597	-	\$1,977,671	-	\$1,615,000	-	\$1,316	-	\$1,259	-	86
2017	208	-65%	\$1,937,726	-2%	\$1,240,000	-23%	\$1,219	-7%	\$1,161	-8%	79
2018	171	-18%	\$1,618,466	-16%	\$1,290,000	4%	\$1,157	-5%	\$1,153	-1%	92
2019	180	5%	\$1,571,349	-3%	\$1,235,000	-4%	\$1,101	-5%	\$1,084	-6%	97
2020	105	-42%	\$1,515,078	-4%	\$1,220,000	-1%	\$1,066	-3%	\$1,080	0%	183

Average / Median Selling Price





Midtown

Sales by Number of Bedrooms

2020

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
Studio	2018	7	-13%	\$628,571	4%	\$650,000	7%	\$1,144	4%	\$1,133	3%	107
	2019	9	29%	\$667,111	6%	\$595,000	-8%	\$927	-19%	\$1,010	-11%	20
	2020	2	-78%	\$674,000	1%	\$674,000	13%	\$845	-9%	\$845	-16%	-
One Bed	2018	64	-19%	\$914,522	12%	\$850,000	13%	\$1,025	8%	\$1,034	9%	87
	2019	71	11%	\$995,311	9%	\$950,000	12%	\$1,034	1%	\$1,021	-1%	77
	2020	40	-44%	\$918,636	-8%	\$882,500	-7%	\$986	-5%	\$980	-4%	69
Two Beds	2018	78	-4%	\$1,673,029	-13%	\$1,541,250	-14%	\$1,149	-8%	\$1,177	-3%	70
	2019	76	-3%	\$1,726,826	3%	\$1,525,000	-1%	\$1,144	0%	\$1,096	-7%	103
	2020	49	-36%	\$1,613,546	-7%	\$1,525,000	0%	\$1,063	-7%	\$1,081	-1%	218
Three Plus Beds	2018	22	-45%	\$3,787,818	-15%	\$3,737,500	-6%	\$1,575	-8%	\$1,557	-15%	142
	2019	24	9%	\$3,122,208	-18%	\$2,482,500	-34%	\$1,234	-22%	\$1,193	-23%	166
	2020	14	-42%	\$2,994,714	-4%	\$2,412,500	-3%	\$1,334	8%	\$1,218	2%	172



Midtown

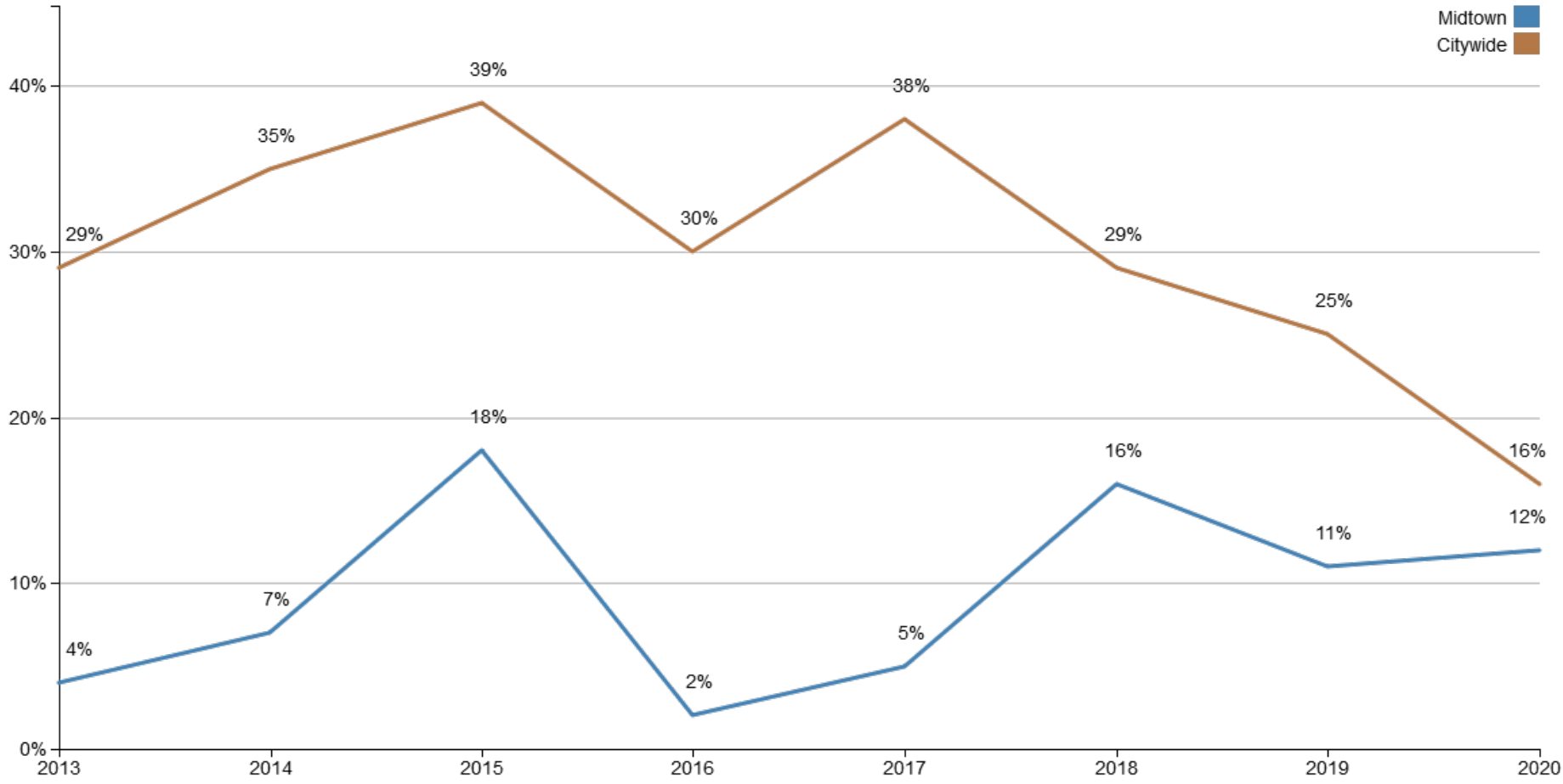
Sales Comparison by Square Footage

2020

Sq Feet	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
700 or less	2018	21	-5%	\$643,281	2%	\$650,000	4%	\$1,097	1%	\$1,077	0%	68
	2019	12	-43%	\$598,298	-7%	\$602,500	-7%	\$1,022	-7%	\$1,004	-7%	27
	2020	8	-33%	\$644,900	8%	\$652,500	8%	\$1,015	-1%	\$980	-2%	62
701- 1000	2018	34	-33%	\$894,499	7%	\$910,000	11%	\$1,082	7%	\$1,139	7%	62
	2019	42	24%	\$902,702	1%	\$910,500	0%	\$1,105	2%	\$1,115	-2%	82
	2020	21	-50%	\$899,143	0%	\$890,000	-2%	\$1,084	-2%	\$1,080	-3%	76
1001- 1500	2018	63	-3%	\$1,397,786	0%	\$1,386,000	6%	\$1,103	2%	\$1,148	4%	79
	2019	70	11%	\$1,396,535	0%	\$1,297,500	-6%	\$1,063	-4%	\$1,050	-9%	78
	2020	38	-46%	\$1,295,701	-7%	\$1,190,000	-8%	\$1,004	-6%	\$1,045	0%	174
1501- 1800	2018	23	-12%	\$1,812,141	-18%	\$1,820,000	-11%	\$1,114	-17%	\$1,097	-12%	60
	2019	27	17%	\$1,960,974	8%	\$1,960,000	8%	\$1,187	7%	\$1,220	11%	150
	2020	22	-19%	\$1,772,245	-10%	\$1,781,200	-9%	\$1,088	-8%	\$1,114	-9%	438
1801- 2400	2018	20	-13%	\$2,923,950	4%	\$2,700,000	13%	\$1,390	4%	\$1,338	13%	341
	2019	17	-15%	\$1,881,529	-36%	\$1,995,000	-26%	\$934	-33%	\$1,058	-21%	135
	2020	10	-41%	\$2,106,100	12%	\$2,150,000	8%	\$1,044	12%	\$1,020	-4%	176
Over 2400	2018	10	-52%	\$4,461,700	-30%	\$4,060,000	-36%	\$1,512	-25%	\$1,638	-20%	55
	2019	12	20%	\$4,588,333	3%	\$3,737,500	-8%	\$1,440	-5%	\$1,392	-15%	138
	2020	6	-50%	\$4,292,500	-6%	\$4,390,000	17%	\$1,421	-1%	\$1,550	11%	127

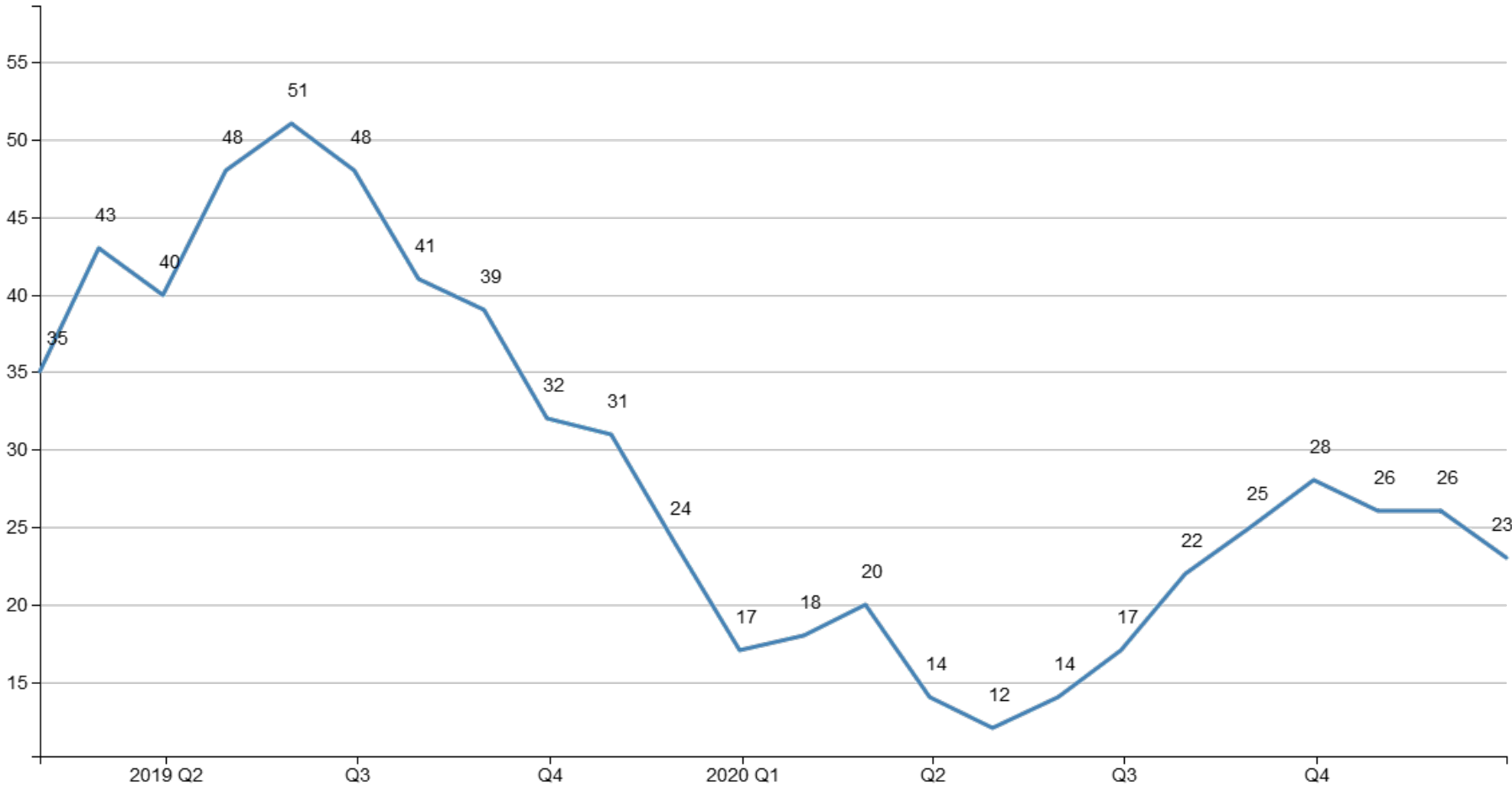


Midtown
Sales Over Last Asking Price
2020





Midtown
Inventory
2020

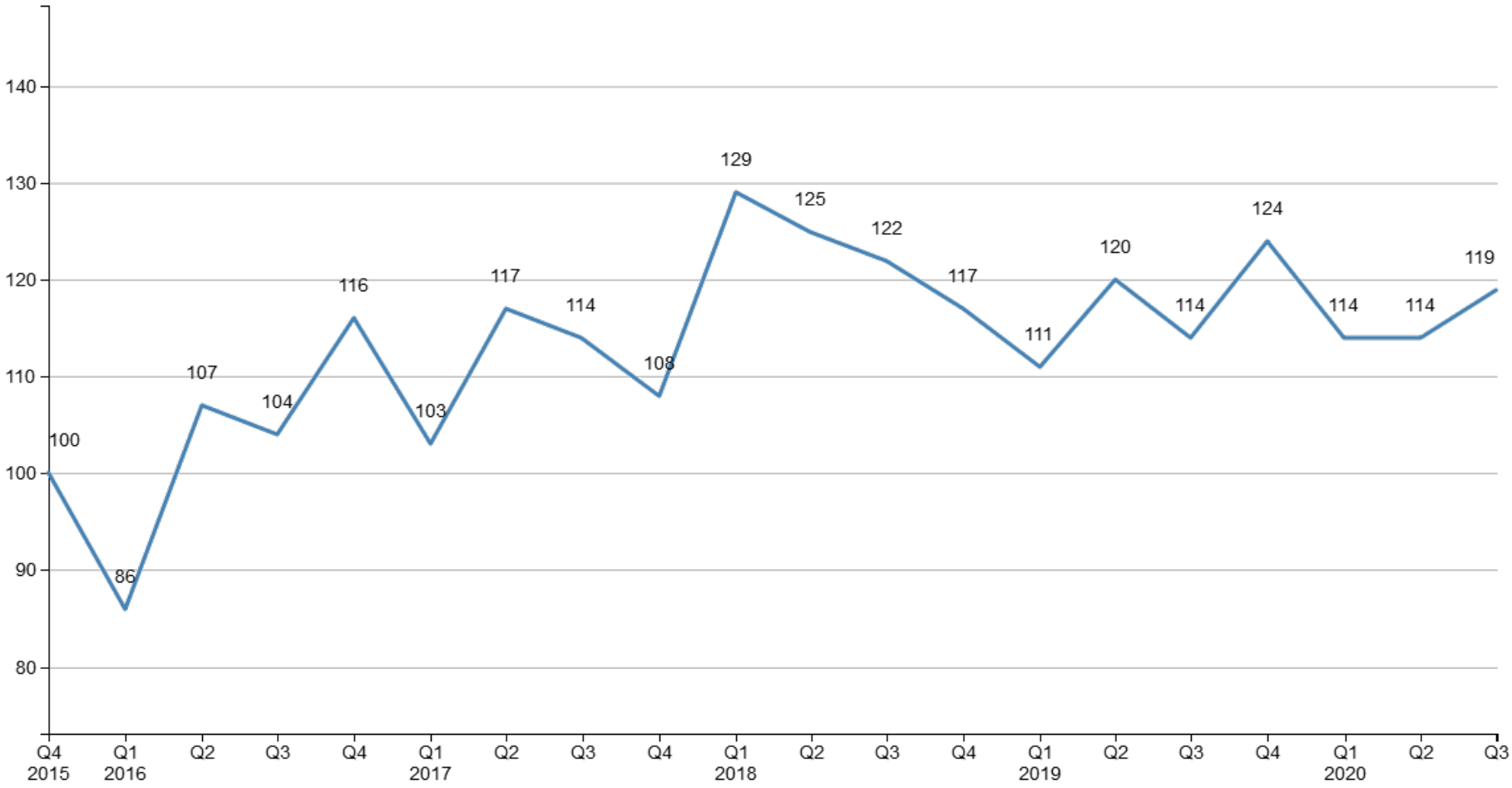


LINK

NORTH END
**ANNUAL SALES
SUMMARY**
2020

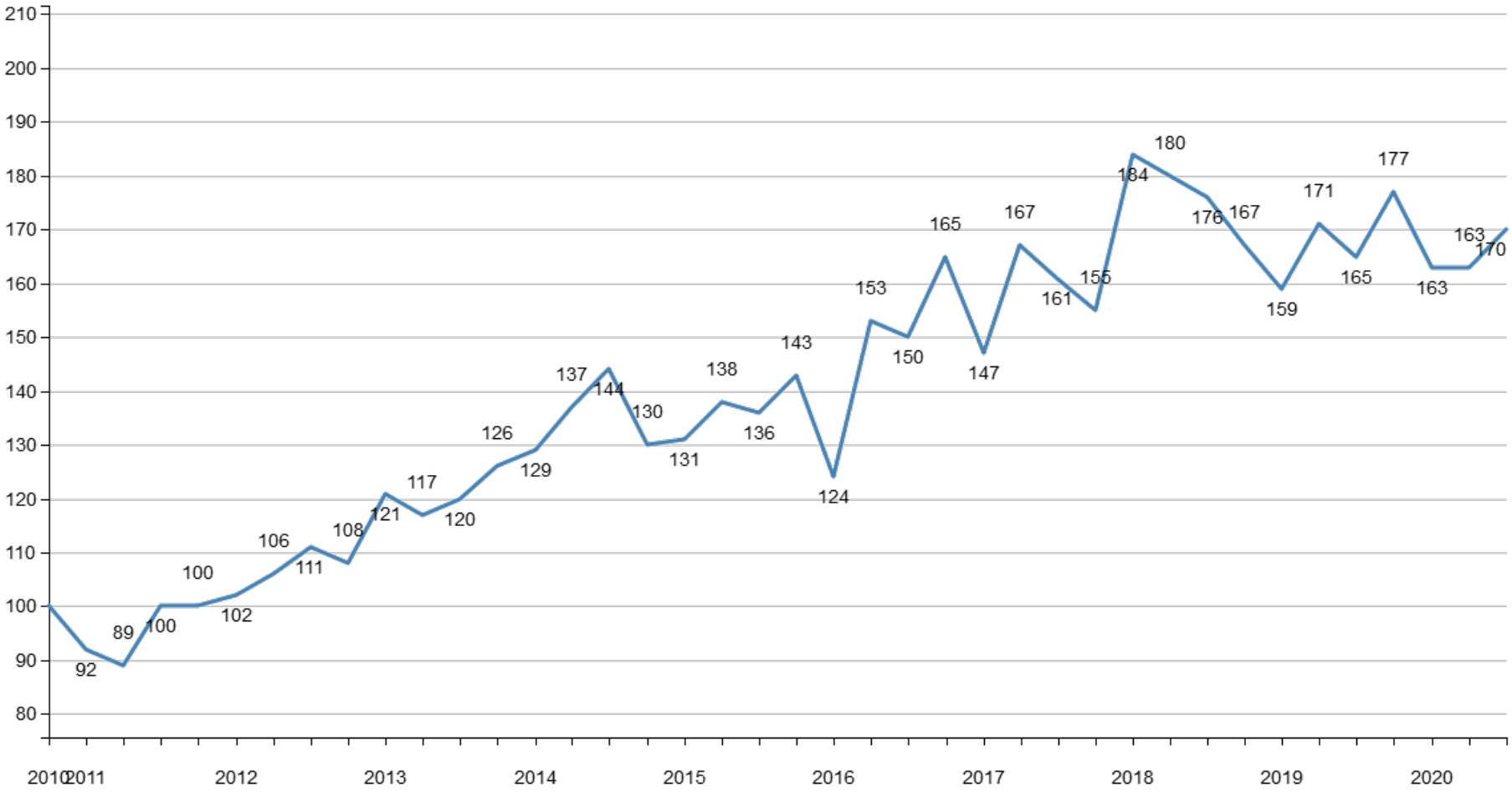


North End
Five Year Price Index
(Appreciation Rate)





North End
Ten Year Price Index
(Appreciation Rate)

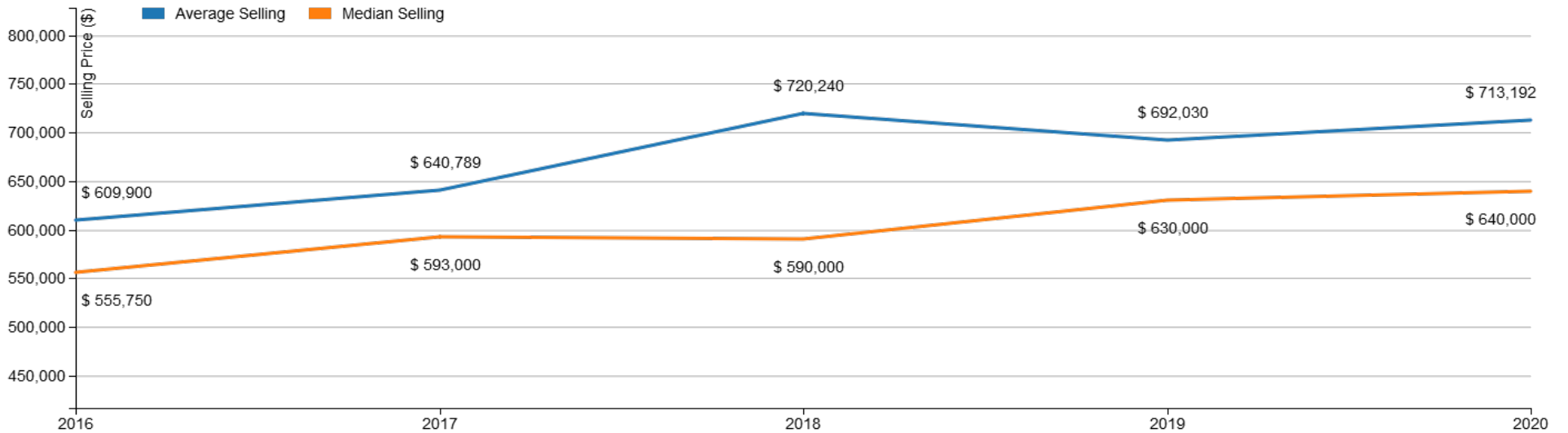


LINK

North End Sales Summary 2020

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
2016	94	-	\$609,900	-	\$555,750	-	\$837	-	\$830	-	41
2017	70	-26%	\$640,789	5%	\$593,000	7%	\$867	4%	\$878	6%	70
2018	90	29%	\$720,240	12%	\$590,000	-1%	\$970	12%	\$943	7%	37
2019	63	-30%	\$692,030	-4%	\$630,000	7%	\$910	-6%	\$905	-4%	59
2020	89	41%	\$713,192	3%	\$640,000	2%	\$928	2%	\$917	1%	82

Average / Median Selling Price





North End

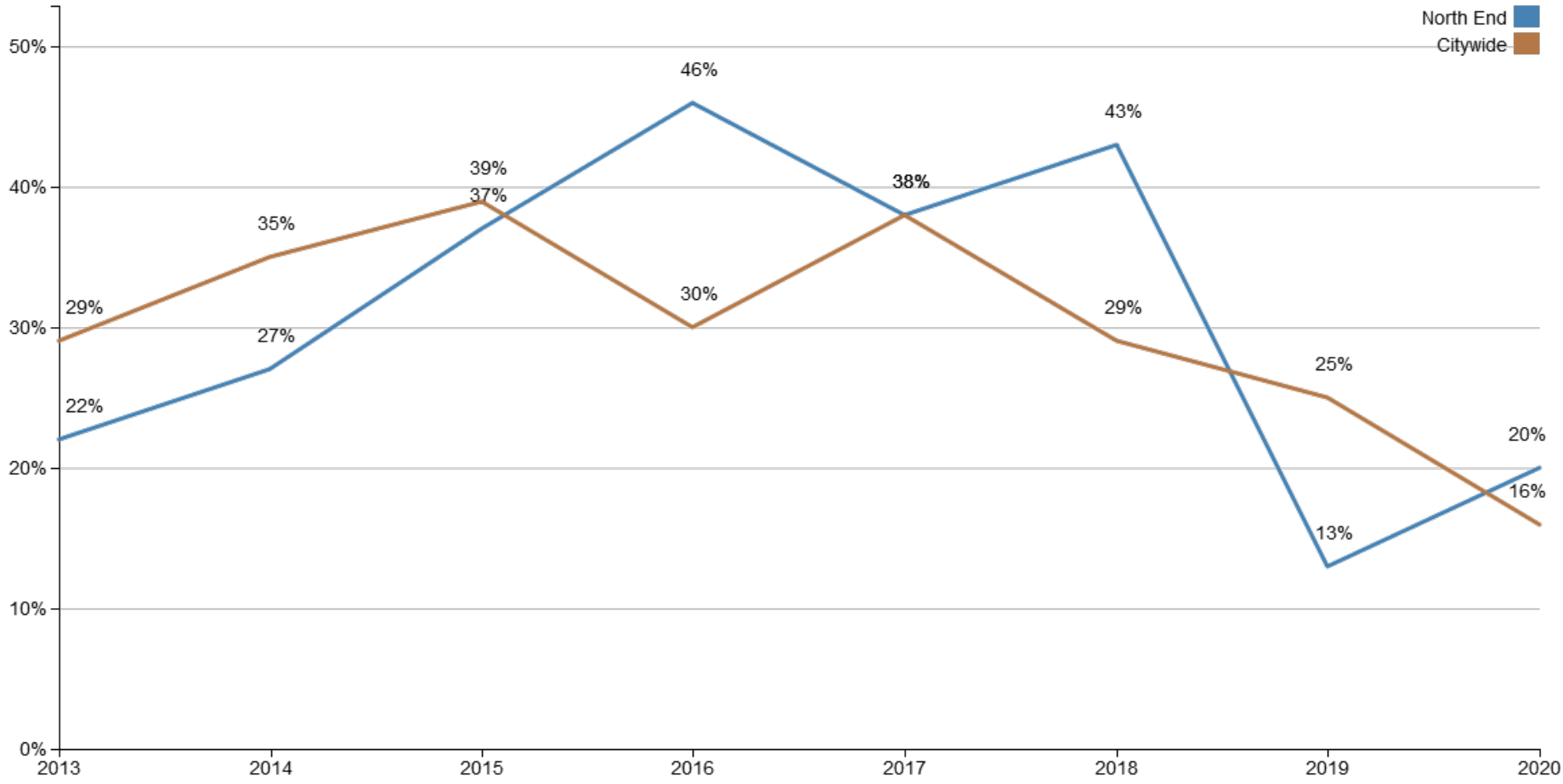
Sales by Number of Bedrooms

2020

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
Studio	2018	1	-67%	\$445,000	18%	\$445,000	11%	\$1,067	19%	\$1,067	14%	-
	2019	0	-	-	-	-	-	-	-	-	-	-
	2020	1	-	\$550,000	-	\$550,000	-	\$1,385	-	\$1,385	-	203
One Bed	2018	48	33%	\$547,628	-4%	\$537,500	8%	\$978	8%	\$970	7%	40
	2019	30	-38%	\$531,684	-3%	\$502,500	-7%	\$924	-6%	\$909	-6%	57
	2020	41	37%	\$551,796	4%	\$503,000	0%	\$955	3%	\$934	3%	100
Two Beds	2018	37	32%	\$877,108	26%	\$699,000	5%	\$961	15%	\$908	8%	36
	2019	29	-22%	\$835,428	-5%	\$765,000	9%	\$911	-5%	\$905	0%	45
	2020	41	41%	\$821,962	-2%	\$760,000	-1%	\$898	-1%	\$903	0%	46
Three Plus Beds	2018	4	33%	\$1,409,375	18%	\$1,390,000	11%	\$926	35%	\$862	17%	4
	2019	4	0%	\$855,000	-39%	\$760,000	-45%	\$800	-14%	\$845	-2%	96
	2020	6	50%	\$1,100,000	29%	\$947,500	25%	\$871	9%	\$903	7%	-

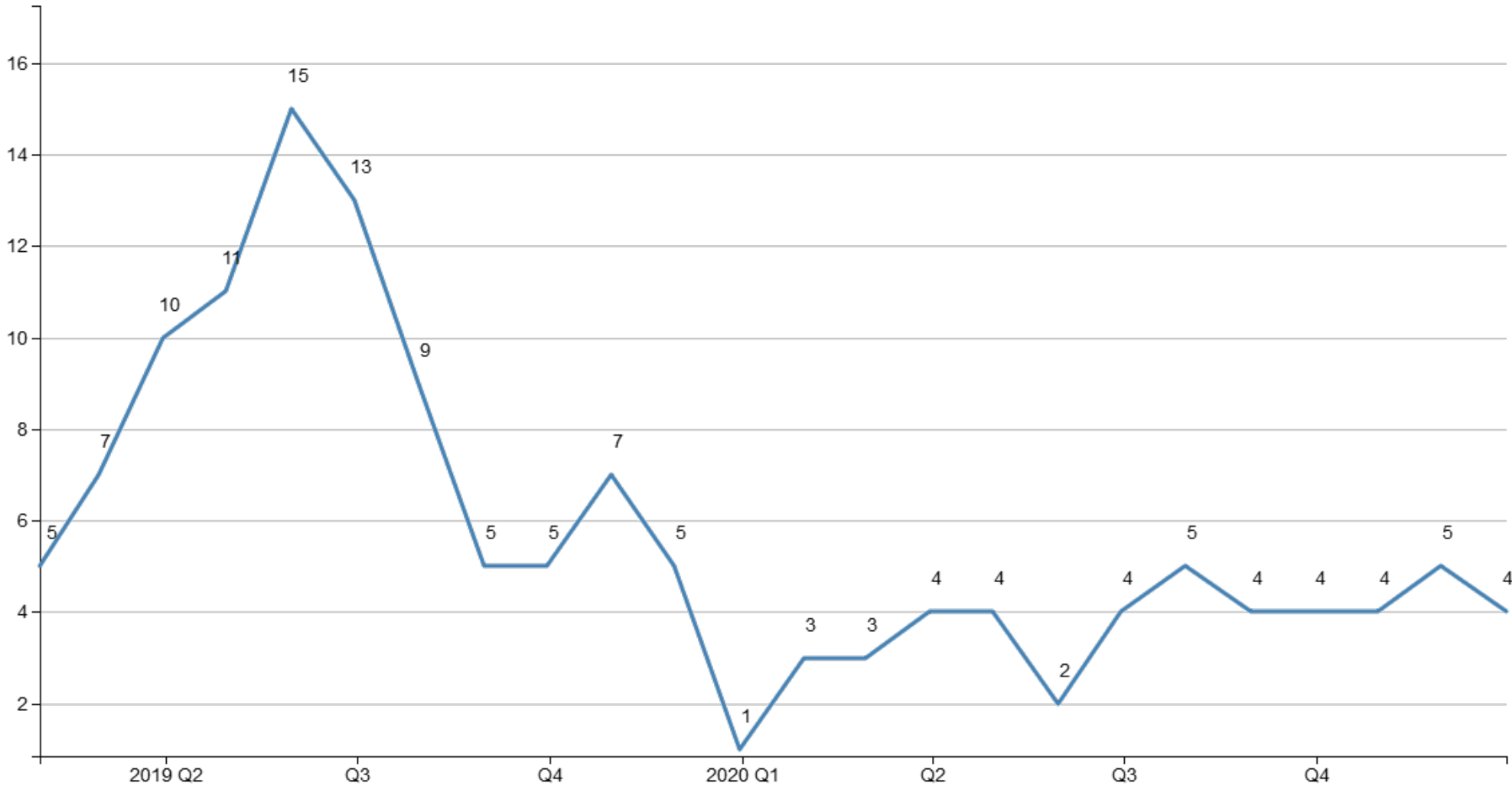


North End
Sales Over Last Asking Price
2020





North End
Inventory
2020

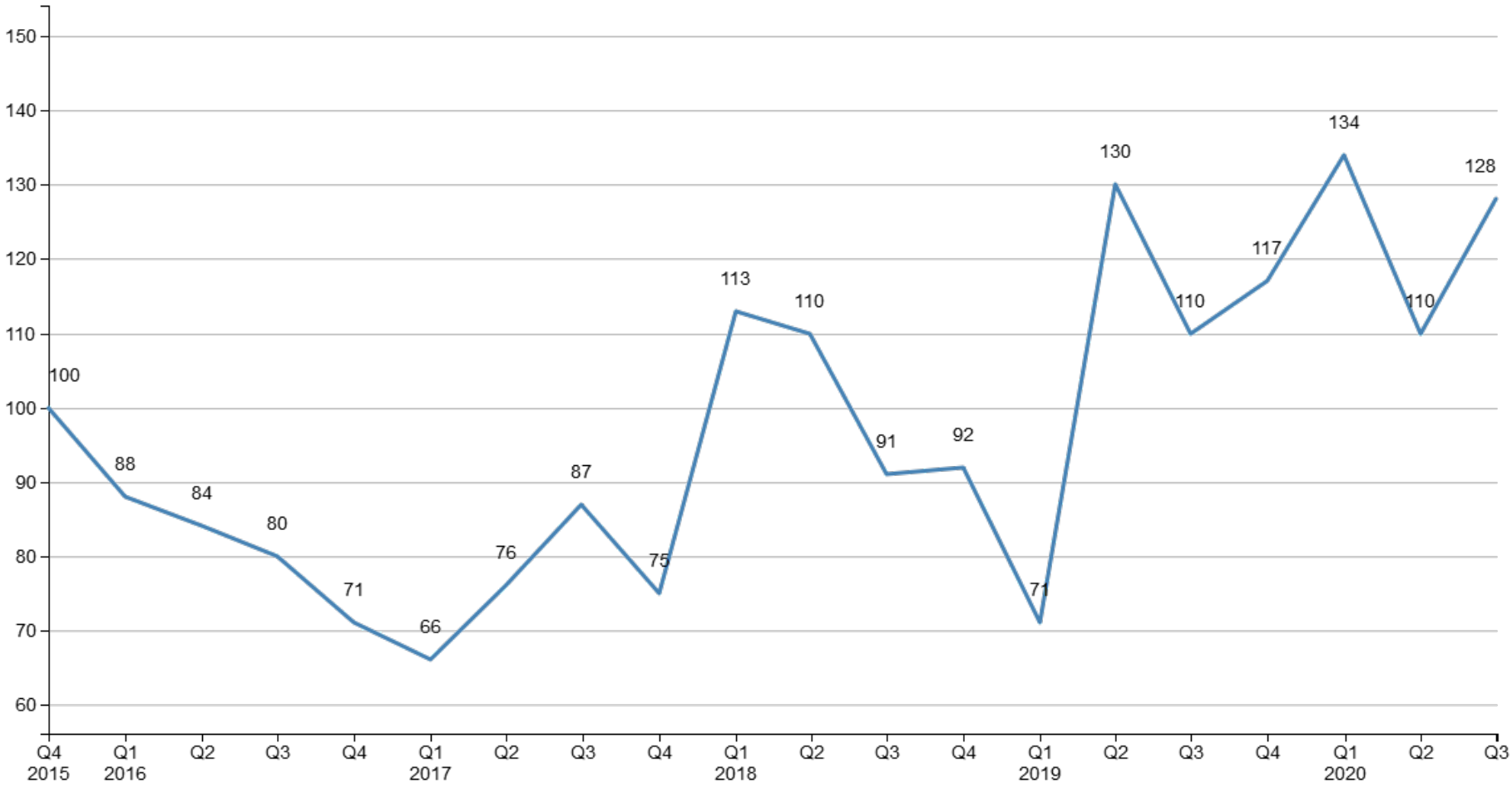


LINK

SEAPORT
**ANNUAL SALES
SUMMARY**
2020

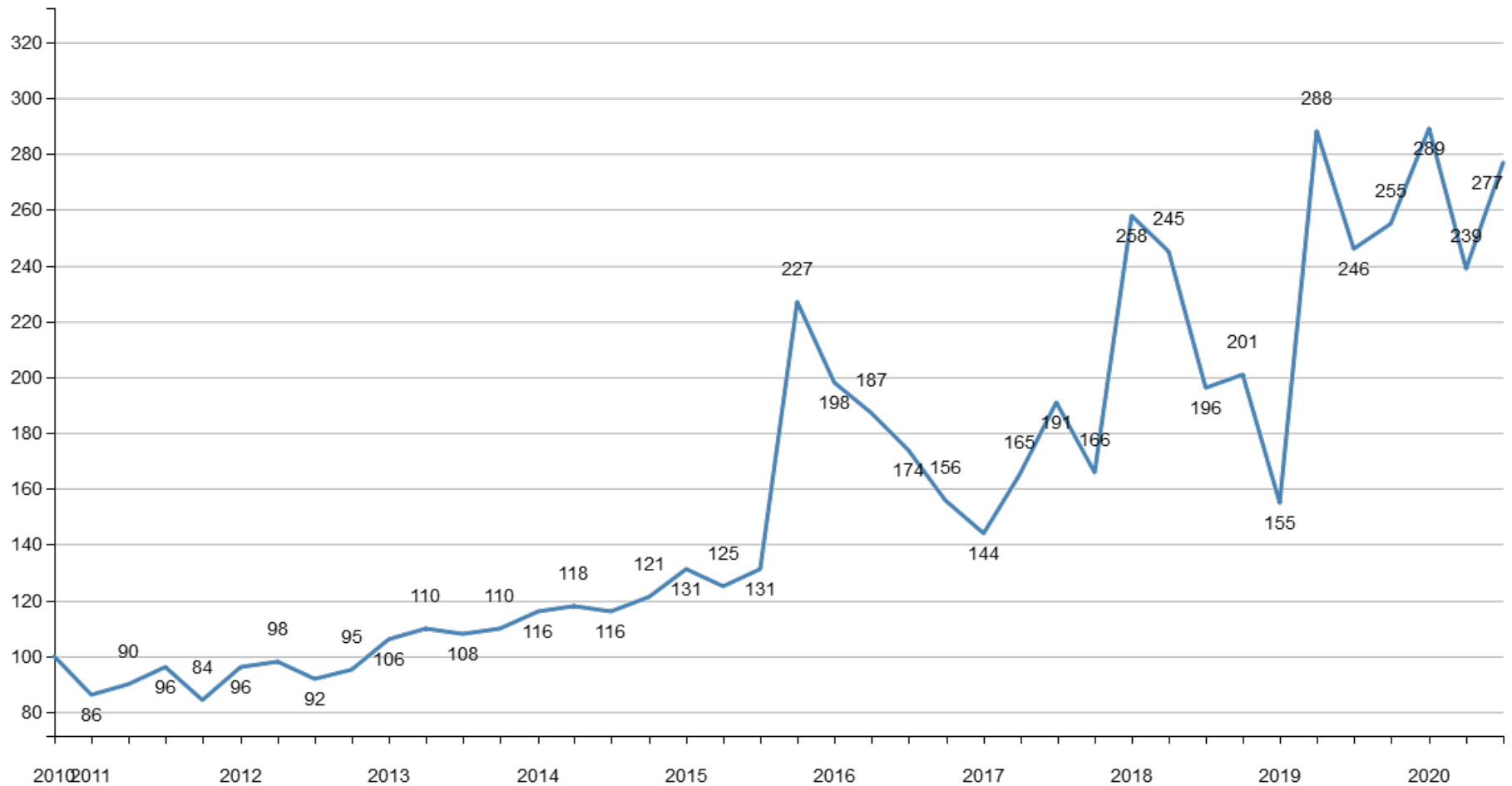


Seaport
Five Year Price Index
(Appreciation Rate)



LINK

Seaport Ten Year Price Index (Appreciation Rate)

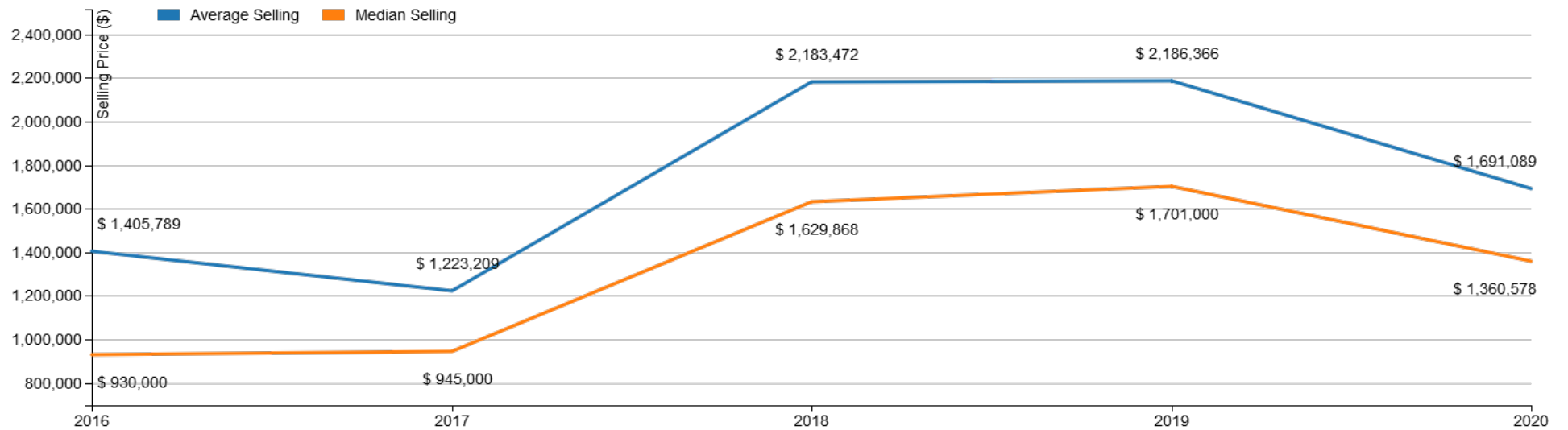




Seaport Sales Summary 2020

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
2016	161	-	\$1,405,789	-	\$930,000	-	\$1,025	-	\$890	-	40
2017	76	-53%	\$1,223,209	-13%	\$945,000	2%	\$885	-14%	\$798	-10%	43
2018	234	208%	\$2,183,472	79%	\$1,629,868	72%	\$1,357	53%	\$1,261	58%	82
2019	245	5%	\$2,186,366	0%	\$1,701,000	4%	\$1,482	9%	\$1,500	19%	71
2020	232	-5%	\$1,691,089	-23%	\$1,360,578	-20%	\$1,488	0%	\$1,558	4%	105

Average / Median Selling Price





Seaport

Sales by Number of Bedrooms

2020

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
Studio	2018	18	200%	\$598,604	-47%	\$607,536	-1%	\$1,156	30%	\$1,186	38%	39
	2019	6	-67%	\$777,067	30%	\$732,450	21%	\$1,071	-7%	\$978	-18%	-
	2020	19	217%	\$810,030	4%	\$762,200	4%	\$1,558	46%	\$1,528	56%	66
One Bed	2018	88	132%	\$1,278,059	35%	\$1,131,343	37%	\$1,146	37%	\$1,130	43%	75
	2019	76	-14%	\$1,161,306	-9%	\$1,119,600	-1%	\$1,292	13%	\$1,284	14%	75
	2020	93	22%	\$1,095,987	-6%	\$1,100,700	-2%	\$1,343	4%	\$1,463	14%	90
Two Beds	2018	112	300%	\$2,594,925	81%	\$2,622,185	121%	\$1,459	58%	\$1,536	91%	95
	2019	129	15%	\$2,198,927	-15%	\$1,978,400	-25%	\$1,470	1%	\$1,522	-1%	67
	2020	111	-14%	\$2,151,710	-2%	\$1,950,000	-1%	\$1,567	7%	\$1,590	4%	112
Three Plus Beds	2018	16	300%	\$6,066,048	139%	\$6,360,249	410%	\$2,036	93%	\$2,238	259%	79
	2019	33	106%	\$4,765,196	-21%	\$4,505,700	-29%	\$2,044	0%	\$2,175	-3%	128
	2020	9	-73%	\$4,019,506	-16%	\$3,625,000	-20%	\$1,871	-8%	\$1,950	-10%	208



Seaport

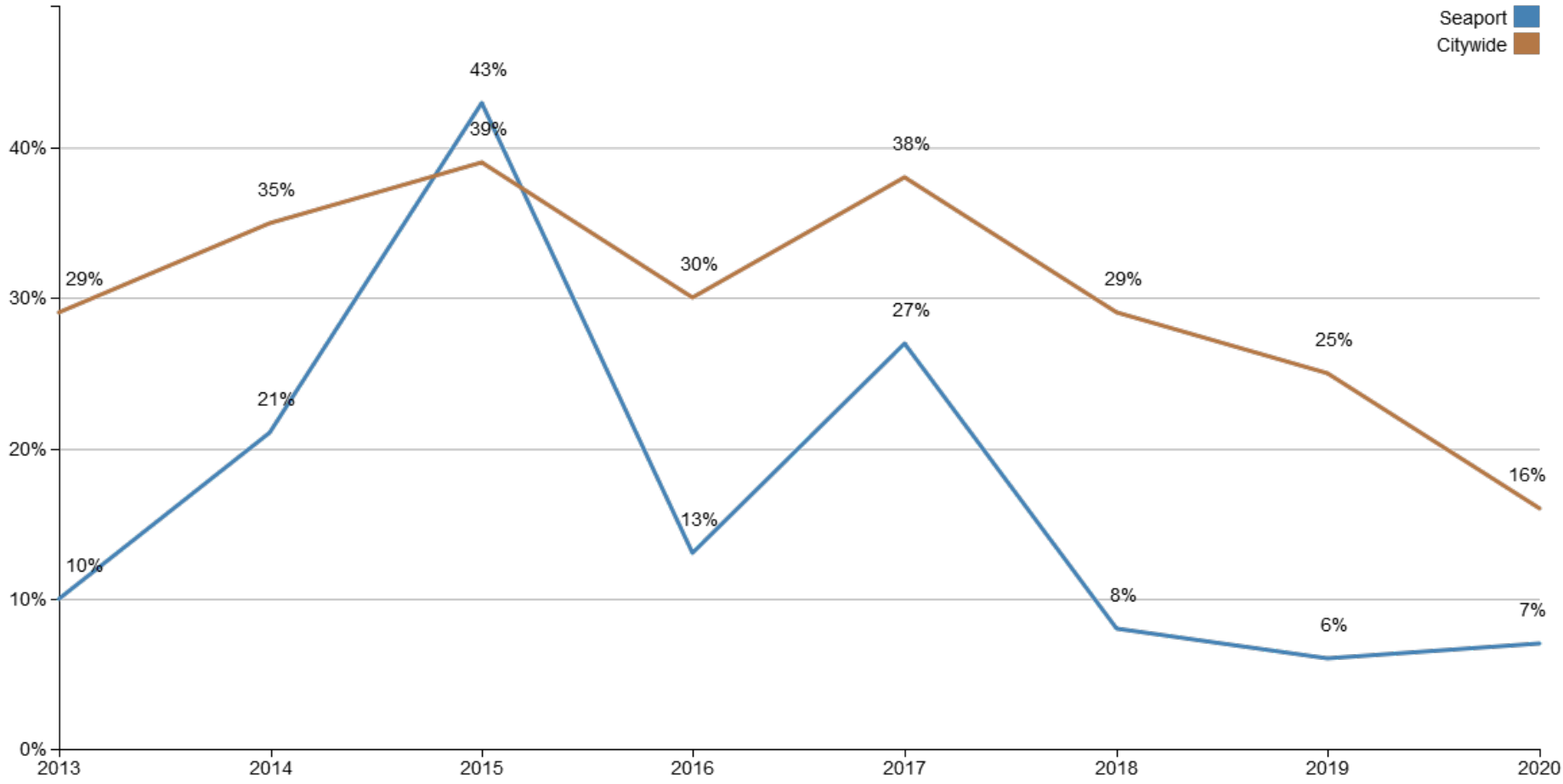
Sales Comparison by Square Footage

2020

Sq Feet	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
700 or less	2018	27	440%	\$598,517	-49%	\$615,000	1%	\$1,154	22%	\$1,160	28%	39
	2019	22	-19%	\$791,779	32%	\$665,000	8%	\$1,306	13%	\$1,206	4%	43
	2020	48	118%	\$957,247	21%	\$961,400	45%	\$1,587	22%	\$1,571	30%	83
701- 1000	2018	24	60%	\$834,972	19%	\$832,150	24%	\$937	9%	\$895	4%	41
	2019	34	42%	\$1,045,991	25%	\$1,092,500	31%	\$1,237	32%	\$1,241	39%	93
	2020	44	29%	\$1,123,107	7%	\$1,190,000	9%	\$1,380	12%	\$1,456	17%	99
1001- 1500	2018	83	118%	\$1,378,672	35%	\$1,220,000	29%	\$1,102	33%	\$1,024	33%	64
	2019	102	23%	\$1,786,958	30%	\$1,868,650	53%	\$1,411	28%	\$1,499	46%	92
	2020	101	-1%	\$1,768,683	-1%	\$1,853,400	-1%	\$1,440	2%	\$1,540	3%	89
1501- 1800	2018	35	289%	\$2,258,669	70%	\$2,442,620	94%	\$1,431	78%	\$1,580	100%	67
	2019	32	-9%	\$2,303,893	2%	\$2,149,813	-12%	\$1,420	-1%	\$1,351	-15%	57
	2020	18	-44%	\$2,501,700	9%	\$2,872,500	34%	\$1,581	11%	\$1,842	36%	20
1801- 2400	2018	56	700%	\$3,677,976	59%	\$3,657,060	144%	\$1,790	55%	\$1,820	132%	136
	2019	46	-18%	\$3,614,312	-2%	\$3,920,713	7%	\$1,797	0%	\$1,984	9%	44
	2020	18	-61%	\$3,744,156	4%	\$3,675,000	-6%	\$1,810	1%	\$1,925	-3%	236
Over 2400	2018	9	350%	\$8,364,820	75%	\$9,145,225	92%	\$2,461	63%	\$2,560	70%	50
	2019	8	-11%	\$7,324,913	-12%	\$6,750,000	-26%	\$2,362	-4%	\$2,540	-1%	128
	2020	3	-63%	\$1,968,583	-73%	\$2,205,750	-67%	\$638	-73%	\$787	-69%	208

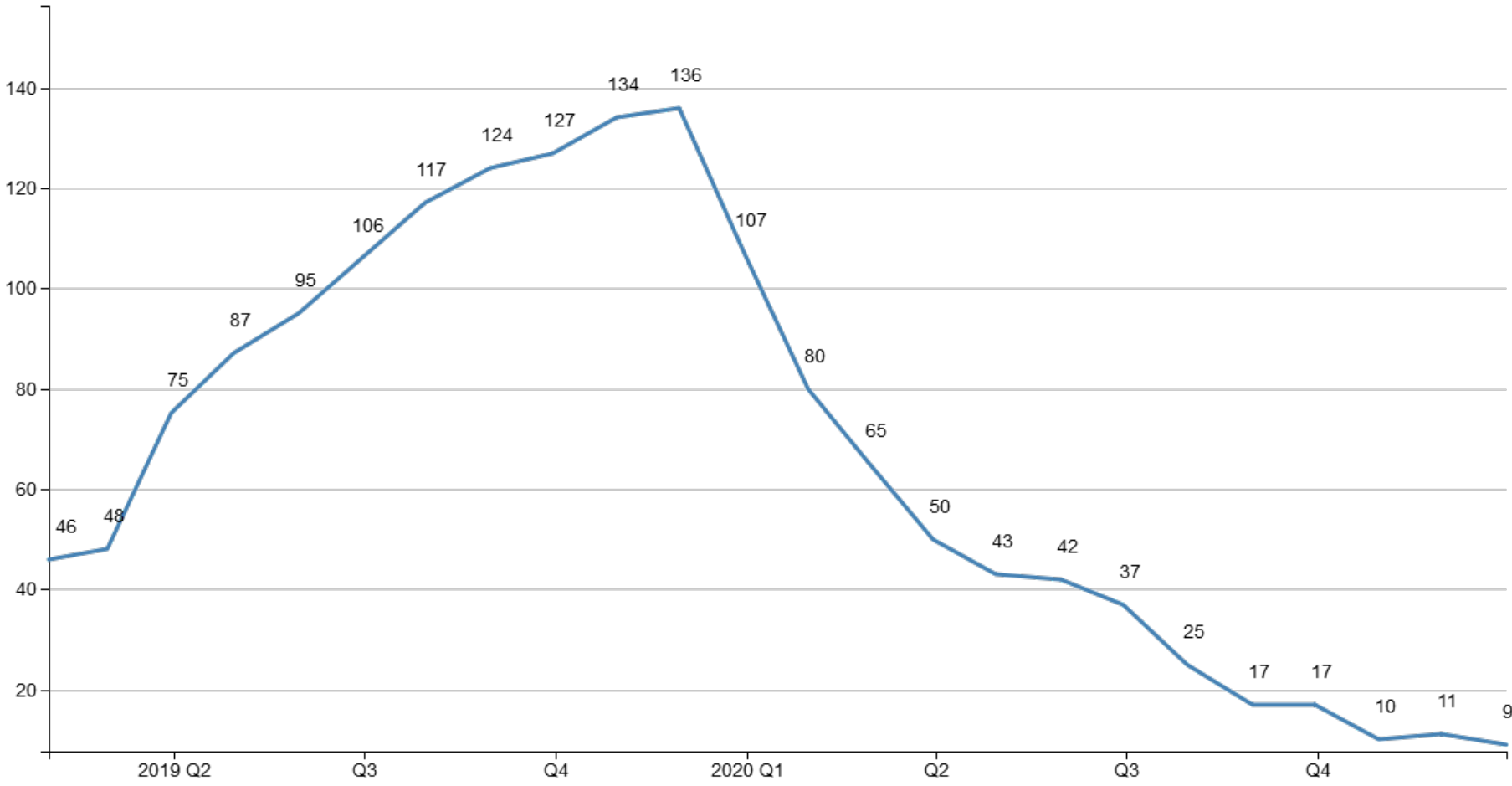


Seaport
Sales Over Last Asking Price
2020





Seaport
Inventory
2020

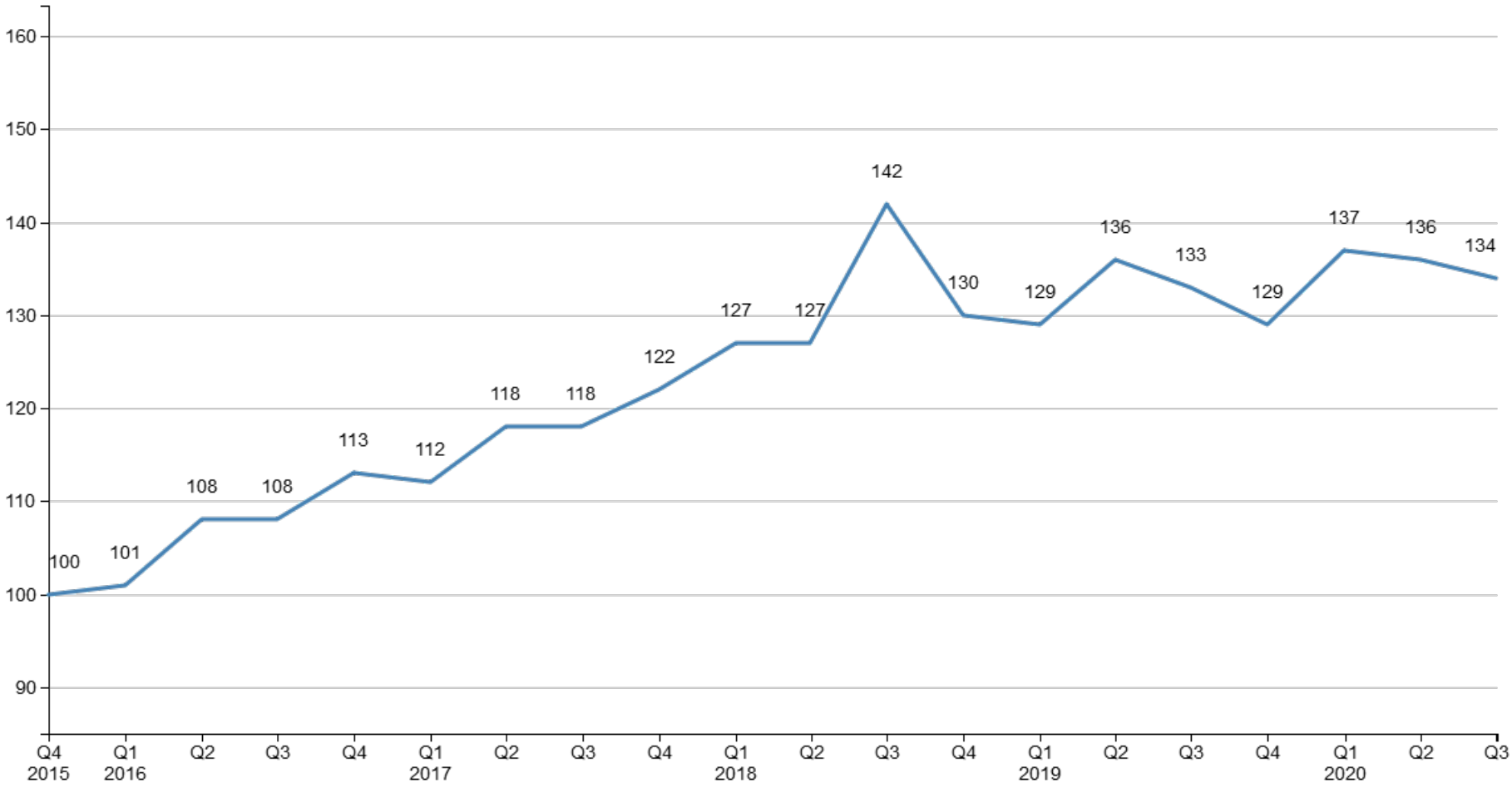


LINK

SOUTH BOSTON
**ANNUAL SALES
SUMMARY**
2020

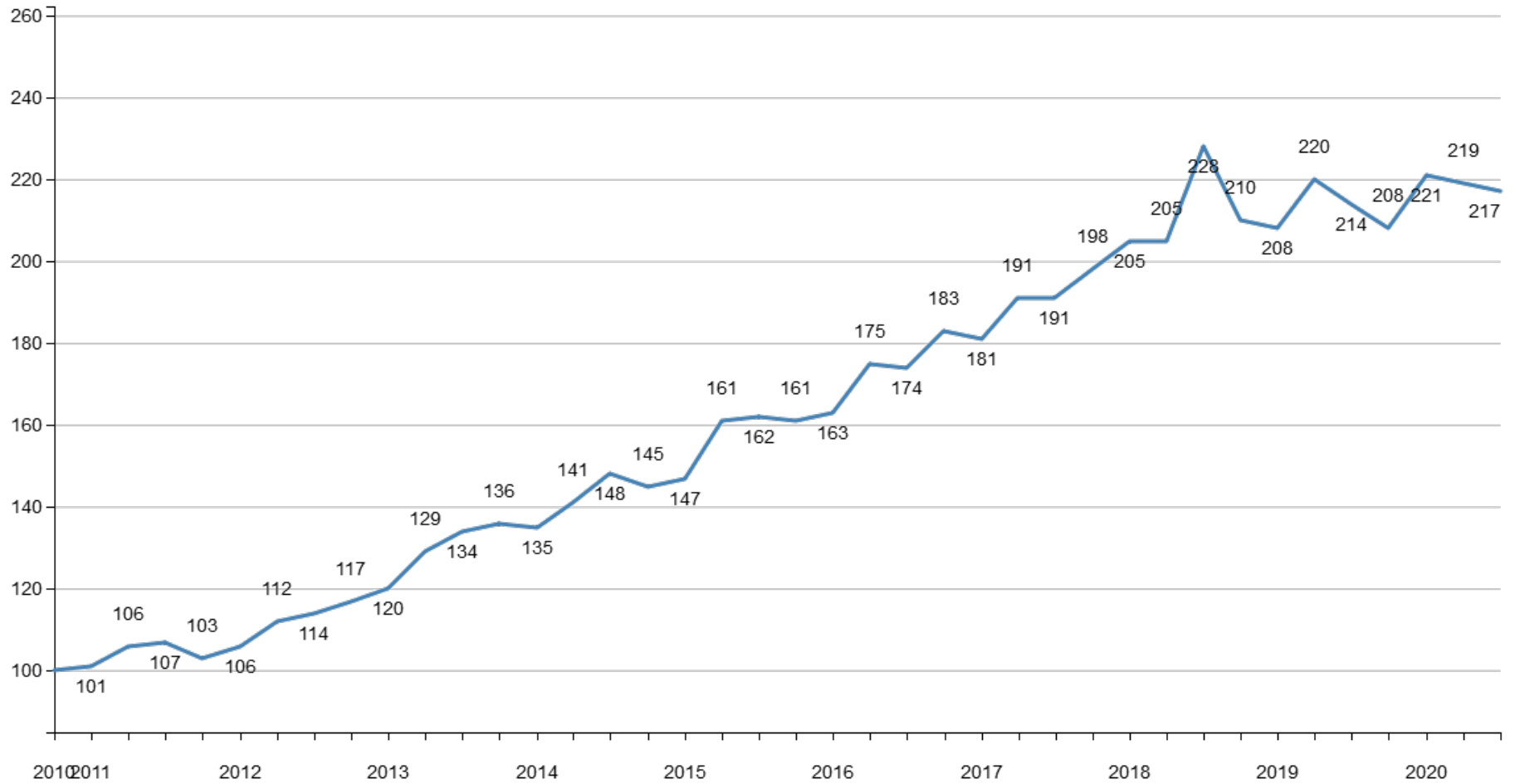


South Boston
Five Year Price Index
(Appreciation Rate)



LINK

South Boston Ten Year Price Index (Appreciation Rate)

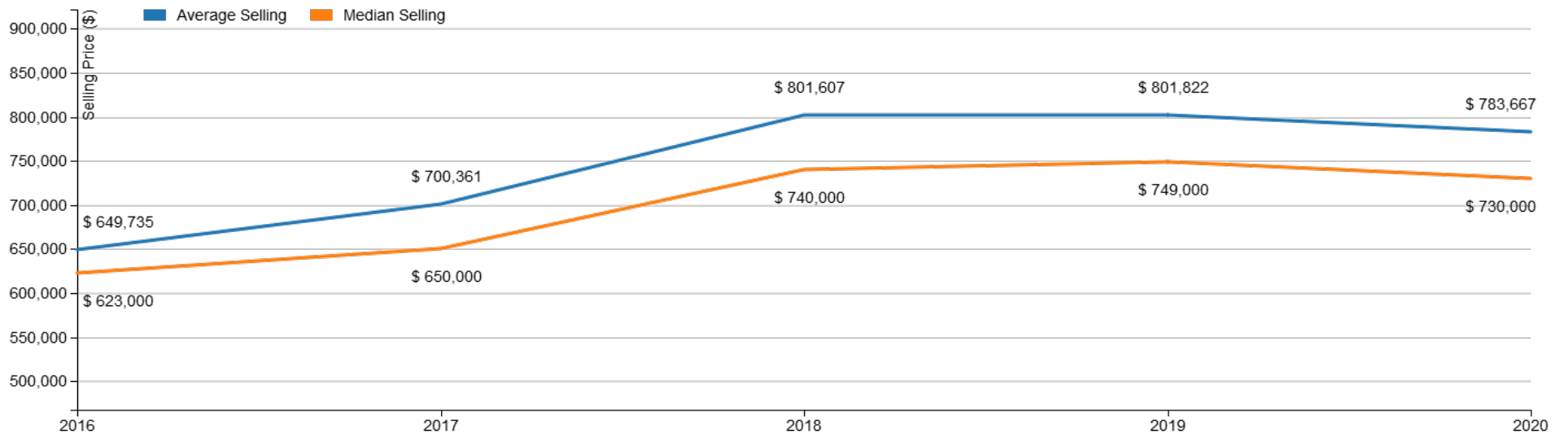




South Boston Sales Summary 2020

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
2016	653	-	\$649,735	-	\$623,000	-	\$602	-	\$600	-	45
2017	720	10%	\$700,361	8%	\$650,000	4%	\$661	10%	\$659	10%	33
2018	750	4%	\$801,607	14%	\$740,000	14%	\$745	13%	\$734	11%	36
2019	634	-15%	\$801,822	0%	\$749,000	1%	\$736	-1%	\$725	-1%	52
2020	618	-3%	\$783,667	-2%	\$730,000	-3%	\$758	3%	\$751	4%	60

Average / Median Selling Price





South Boston

Sales by Number of Bedrooms

2020

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
Studio	2018	4	-43%	\$681,000	-18%	\$589,500	-16%	\$881	30%	\$873	29%	1
	2019	3	-25%	\$555,333	-18%	\$437,000	-26%	\$897	2%	\$868	-1%	-
	2020	9	200%	\$486,222	-12%	\$497,500	14%	\$968	8%	\$997	15%	-
One Bed	2018	166	14%	\$578,350	20%	\$534,000	16%	\$820	11%	\$817	10%	25
	2019	121	-27%	\$563,823	-3%	\$521,000	-2%	\$802	-2%	\$796	-3%	38
	2020	125	3%	\$552,748	-2%	\$540,000	4%	\$844	5%	\$847	6%	73
Two Beds	2018	472	6%	\$828,144	18%	\$787,000	16%	\$742	13%	\$728	11%	42
	2019	407	-14%	\$795,868	-4%	\$755,000	-4%	\$731	-2%	\$719	-1%	48
	2020	395	-3%	\$798,297	0%	\$750,000	-1%	\$745	2%	\$739	3%	48
Three Plus Beds	2018	108	-13%	\$1,033,252	10%	\$949,000	5%	\$636	10%	\$635	9%	28
	2019	103	-5%	\$1,112,119	8%	\$1,075,000	13%	\$677	6%	\$675	6%	80
	2020	89	-14%	\$1,073,142	-4%	\$994,000	-8%	\$674	0%	\$677	0%	87



South Boston

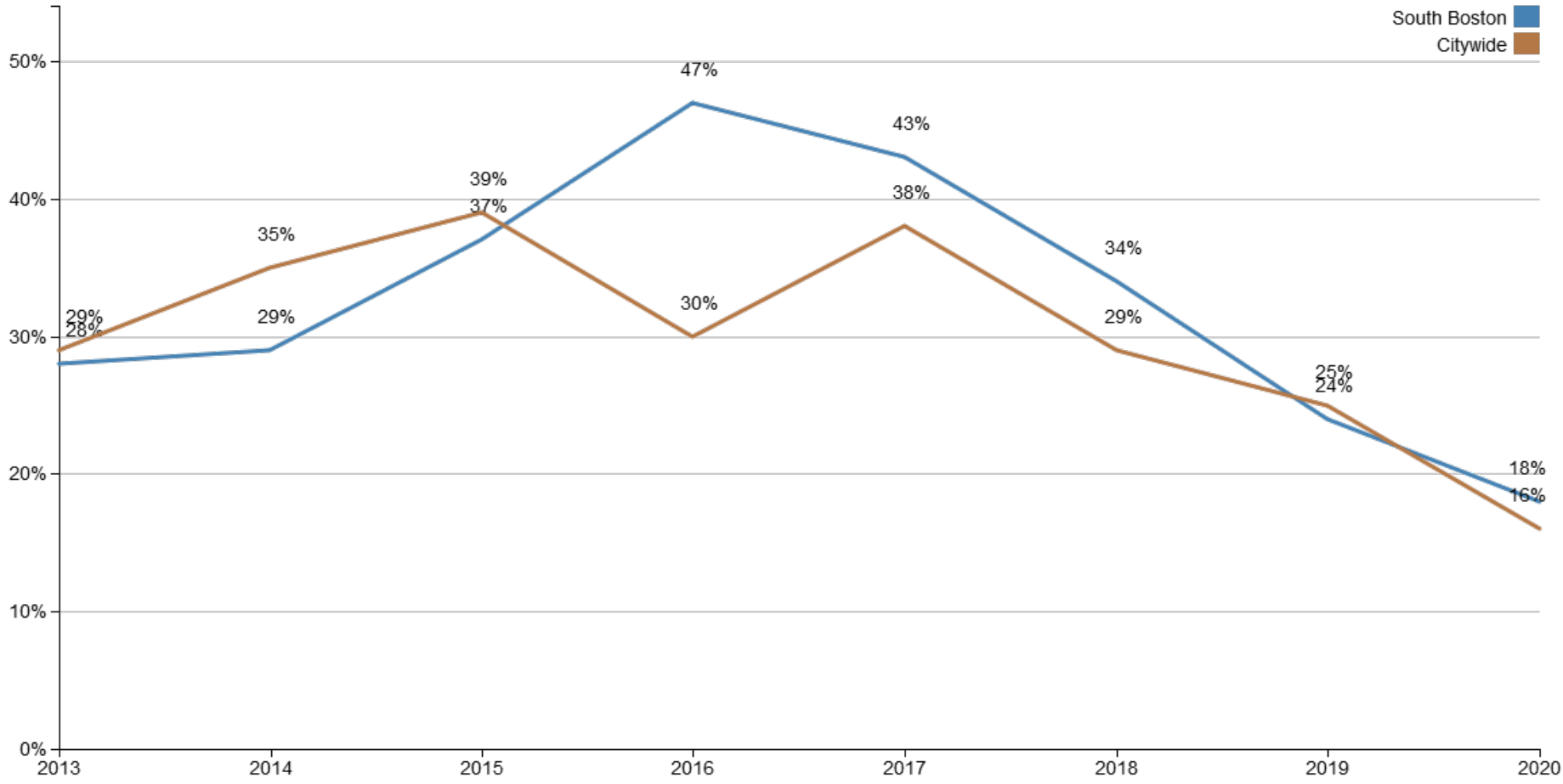
Sales Comparison by Square Footage

2020

Sq Feet	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
700 or less	2018	123	-5%	\$484,561	10%	\$480,100	9%	\$844	10%	\$829	7%	26
	2019	94	-24%	\$478,719	-1%	\$482,750	1%	\$820	-3%	\$807	-3%	43
	2020	129	37%	\$510,279	7%	\$505,000	5%	\$891	9%	\$872	8%	37
701- 1000	2018	206	-4%	\$644,983	13%	\$637,450	13%	\$766	15%	\$747	9%	23
	2019	161	-22%	\$642,049	0%	\$630,000	-1%	\$760	-1%	\$744	0%	30
	2020	163	1%	\$652,452	2%	\$642,500	2%	\$768	1%	\$770	3%	38
1001- 1500	2018	299	15%	\$878,252	15%	\$850,000	13%	\$728	14%	\$710	13%	38
	2019	278	-7%	\$844,389	-4%	\$826,500	-3%	\$714	-2%	\$701	-1%	53
	2020	239	-14%	\$838,648	-1%	\$810,000	-2%	\$707	-1%	\$703	0%	64
1501- 1800	2018	66	20%	\$1,099,873	15%	\$1,087,000	14%	\$678	17%	\$666	11%	74
	2019	54	-18%	\$1,159,695	5%	\$1,140,000	5%	\$718	6%	\$719	8%	77
	2020	47	-13%	\$1,101,255	-5%	\$1,075,000	-6%	\$668	-7%	\$659	-8%	62
1801- 2400	2018	47	-4%	\$1,249,065	8%	\$1,225,000	8%	\$625	7%	\$640	11%	35
	2019	39	-17%	\$1,319,154	6%	\$1,300,000	6%	\$662	6%	\$663	4%	97
	2020	35	-10%	\$1,389,286	5%	\$1,370,000	5%	\$698	5%	\$681	3%	101
Over 2400	2018	9	-25%	\$1,649,181	18%	\$1,600,000	13%	\$576	7%	\$579	8%	26
	2019	8	-11%	\$1,396,875	-15%	\$1,362,500	-15%	\$534	-7%	\$520	-10%	-
	2020	5	-38%	\$2,262,000	62%	\$2,250,000	65%	\$711	33%	\$709	36%	334

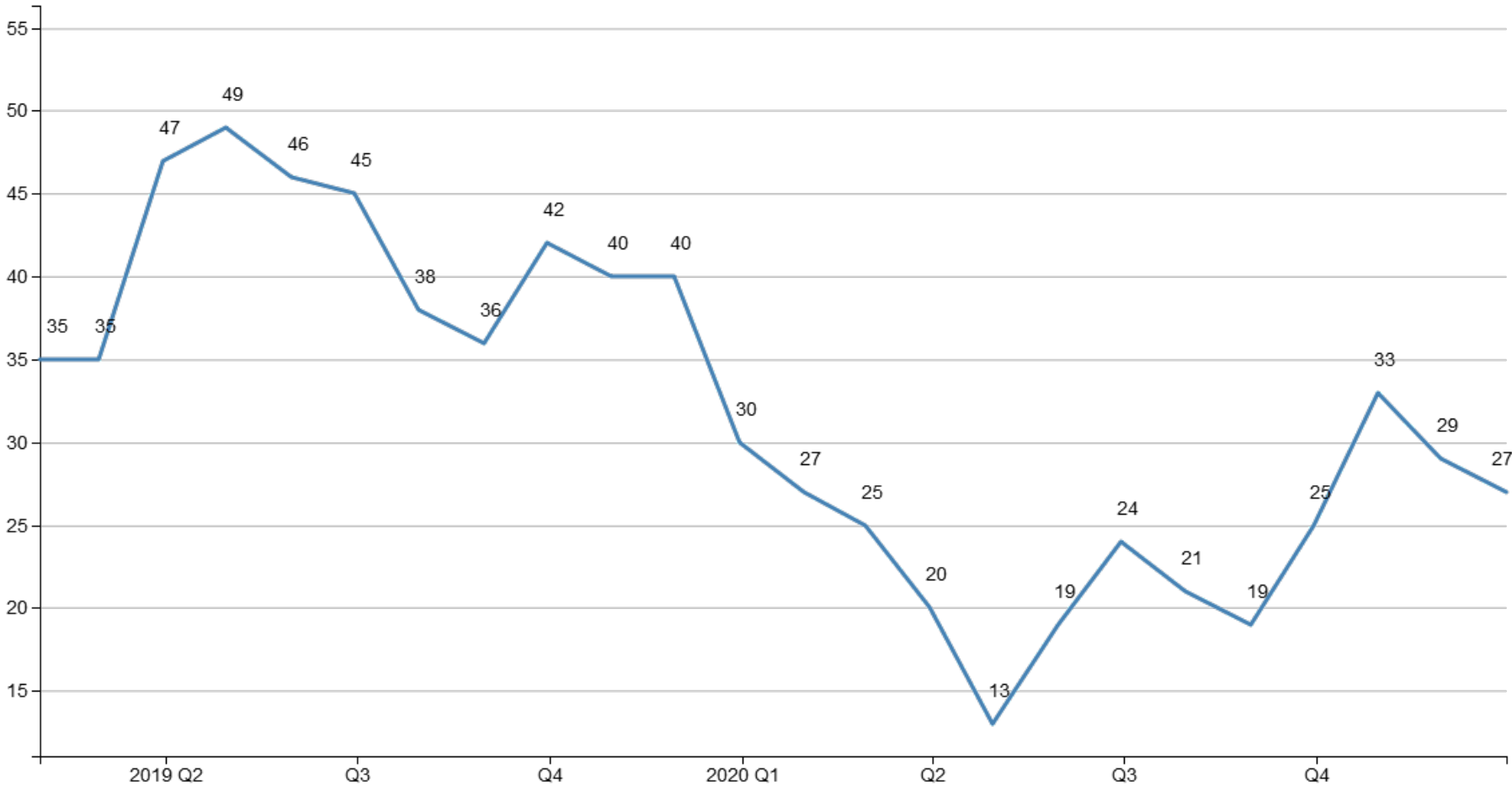


South Boston
Sales Over Last Asking Price
2020





South Boston
Inventory
2020

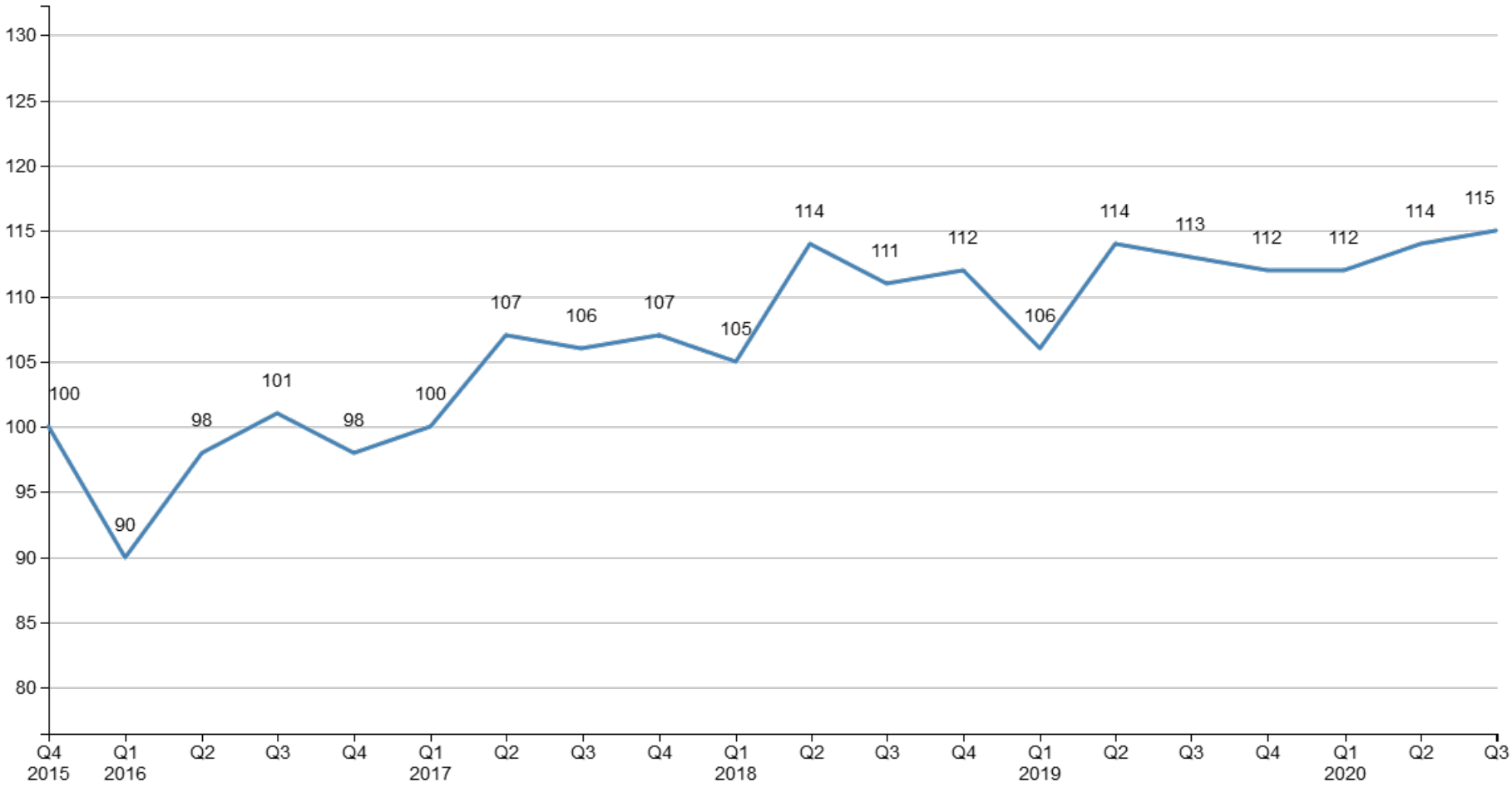


LINK

SOUTH END
**ANNUAL SALES
SUMMARY**
2020



South End
Five Year Price Index
(Appreciation Rate)



LINK

South End Ten Year Price Index (Appreciation Rate)

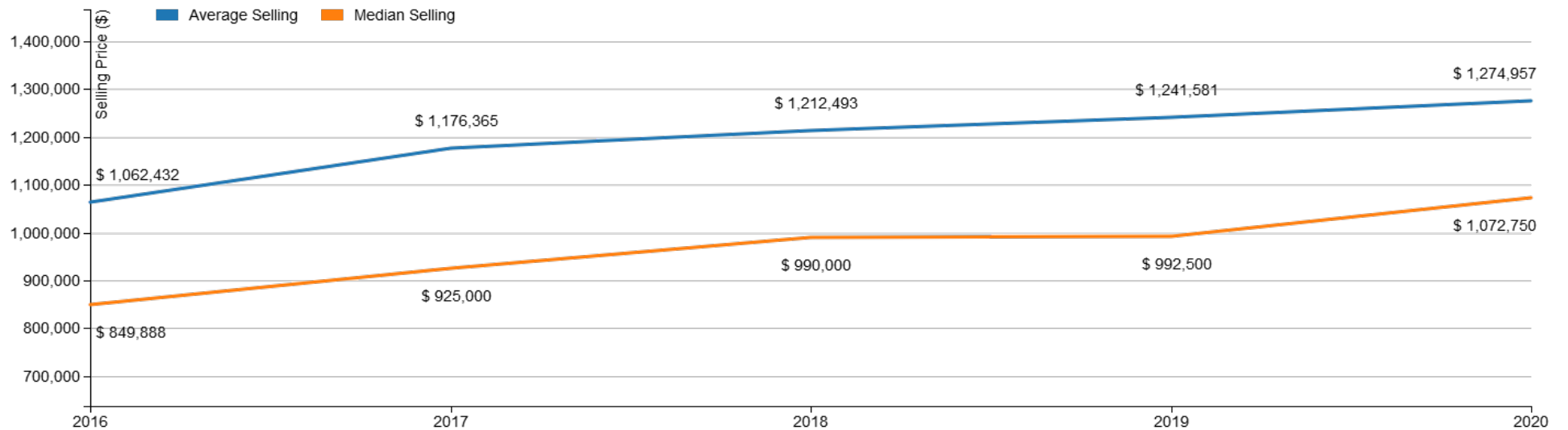




South End Sales Summary 2020

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
2016	585	-	\$1,062,432	-	\$849,888	-	\$915	-	\$920	-	30
2017	597	2%	\$1,176,365	11%	\$925,000	9%	\$990	8%	\$992	8%	42
2018	632	6%	\$1,212,493	3%	\$990,000	7%	\$1,049	6%	\$1,050	6%	49
2019	528	-16%	\$1,241,581	2%	\$992,500	0%	\$1,058	1%	\$1,062	1%	56
2020	474	-10%	\$1,274,957	3%	\$1,072,750	8%	\$1,059	0%	\$1,062	0%	55

Average / Median Selling Price





South End

Sales by Number of Bedrooms

2020

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
Studio	2018	13	8%	\$850,380	62%	\$495,000	0%	\$1,131	34%	\$1,056	22%	45
	2019	22	69%	\$735,763	-13%	\$520,750	5%	\$1,060	-6%	\$1,075	2%	59
	2020	13	-41%	\$1,079,154	47%	\$542,000	4%	\$1,144	8%	\$1,184	10%	-
One Bed	2018	207	6%	\$742,928	4%	\$715,000	6%	\$1,028	7%	\$1,043	6%	41
	2019	152	-27%	\$727,097	-2%	\$684,500	-4%	\$1,038	1%	\$1,050	1%	39
	2020	118	-22%	\$743,328	2%	\$720,000	5%	\$1,009	-3%	\$1,019	-3%	56
Two Beds	2018	318	8%	\$1,242,213	8%	\$1,142,000	11%	\$1,043	6%	\$1,042	6%	52
	2019	262	-18%	\$1,206,509	-3%	\$1,100,000	-4%	\$1,042	0%	\$1,042	0%	57
	2020	251	-4%	\$1,200,956	0%	\$1,115,000	1%	\$1,049	1%	\$1,048	1%	50
Three Plus Beds	2018	94	-1%	\$2,196,075	-3%	\$2,112,500	-10%	\$1,105	3%	\$1,134	4%	56
	2019	92	-2%	\$2,312,431	5%	\$2,293,750	9%	\$1,139	3%	\$1,151	1%	82
	2020	92	0%	\$2,186,394	-5%	\$1,982,000	-14%	\$1,136	0%	\$1,129	-2%	70



South End

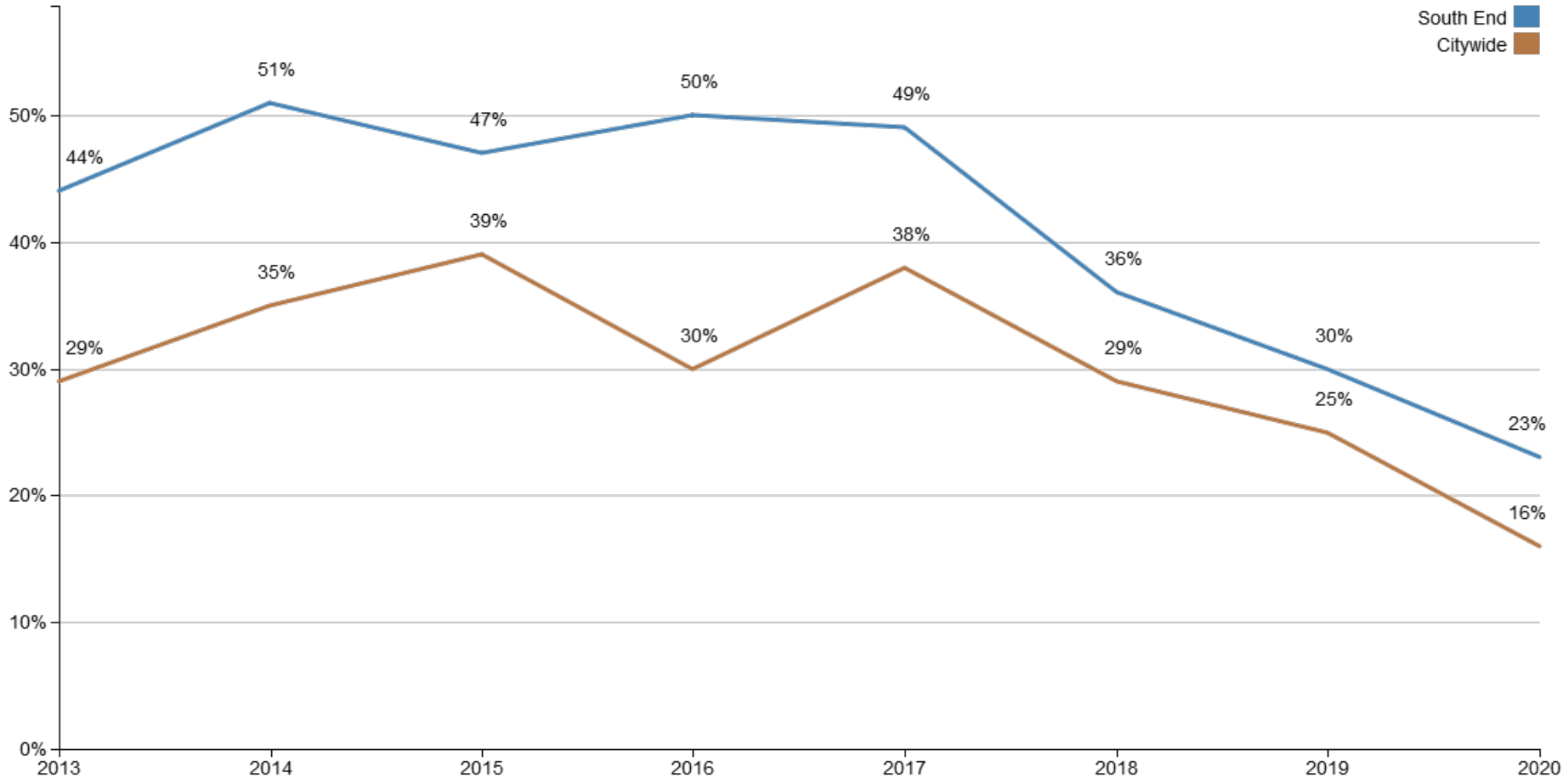
Sales Comparison by Square Footage

2020

Sq Feet	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
700 or less	2018	118	3%	\$607,712	2%	\$618,000	4%	\$1,075	4%	\$1,069	3%	30
	2019	112	-5%	\$605,077	0%	\$589,500	-5%	\$1,097	2%	\$1,099	3%	39
	2020	79	-29%	\$635,476	5%	\$650,000	10%	\$1,096	0%	\$1,098	0%	56
701- 1000	2018	198	11%	\$840,763	6%	\$830,000	5%	\$1,014	8%	\$1,023	8%	38
	2019	145	-27%	\$852,116	1%	\$860,000	4%	\$1,025	1%	\$1,021	0%	34
	2020	132	-9%	\$849,698	0%	\$823,500	-4%	\$1,009	-2%	\$1,006	-1%	43
1001- 1500	2018	186	12%	\$1,278,103	11%	\$1,252,000	12%	\$1,035	9%	\$1,028	7%	58
	2019	144	-23%	\$1,216,919	-5%	\$1,204,500	-4%	\$1,002	-3%	\$1,011	-2%	66
	2020	152	6%	\$1,258,212	3%	\$1,199,500	0%	\$1,023	2%	\$1,028	2%	49
1501- 1800	2018	53	-7%	\$1,862,377	10%	\$1,900,000	10%	\$1,114	9%	\$1,107	9%	63
	2019	53	0%	\$1,822,620	-2%	\$1,786,000	-6%	\$1,101	-1%	\$1,096	-1%	78
	2020	55	4%	\$1,809,052	-1%	\$1,775,000	-1%	\$1,105	0%	\$1,102	1%	78
1801- 2400	2018	56	10%	\$2,220,928	-3%	\$2,200,000	-6%	\$1,086	-3%	\$1,117	-4%	58
	2019	50	-11%	\$2,277,687	3%	\$2,337,500	6%	\$1,113	2%	\$1,144	2%	93
	2020	42	-16%	\$2,334,670	3%	\$2,315,000	-1%	\$1,144	3%	\$1,125	-2%	97
Over 2400	2018	21	-28%	\$3,205,217	7%	\$3,225,000	1%	\$1,105	6%	\$1,194	4%	97
	2019	24	14%	\$3,271,243	2%	\$3,256,613	1%	\$1,215	10%	\$1,271	6%	73
	2020	14	-42%	\$3,797,500	16%	\$3,250,000	0%	\$1,261	4%	\$1,202	-5%	16

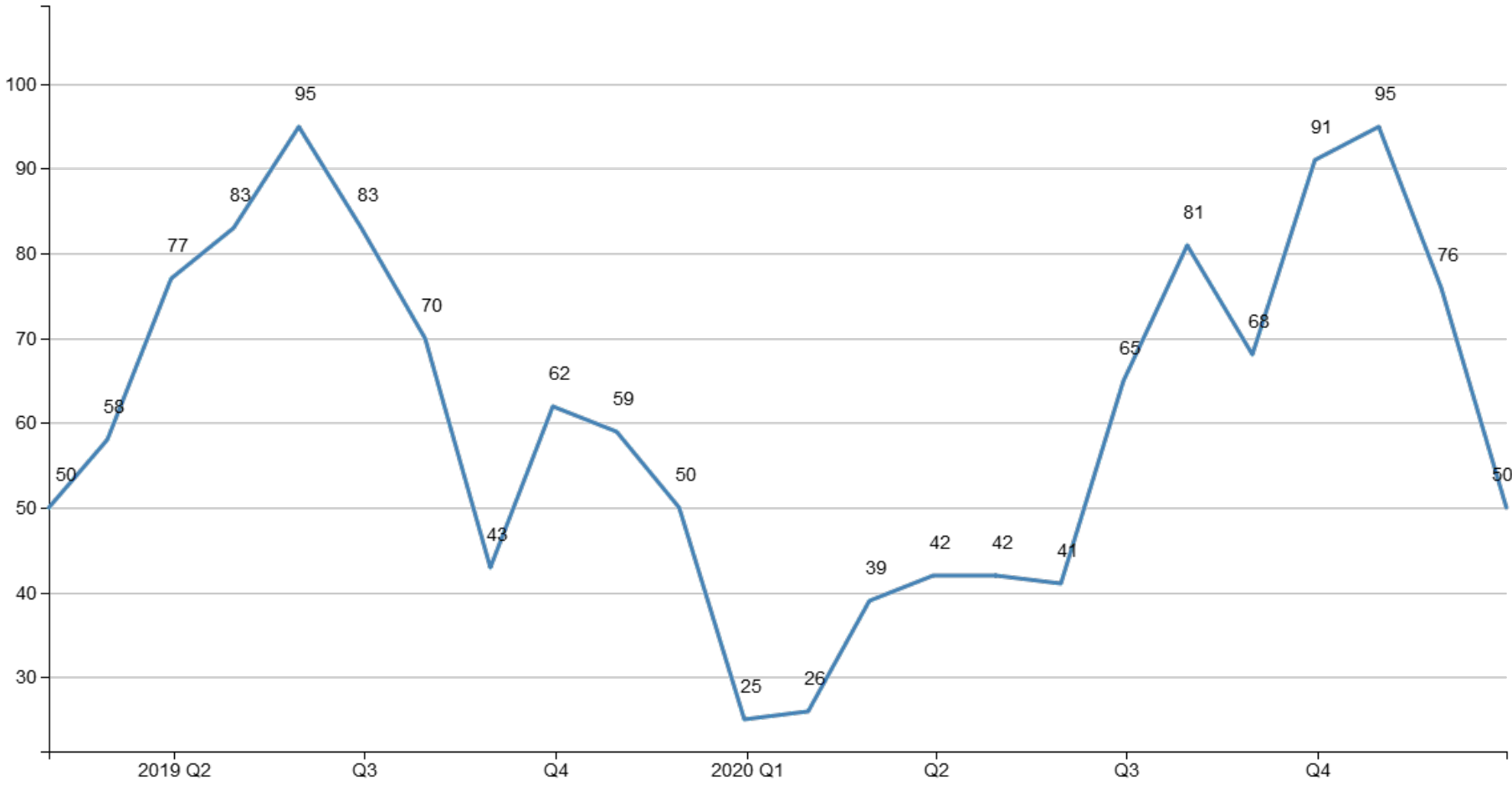


South End
Sales Over Last Asking Price
2020





South End
Inventory
2020

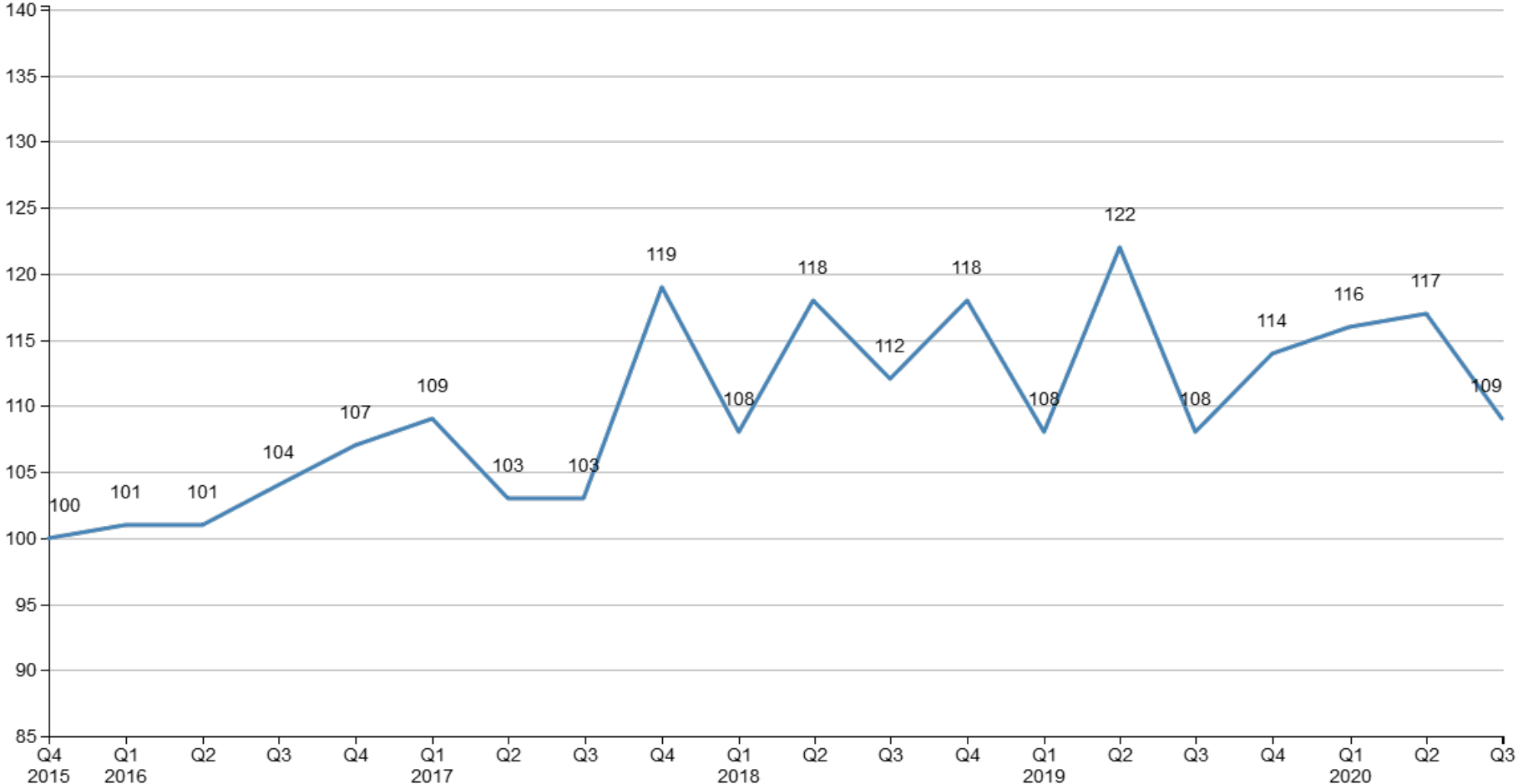


LINK

WATERFRONT
ANNUAL SALES
SUMMARY
2020

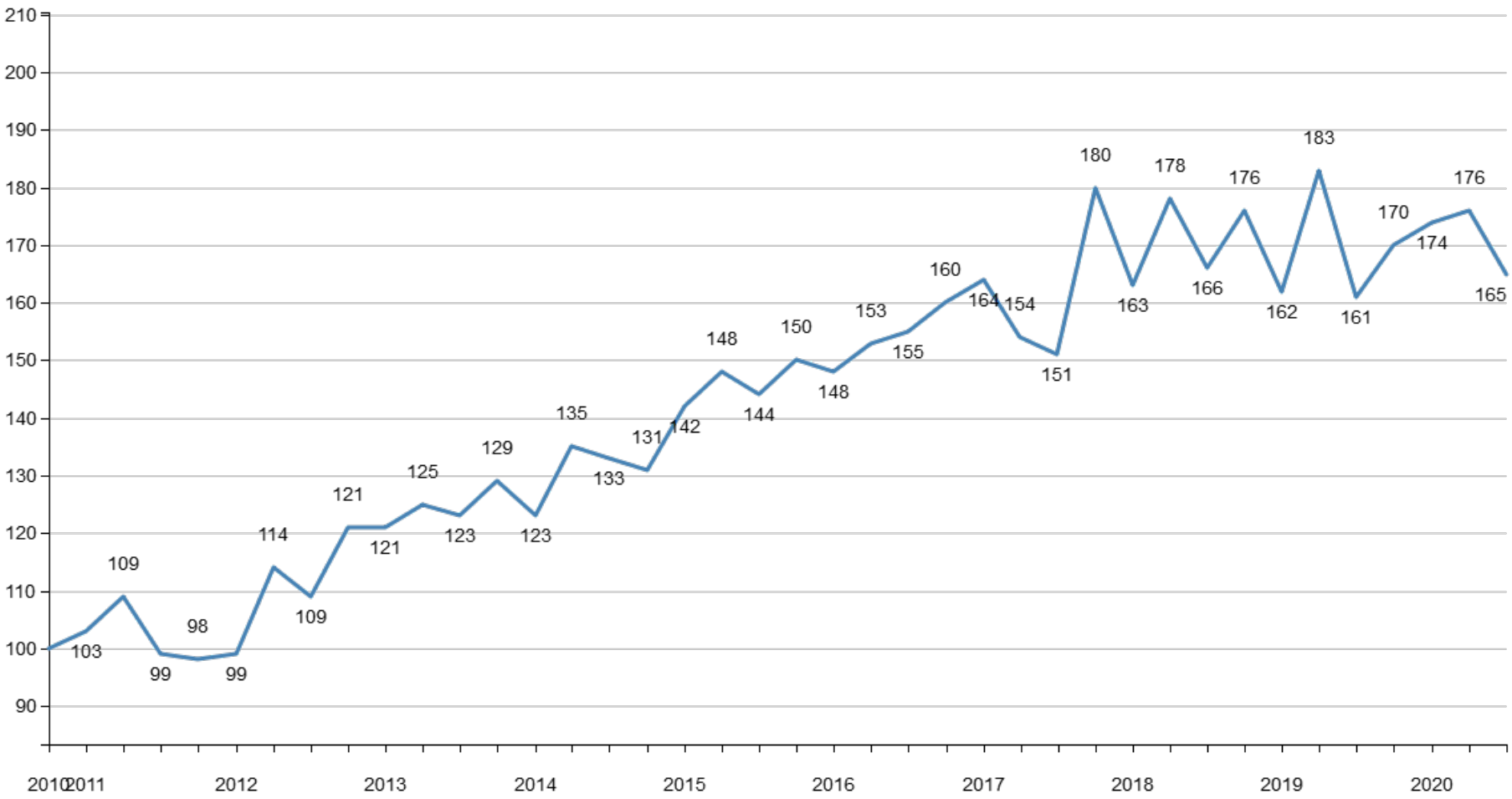


Waterfront
Five Year Price Index
(Appreciation Rate)





Waterfront
Ten Year Price Index
(Appreciation Rate)

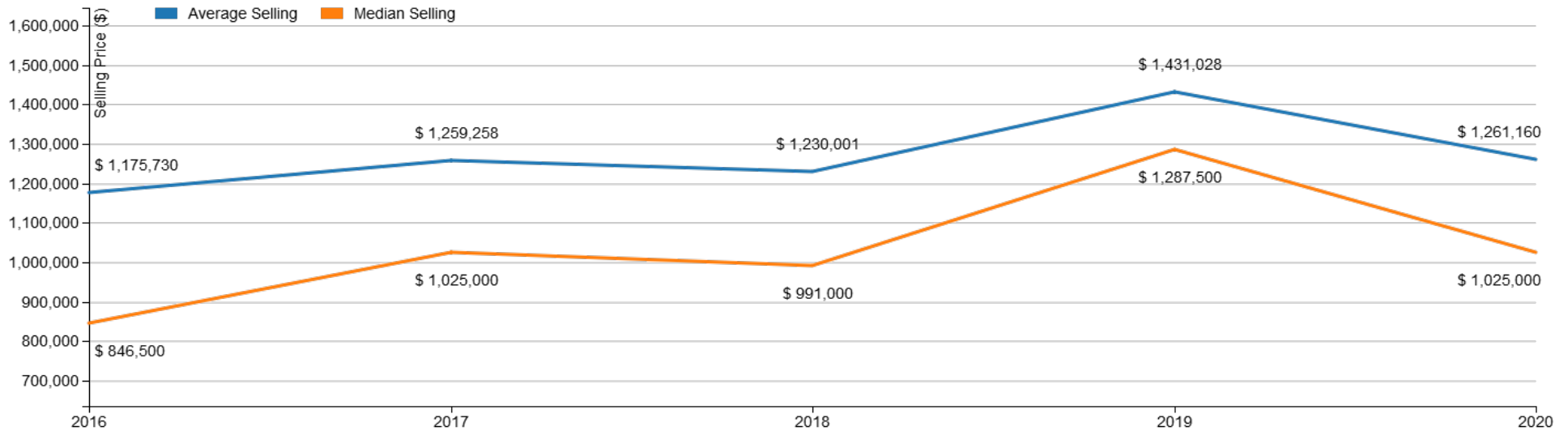




Waterfront Sales Summary 2020

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
2016	154	-	\$1,175,730	-	\$846,500	-	\$943	-	\$854	-	60
2017	169	10%	\$1,259,258	7%	\$1,025,000	21%	\$997	6%	\$952	12%	66
2018	175	4%	\$1,230,001	-2%	\$991,000	-3%	\$1,038	4%	\$1,005	6%	71
2019	136	-22%	\$1,431,028	16%	\$1,287,500	30%	\$1,058	2%	\$1,018	1%	96
2020	119	-13%	\$1,261,160	-12%	\$1,025,000	-20%	\$1,040	-2%	\$944	-7%	129

Average / Median Selling Price





Waterfront

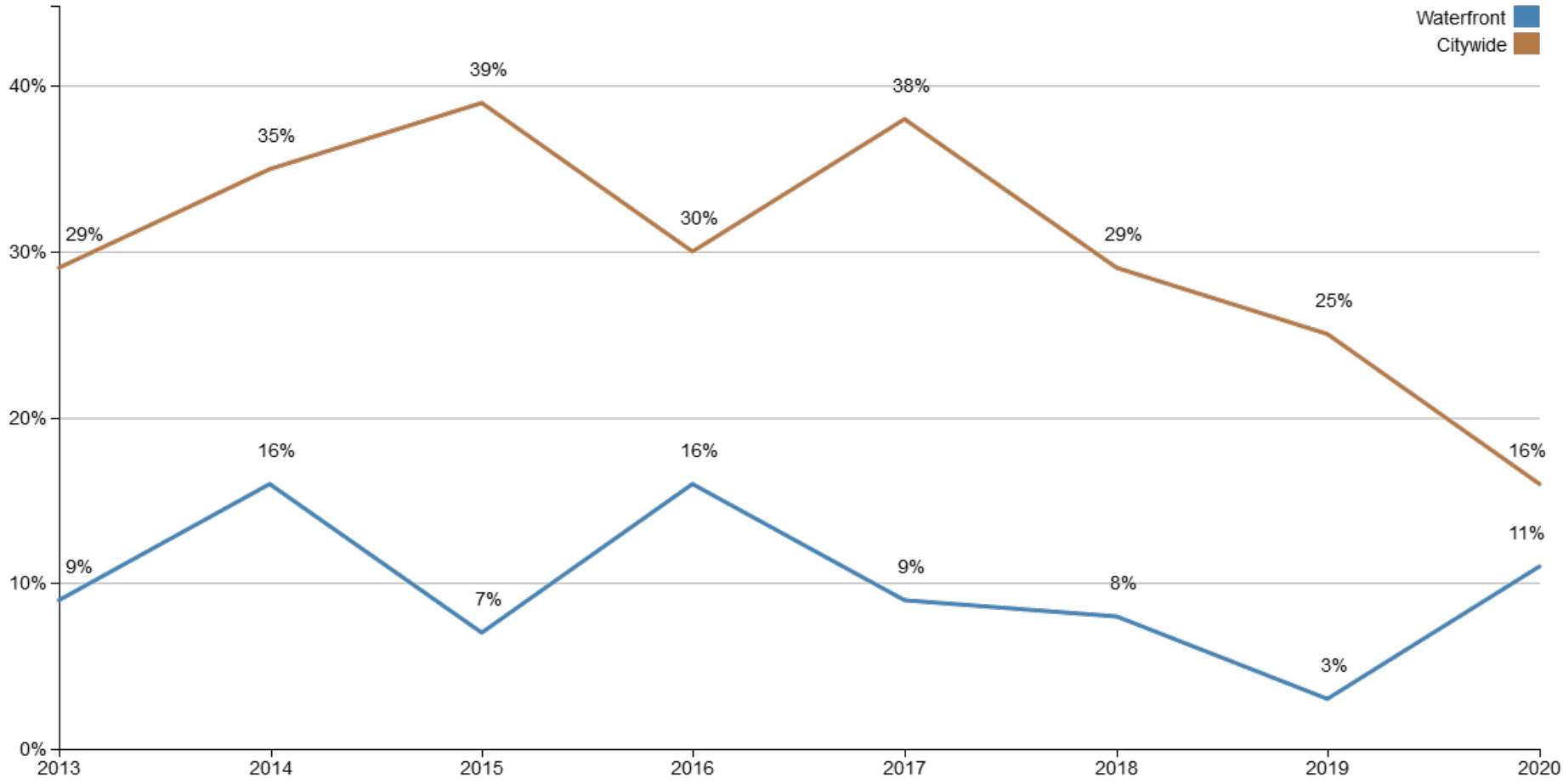
Sales by Number of Bedrooms

2020

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
Studio	2018	15	0%	\$642,933	-11%	\$660,000	-1%	\$1,102	5%	\$1,080	10%	46
	2019	2	-87%	\$591,250	-8%	\$591,250	-10%	\$1,012	-8%	\$1,012	-6%	138
	2020	3	50%	\$1,174,167	99%	\$795,000	34%	\$1,193	18%	\$1,327	31%	-
One Bed	2018	71	13%	\$859,131	-1%	\$780,000	-5%	\$965	2%	\$960	4%	58
	2019	43	-39%	\$828,949	-4%	\$780,000	0%	\$960	-1%	\$945	-1%	91
	2020	57	33%	\$819,767	-1%	\$723,000	-7%	\$947	-1%	\$915	-3%	124
Two Beds	2018	77	3%	\$1,491,923	6%	\$1,465,000	20%	\$1,073	6%	\$1,061	11%	67
	2019	72	-6%	\$1,498,124	0%	\$1,435,950	-2%	\$1,083	1%	\$1,065	0%	96
	2020	51	-29%	\$1,583,692	6%	\$1,460,000	2%	\$1,087	0%	\$1,009	-5%	115
Three Plus Beds	2018	12	-25%	\$2,477,475	-5%	\$2,710,000	3%	\$1,163	9%	\$1,112	6%	268
	2019	19	58%	\$2,627,764	6%	\$2,575,000	-5%	\$1,192	3%	\$1,168	5%	98
	2020	8	-58%	\$2,382,565	-9%	\$2,582,500	0%	\$1,346	13%	\$1,374	18%	201

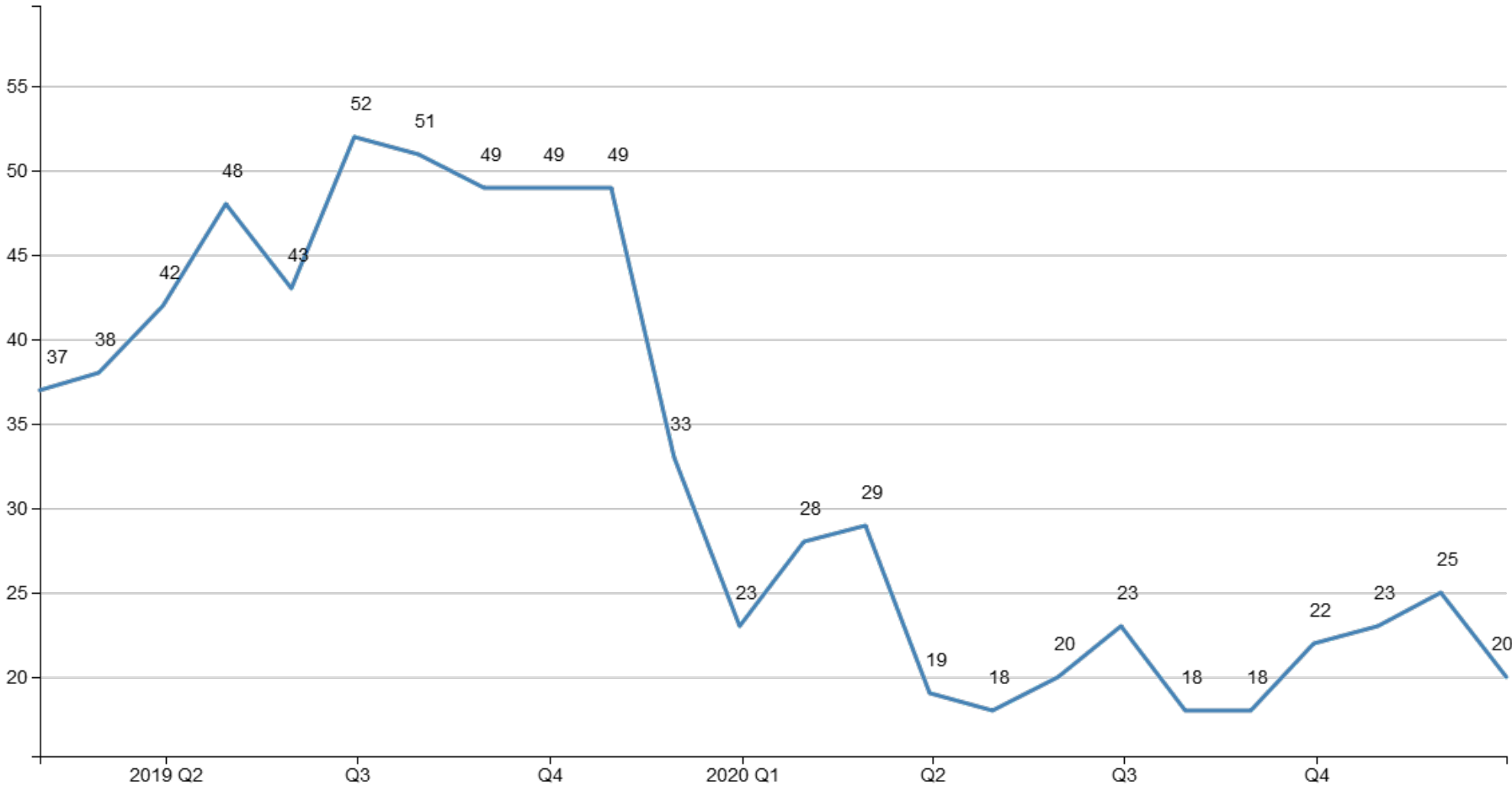


Waterfront Sales Over Last Asking Price 2020





Waterfront
Inventory
2020

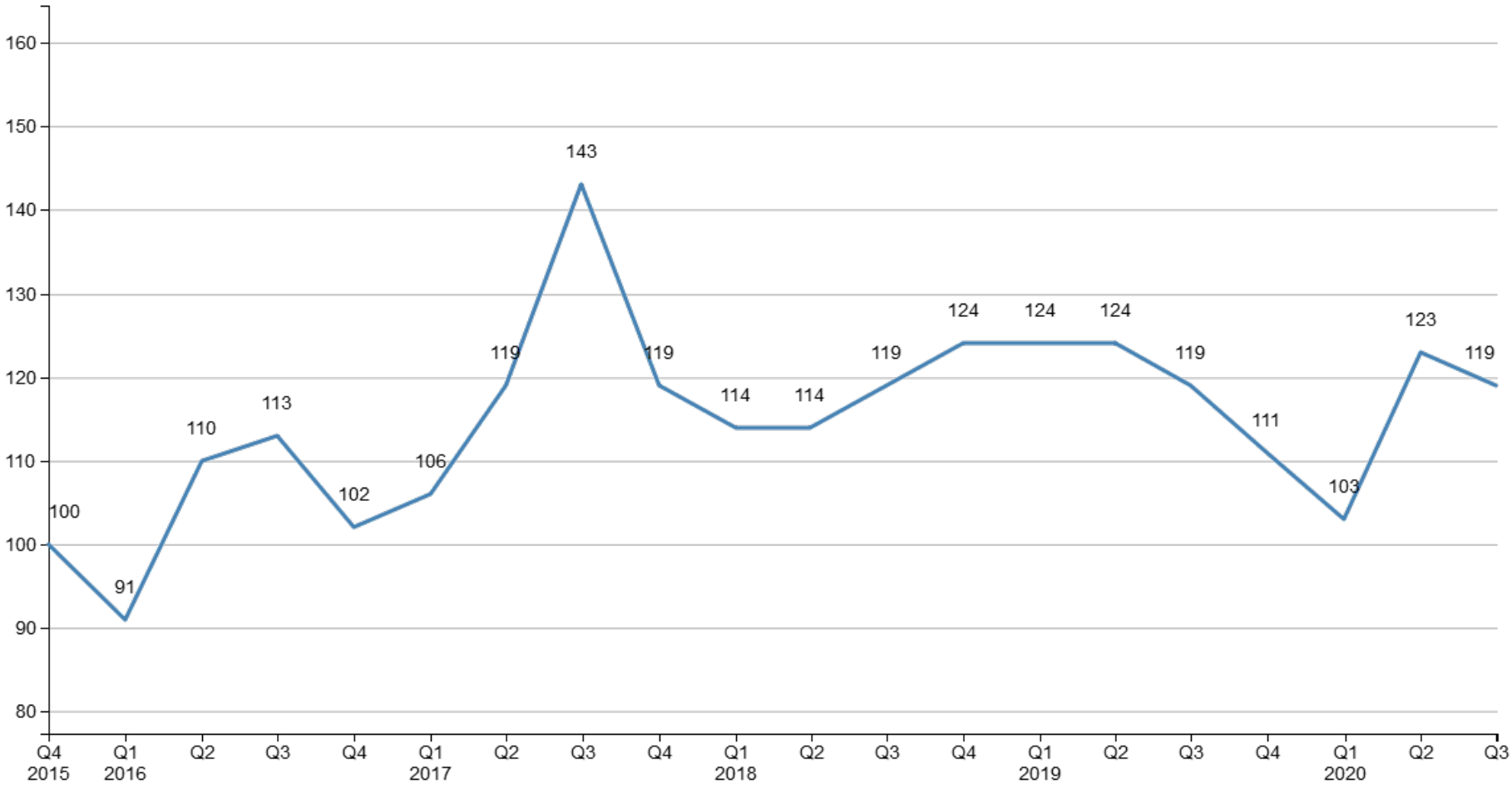


LINK

WEST END
**ANNUAL SALES
SUMMARY**
2020

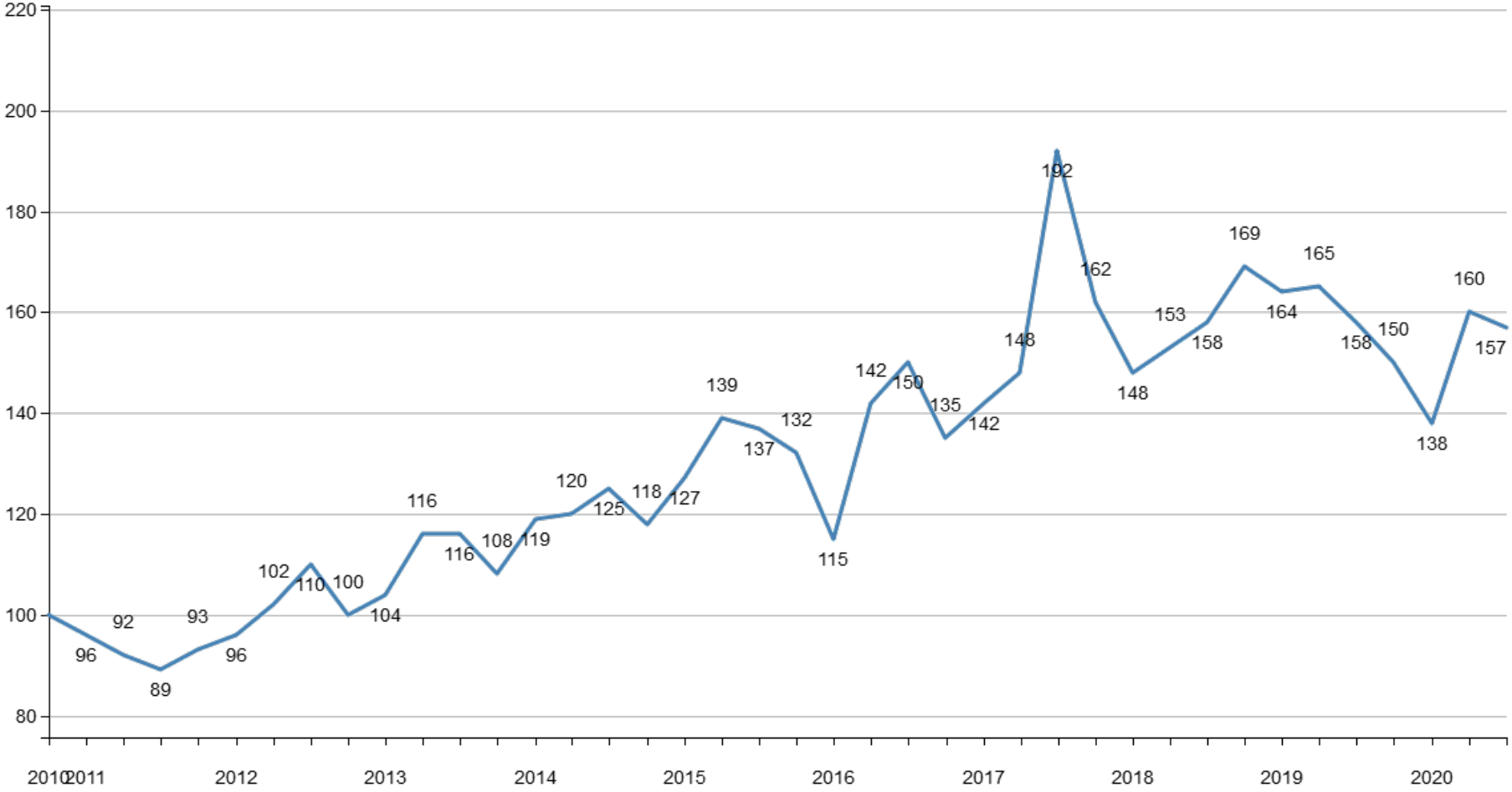


West End
Five Year Price Index
(Appreciation Rate)





West End
Ten Year Price Index
(Appreciation Rate)

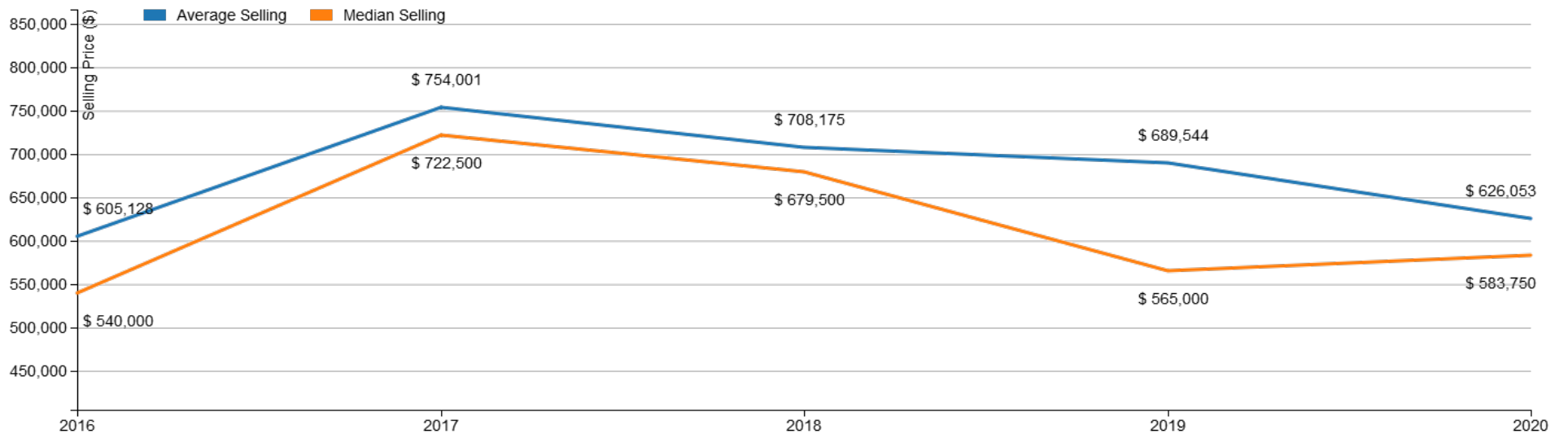


LINK

West End Sales Summary 2020

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
2016	47	-	\$605,128	-	\$540,000	-	\$675	-	\$672	-	39
2017	73	55%	\$754,001	25%	\$722,500	34%	\$825	22%	\$731	9%	89
2018	60	-18%	\$708,175	-6%	\$679,500	-6%	\$747	-9%	\$685	-6%	75
2019	57	-5%	\$689,544	-3%	\$565,000	-17%	\$763	2%	\$654	-5%	91
2020	38	-33%	\$626,053	-9%	\$583,750	3%	\$693	-9%	\$657	1%	59

Average / Median Selling Price





West End

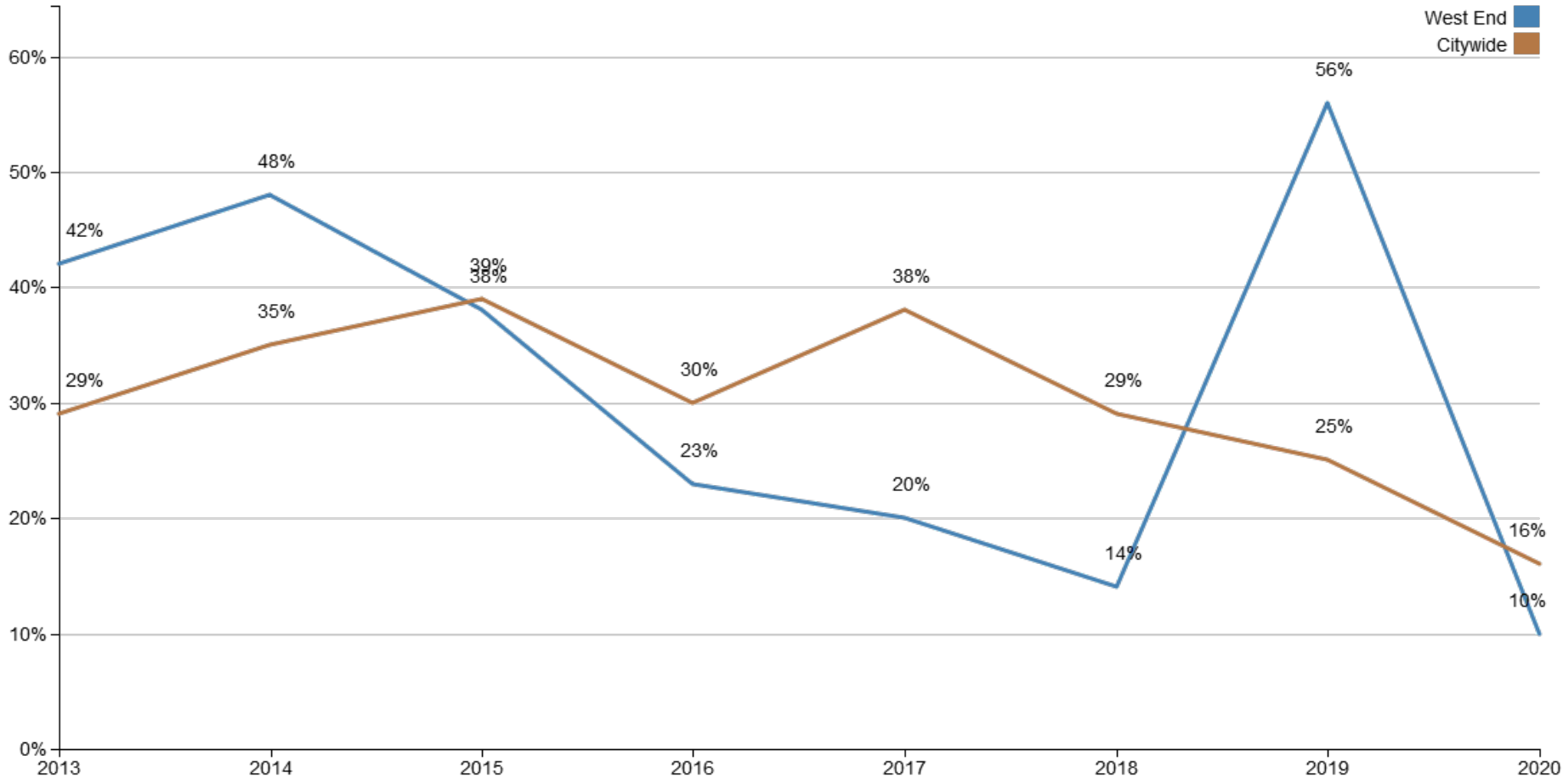
Sales by Number of Bedrooms

2020

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
Studio	2018	5	-58%	\$453,500	9%	\$440,500	5%	\$701	7%	\$693	4%	49
	2019	5	0%	\$429,500	-5%	\$435,000	-1%	\$675	-4%	\$682	-2%	175
	2020	5	0%	\$427,600	0%	\$422,000	-3%	\$671	0%	\$662	-3%	19
One Bed	2018	28	-24%	\$623,554	-8%	\$552,500	-8%	\$775	-10%	\$706	-22%	76
	2019	36	29%	\$602,042	-3%	\$532,500	-4%	\$746	-4%	\$650	-8%	121
	2020	24	-33%	\$558,208	-7%	\$559,500	5%	\$685	-8%	\$643	-1%	64
Two Beds	2018	26	18%	\$817,826	-22%	\$747,000	-27%	\$719	-18%	\$629	-28%	77
	2019	16	-38%	\$967,688	18%	\$766,000	3%	\$831	16%	\$745	18%	24
	2020	8	-50%	\$850,625	-12%	\$762,500	0%	\$710	-15%	\$637	-14%	51
Three Plus Beds	2018	1	-50%	\$1,500,000	56%	\$1,500,000	56%	\$920	41%	\$920	41%	77
	2019	0	-	-	-	-	-	-	-	-	-	-
	2020	1	-	\$1,450,000	-	\$1,450,000	-	\$873	-	\$873	-	91



West End
Sales Over Last Asking Price
2020





West End
Inventory
2020

