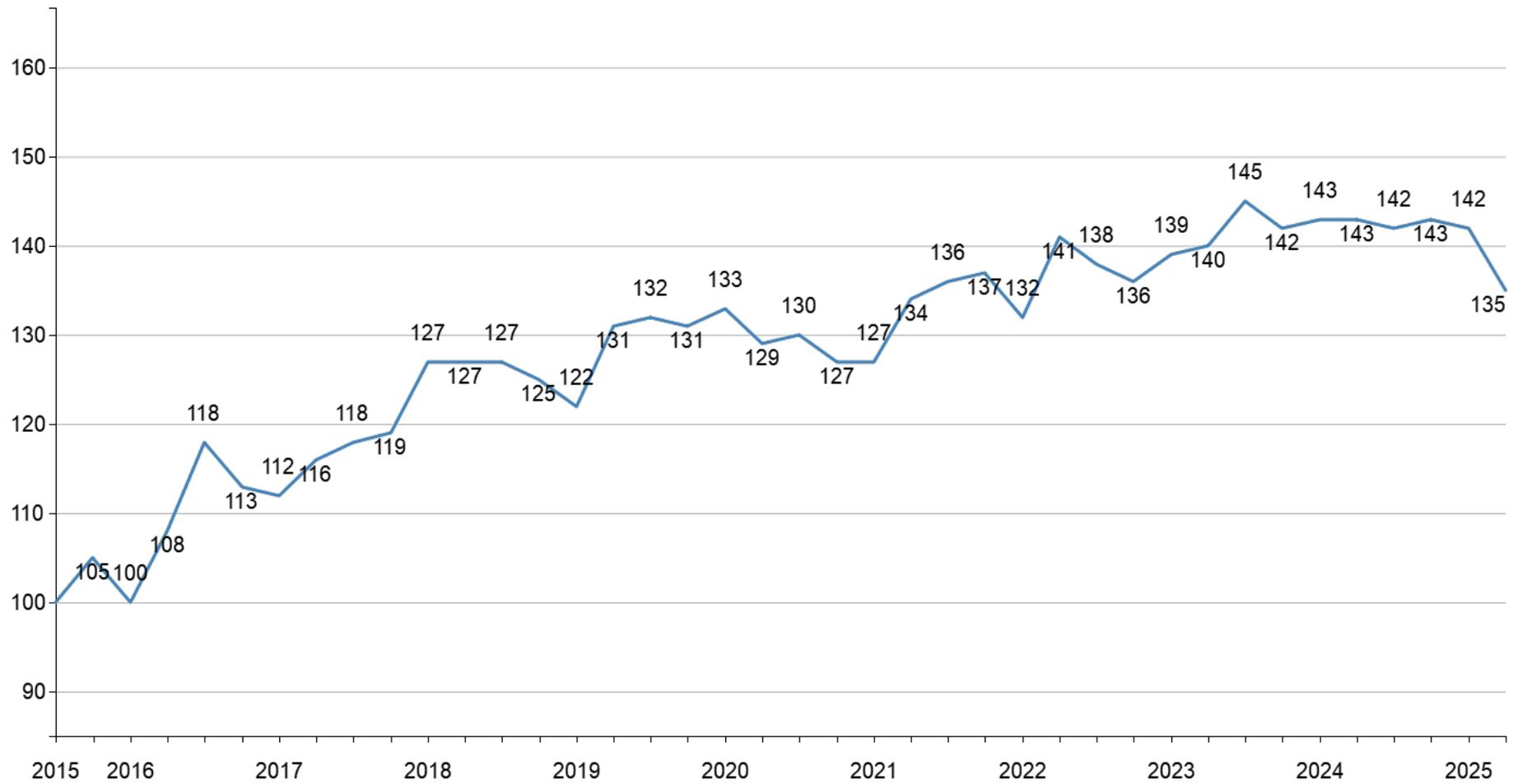


LINK

BOSTON
QUARTERLY SALES
SUMMARY
SECOND QUARTER 2025

LINK

Citywide Ten Year Price Index (Appreciation Rate)

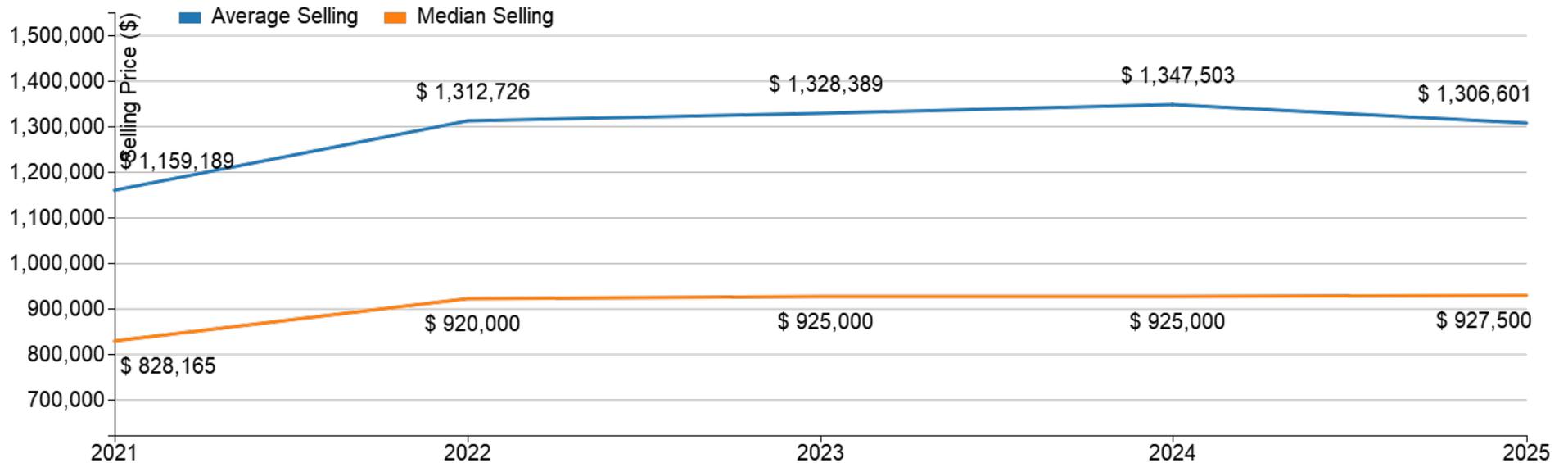




Citywide Quarterly Sales Summary 2nd Quarter 2025

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
2021	1,398	-	\$1,159,189	-	\$828,165	-	\$984	-	\$906	-
2022	1,203	-14%	\$1,312,726	13%	\$920,000	11%	\$1,070	9%	\$1,000	10%
2023	788	-34%	\$1,328,389	1%	\$925,000	1%	\$1,100	3%	\$1,004	0%
2024	827	5%	\$1,347,503	1%	\$925,000	0%	\$1,110	1%	\$1,014	1%
2025	800	-3%	\$1,306,601	-3%	\$927,500	0%	\$1,088	-2%	\$997	-2%

Average / Median Selling Price





Quarterly Sales By Area 2nd Quarter 2025

Area	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
Luxe Buildings	121	-17%	\$2,493,631	-4%	\$1,775,000	-11%	\$1,611	-2%	\$1,421	-2%
Back Bay	108	-11%	\$2,118,398	1%	\$1,443,750	11%	\$1,511	-2%	\$1,365	2%
Beacon Hill	50	2%	\$1,511,988	-20%	\$1,023,755	10%	\$1,263	-12%	\$1,220	-9%
Charlestown	71	-19%	\$1,107,760	6%	\$1,050,000	20%	\$911	-1%	\$930	5%
East Boston	89	0%	\$698,638	7%	\$650,000	0%	\$665	-6%	\$656	-4%
Fenway	39	44%	\$819,769	8%	\$644,000	-6%	\$1,126	5%	\$1,116	7%
Downtown	48	-14%	\$2,119,602	21%	\$1,461,000	20%	\$1,407	12%	\$1,237	3%
North End	20	11%	\$770,250	10%	\$710,000	11%	\$1,049	2%	\$1,092	8%
Seaport	33	3%	\$1,889,718	-23%	\$1,350,000	-24%	\$1,409	-11%	\$1,218	-14%
South Boston	145	-2%	\$991,575	6%	\$875,000	-1%	\$851	5%	\$851	7%
South End	141	-7%	\$1,313,397	-6%	\$1,100,000	-8%	\$1,167	-3%	\$1,180	0%
Waterfront	35	17%	\$1,298,486	-15%	\$1,074,000	-4%	\$1,066	-5%	\$1,060	3%
West End	21	31%	\$674,881	8%	\$595,000	0%	\$745	15%	\$670	5%



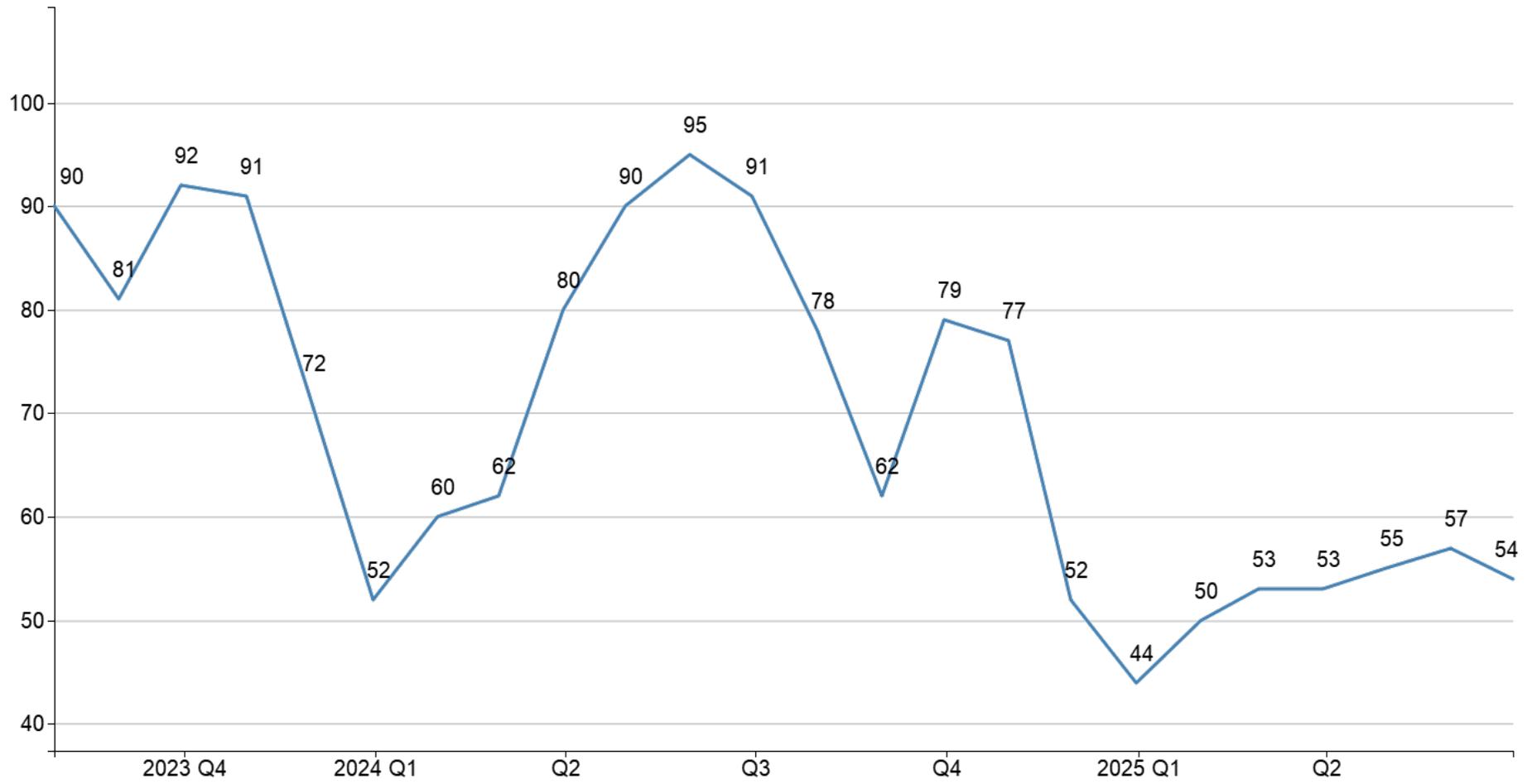
Citywide
Sales Comparison by Number of Bedrooms
2nd Quarter 2025

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
Studio	2023	55	17%	\$699,782	40%	\$575,000	21%	\$1,101	-2%	\$1,101	-1%
	2024	46	-16%	\$709,174	1%	\$627,500	9%	\$1,232	12%	\$1,176	7%
	2025	38	-17%	\$577,207	-19%	\$544,500	-13%	\$1,109	-10%	\$1,153	-2%
One Bed	2023	219	-32%	\$876,152	7%	\$743,000	2%	\$1,129	5%	\$1,066	1%
	2024	249	14%	\$800,117	-9%	\$705,000	-5%	\$1,080	-4%	\$1,054	-1%
	2025	226	-9%	\$752,067	-6%	\$675,000	-4%	\$1,080	-0%	\$1,064	1%
Two Beds	2023	382	-41%	\$1,338,218	8%	\$973,500	1%	\$1,089	6%	\$952	-0%
	2024	397	4%	\$1,385,483	4%	\$1,070,000	10%	\$1,101	1%	\$958	1%
	2025	378	-5%	\$1,213,141	-12%	\$1,000,000	-7%	\$1,045	-5%	\$952	-1%
Three Plus Beds	2023	132	-28%	\$2,312,167	-13%	\$1,612,500	-26%	\$1,082	-9%	\$971	-10%
	2024	135	2%	\$2,462,940	7%	\$1,725,000	7%	\$1,152	6%	\$990	2%
	2025	157	16%	\$2,508,773	2%	\$1,704,000	-1%	\$1,197	4%	\$945	-5%



Citywide
Sales Comparison by Square Footage
2nd Quarter 2025

Sq Feet	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
700 or less	2023	159	-31%	\$599,434	-2%	\$559,000	-5%	\$1,100	1%	\$1,072	-1%
	2024	171	8%	\$625,099	4%	\$620,000	11%	\$1,156	5%	\$1,123	5%
	2025	168	-2%	\$600,869	-4%	\$584,500	-6%	\$1,140	-1%	\$1,128	0%
701- 1000	2023	199	-46%	\$860,896	5%	\$797,900	3%	\$1,022	6%	\$951	3%
	2024	219	10%	\$834,396	-3%	\$770,000	-3%	\$996	-3%	\$912	-4%
	2025	218	-0%	\$824,617	-1%	\$787,500	2%	\$984	-1%	\$939	3%
1001- 1500	2023	270	-23%	\$1,283,751	6%	\$1,127,500	4%	\$1,051	6%	\$912	2%
	2024	260	-4%	\$1,260,003	-2%	\$1,112,500	-1%	\$1,026	-2%	\$912	-0%
	2025	242	-7%	\$1,241,557	-1%	\$1,107,500	-0%	\$1,015	-1%	\$912	0%
1501- 1800	2023	68	-36%	\$1,966,867	4%	\$1,837,500	2%	\$1,198	5%	\$1,114	2%
	2024	75	10%	\$1,984,172	1%	\$1,650,000	-10%	\$1,218	2%	\$1,025	-8%
	2025	78	4%	\$1,830,724	-8%	\$1,577,500	-4%	\$1,125	-8%	\$992	-3%
1801- 2400	2023	63	-32%	\$2,645,301	-9%	\$2,537,500	-0%	\$1,308	-6%	\$1,209	-3%
	2024	66	5%	\$2,694,962	2%	\$2,351,250	-7%	\$1,329	2%	\$1,196	-1%
	2025	56	-15%	\$2,698,016	0%	\$2,160,000	-8%	\$1,310	-1%	\$1,042	-13%
Over 2400	2023	29	-41%	\$4,590,638	-5%	\$3,665,000	-7%	\$1,412	-9%	\$1,204	-13%
	2024	35	21%	\$4,850,971	6%	\$4,525,000	23%	\$1,583	12%	\$1,551	29%
	2025	38	9%	\$4,479,632	-8%	\$3,462,500	-23%	\$1,508	-5%	\$1,210	-22%



LINK

LUXURY FULL SERVICE
QUARTERLY SALES
SUMMARY
SECOND QUARTER 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
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
The Lydon

Luxe Boutique (cont)

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

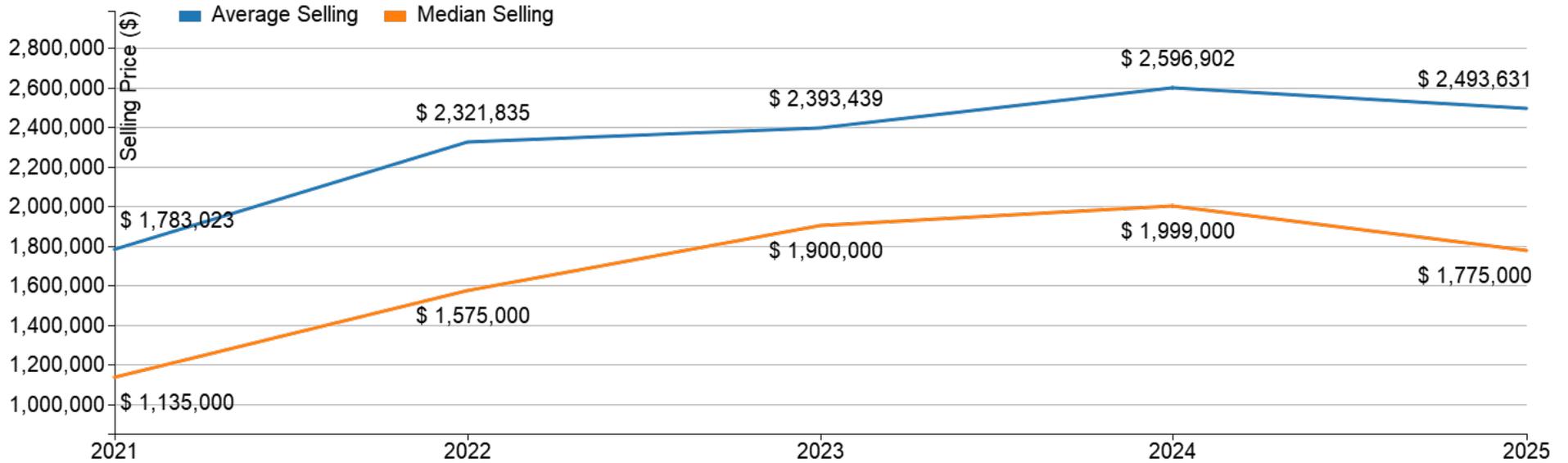
Alloy
Battery Wharf
The Carlton House
Four Seasons
The Intercontinental
The Mandarin
One Dalton Four Seasons
Raffles
Regatta Riverview
Ritz Tower I
Ritz Tower II
Rowes Wharf
W Boston



Luxury Full Service
Sales Summary
2nd Quarter 2025

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
2021	313	-	\$1,783,023	-	\$1,135,000	-	\$1,316	-	\$1,175	-
2022	191	-39%	\$2,321,835	30%	\$1,575,000	39%	\$1,573	19%	\$1,507	28%
2023	155	-19%	\$2,393,439	3%	\$1,900,000	21%	\$1,653	5%	\$1,549	3%
2024	145	-6%	\$2,596,902	9%	\$1,999,000	5%	\$1,649	-0%	\$1,449	-6%
2025	121	-17%	\$2,493,631	-4%	\$1,775,000	-11%	\$1,611	-2%	\$1,421	-2%

Average / Median Selling Price





Luxury Full Service
Sales by Number of Bedrooms
2nd Quarter 2025

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
Studio	2023	11	83%	\$789,591	19%	\$625,000	1%	\$1,359	6%	\$1,188	-5%
	2024	10	-9%	\$859,500	9%	\$721,000	15%	\$1,795	32%	\$1,444	22%
	2025	4	-60%	\$649,750	-24%	\$637,000	-12%	\$1,337	-26%	\$1,280	-11%
One Bed	2023	47	-32%	\$1,385,855	17%	\$1,239,000	7%	\$1,543	6%	\$1,449	-2%
	2024	43	-9%	\$1,094,335	-21%	\$975,000	-21%	\$1,280	-17%	\$1,175	-19%
	2025	37	-14%	\$1,148,649	5%	\$1,149,000	18%	\$1,371	7%	\$1,313	12%
Two Beds	2023	77	-10%	\$2,617,045	6%	\$2,450,000	15%	\$1,734	10%	\$1,714	12%
	2024	66	-14%	\$2,989,233	14%	\$2,500,000	2%	\$1,841	6%	\$1,630	-5%
	2025	49	-26%	\$2,161,722	-28%	\$1,962,500	-22%	\$1,540	-16%	\$1,405	-14%
Three Plus Beds	2023	20	-33%	\$4,782,500	-2%	\$3,382,500	-15%	\$1,764	-6%	\$1,424	-21%
	2024	26	30%	\$4,754,231	-1%	\$4,437,500	31%	\$1,713	-3%	\$1,551	9%
	2025	31	19%	\$4,861,484	2%	\$3,465,000	-22%	\$2,046	19%	\$1,837	18%



Luxury Full Service
Sales by Square Footage
2nd Quarter 2025

Sq Feet	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
700 or less	2023	17	-43%	\$778,253	-13%	\$720,000	-16%	\$1,419	-3%	\$1,298	-10%
	2024	19	12%	\$752,737	-3%	\$675,000	-6%	\$1,484	5%	\$1,245	-4%
	2025	10	-47%	\$780,400	4%	\$707,000	5%	\$1,422	-4%	\$1,310	5%
701- 1000	2023	32	-26%	\$1,287,355	11%	\$1,125,000	-3%	\$1,517	10%	\$1,328	2%
	2024	28	-12%	\$1,029,354	-20%	\$977,500	-13%	\$1,256	-17%	\$1,173	-12%
	2025	30	7%	\$1,087,833	6%	\$1,002,500	3%	\$1,302	4%	\$1,275	9%
1001- 1500	2023	51	4%	\$2,117,014	19%	\$1,975,000	21%	\$1,676	17%	\$1,706	19%
	2024	39	-24%	\$2,178,321	3%	\$2,050,000	4%	\$1,677	0%	\$1,547	-9%
	2025	34	-13%	\$1,852,191	-15%	\$1,725,000	-16%	\$1,499	-11%	\$1,433	-7%
1501- 1800	2023	25	-4%	\$2,642,436	2%	\$2,500,000	-4%	\$1,619	5%	\$1,563	-2%
	2024	16	-36%	\$3,303,744	25%	\$2,528,750	1%	\$2,031	25%	\$1,549	-1%
	2025	20	25%	\$2,572,400	-22%	\$2,237,500	-12%	\$1,572	-23%	\$1,389	-10%
1801- 2400	2023	20	-31%	\$3,852,692	-5%	\$3,400,000	-14%	\$1,906	-2%	\$1,775	-3%
	2024	20	0%	\$3,884,875	1%	\$3,962,500	17%	\$1,927	1%	\$1,955	10%
	2025	16	-20%	\$4,411,274	14%	\$3,582,500	-10%	\$2,122	10%	\$1,914	-2%
Over 2400	2023	10	-29%	\$6,547,500	-3%	\$4,825,000	-22%	\$1,952	-12%	\$1,750	-18%
	2024	23	130%	\$5,126,739	-22%	\$4,600,000	-5%	\$1,706	-13%	\$1,576	-10%
	2025	11	-52%	\$6,935,227	35%	\$5,700,000	24%	\$2,299	35%	\$2,164	37%

LINK

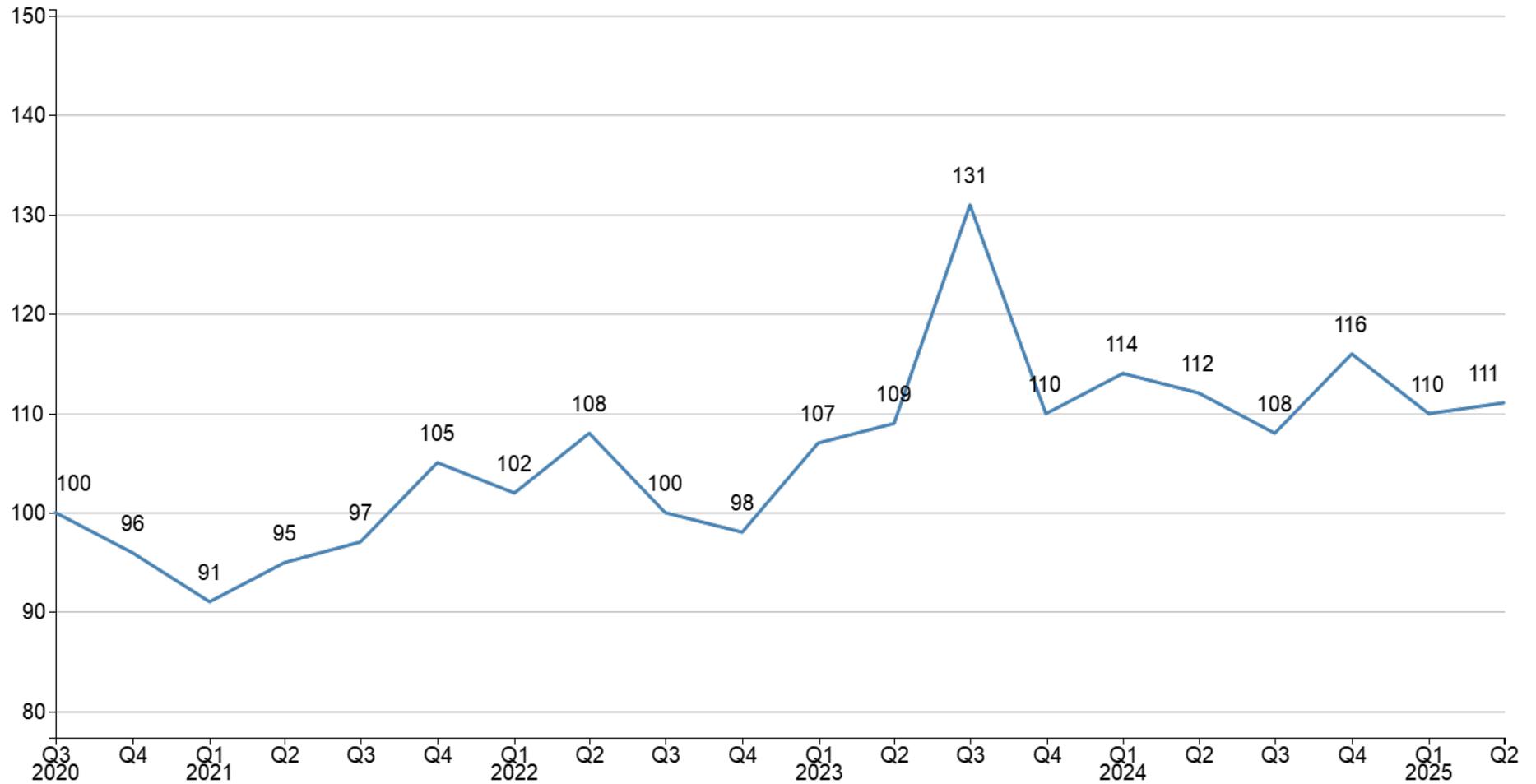
BACK BAY

**QUARTERLY SALES
SUMMARY**

SECOND QUARTER 2025

LINK

Back Bay Five Year Price Index (Appreciation Rate)

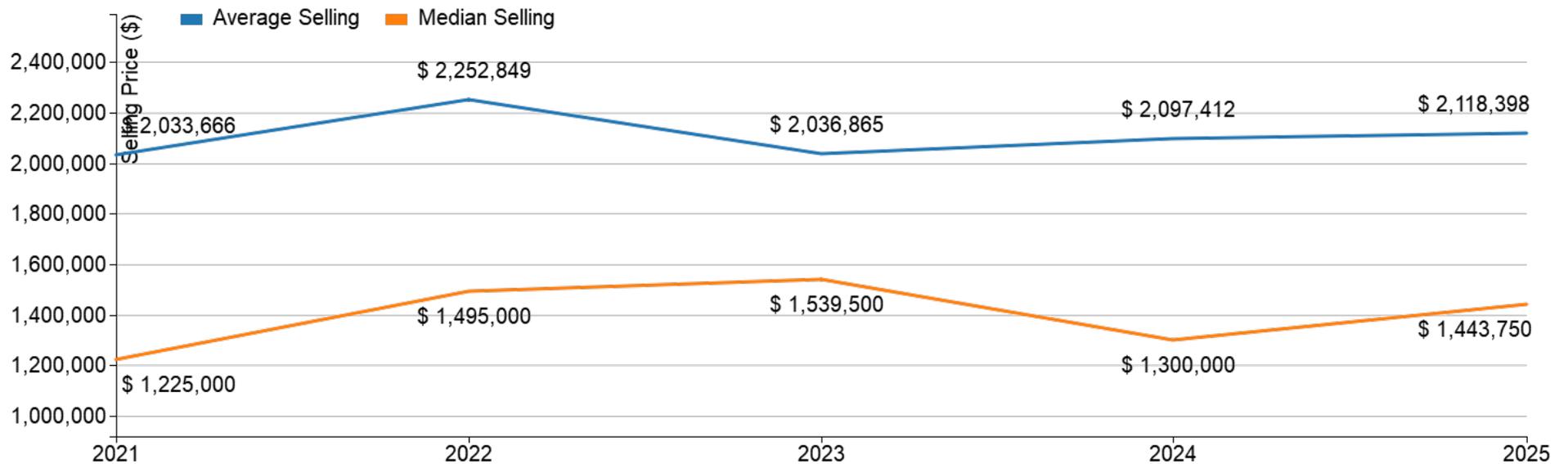




Back Bay
Sales Summary
2nd Quarter 2025

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
2021	130	-	\$2,033,666	-	\$1,225,000	-	\$1,330	-	\$1,185	-
2022	134	3%	\$2,252,849	11%	\$1,495,000	22%	\$1,509	13%	\$1,357	15%
2023	132	-1%	\$2,036,865	-10%	\$1,539,500	3%	\$1,485	-2%	\$1,341	-1%
2024	122	-8%	\$2,097,412	3%	\$1,300,000	-16%	\$1,547	4%	\$1,337	-0%
2025	108	-11%	\$2,118,398	1%	\$1,443,750	11%	\$1,511	-2%	\$1,365	2%

Average / Median Selling Price





Back Bay
Sales by Number of Bedrooms
2nd Quarter 2025

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
Studio	2023	11	-27%	\$778,864	46%	\$617,500	19%	\$1,264	-3%	\$1,181	-2%
	2024	12	9%	\$838,617	8%	\$673,500	9%	\$1,690	34%	\$1,399	18%
	2025	8	-33%	\$554,766	-34%	\$544,500	-19%	\$1,311	-22%	\$1,284	-8%
One Bed	2023	37	-5%	\$1,051,083	12%	\$882,500	16%	\$1,348	9%	\$1,220	2%
	2024	39	5%	\$885,936	-16%	\$849,000	-4%	\$1,217	-10%	\$1,184	-3%
	2025	33	-15%	\$804,273	-9%	\$725,000	-15%	\$1,273	5%	\$1,262	7%
Two Beds	2023	56	6%	\$2,137,779	-9%	\$1,750,000	-14%	\$1,612	3%	\$1,435	-4%
	2024	55	-2%	\$2,541,389	19%	\$1,747,000	-0%	\$1,725	7%	\$1,450	1%
	2025	47	-15%	\$1,871,307	-26%	\$1,720,000	-2%	\$1,494	-13%	\$1,419	-2%
Three Plus Beds	2023	28	4%	\$3,631,893	-26%	\$3,080,000	-11%	\$1,498	-22%	\$1,382	-25%
	2024	16	-43%	\$4,468,313	23%	\$4,475,000	45%	\$1,629	9%	\$1,595	15%
	2025	20	25%	\$5,492,825	23%	\$4,675,000	4%	\$2,025	24%	\$1,751	10%



Back Bay
Sales Comparison by Square Footage
2nd Quarter 2025

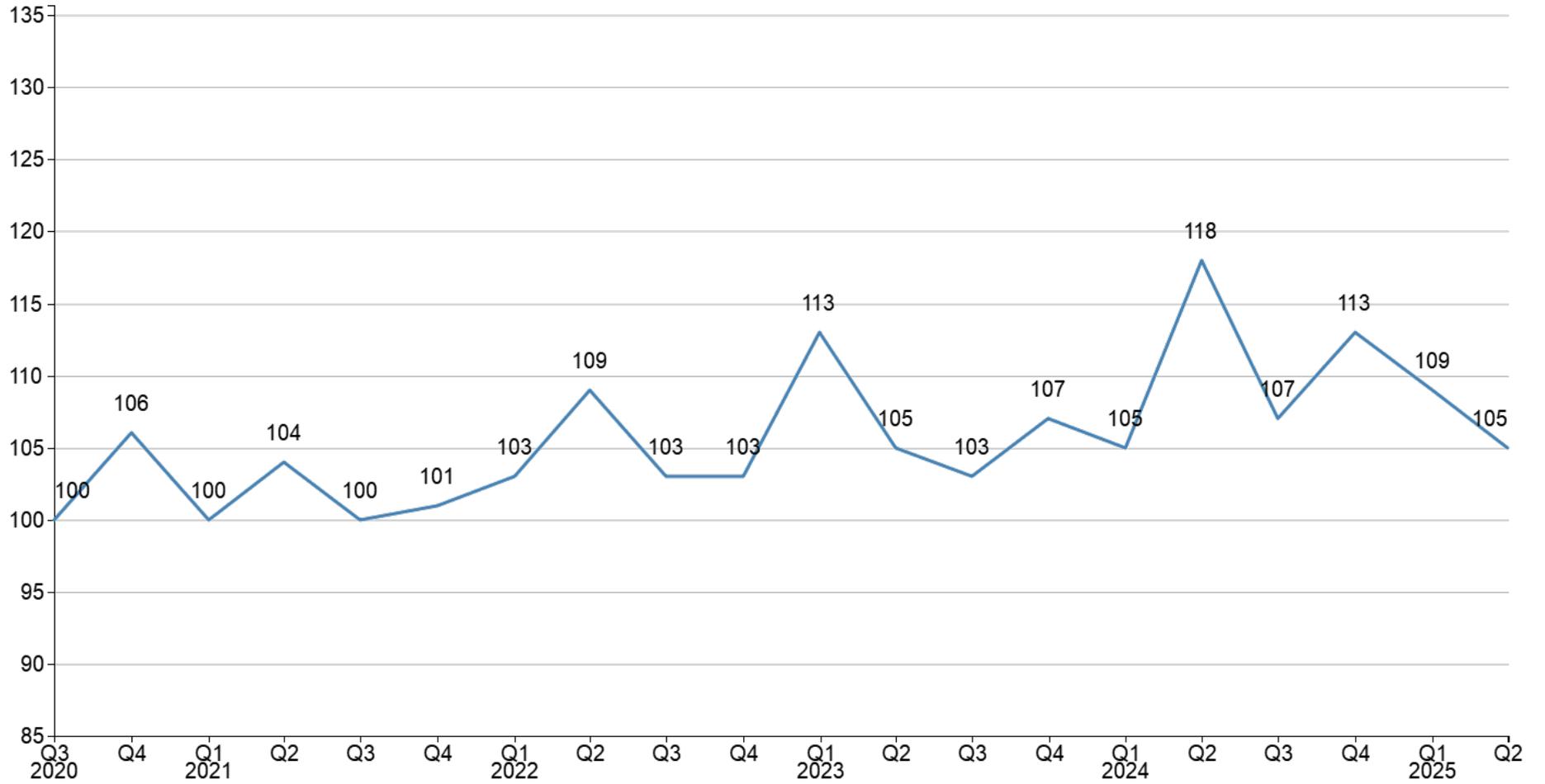
Sq Feet	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
700 or less	2023	28	-20%	\$666,585	8%	\$603,688	-5%	\$1,294	3%	\$1,186	-1%
	2024	31	11%	\$748,520	12%	\$712,000	18%	\$1,418	10%	\$1,265	7%
	2025	30	-3%	\$619,054	-17%	\$563,500	-21%	\$1,312	-7%	\$1,304	3%
701- 1000	2023	26	18%	\$1,165,084	12%	\$975,000	4%	\$1,353	12%	\$1,200	4%
	2024	27	4%	\$1,022,811	-12%	\$995,000	2%	\$1,207	-11%	\$1,175	-2%
	2025	23	-15%	\$1,113,870	9%	\$1,000,000	1%	\$1,299	8%	\$1,302	11%
1001- 1500	2023	37	32%	\$1,936,017	6%	\$1,700,000	1%	\$1,558	5%	\$1,349	-10%
	2024	30	-19%	\$1,932,960	-0%	\$1,527,500	-10%	\$1,553	-0%	\$1,332	-1%
	2025	27	-10%	\$1,851,256	-4%	\$1,704,000	12%	\$1,445	-7%	\$1,419	7%
1501- 1800	2023	15	-17%	\$2,639,060	9%	\$2,450,000	8%	\$1,620	9%	\$1,510	5%
	2024	7	-53%	\$3,693,929	40%	\$3,200,000	31%	\$2,273	40%	\$1,839	22%
	2025	8	14%	\$2,276,250	-38%	\$2,307,500	-28%	\$1,449	-36%	\$1,467	-20%
1801- 2400	2023	16	-11%	\$3,136,631	-20%	\$2,925,000	-13%	\$1,532	-21%	\$1,414	-20%
	2024	15	-6%	\$3,559,200	13%	\$3,550,000	21%	\$1,815	18%	\$1,733	23%
	2025	8	-47%	\$4,005,000	13%	\$3,072,500	-13%	\$2,046	13%	\$1,553	-10%
Over 2400	2023	10	-23%	\$5,850,500	-17%	\$4,792,500	-32%	\$1,812	-18%	\$1,524	-25%
	2024	12	20%	\$5,652,500	-3%	\$5,600,000	17%	\$1,870	3%	\$1,860	22%
	2025	12	0%	\$7,030,208	24%	\$5,650,000	1%	\$2,250	20%	\$1,842	-1%

LINK

BEACON HILL
QUARTERLY SALES
SUMMARY
SECOND QUARTER 2025

LINK

Beacon Hill Five Year Price Index (Appreciation Rate)

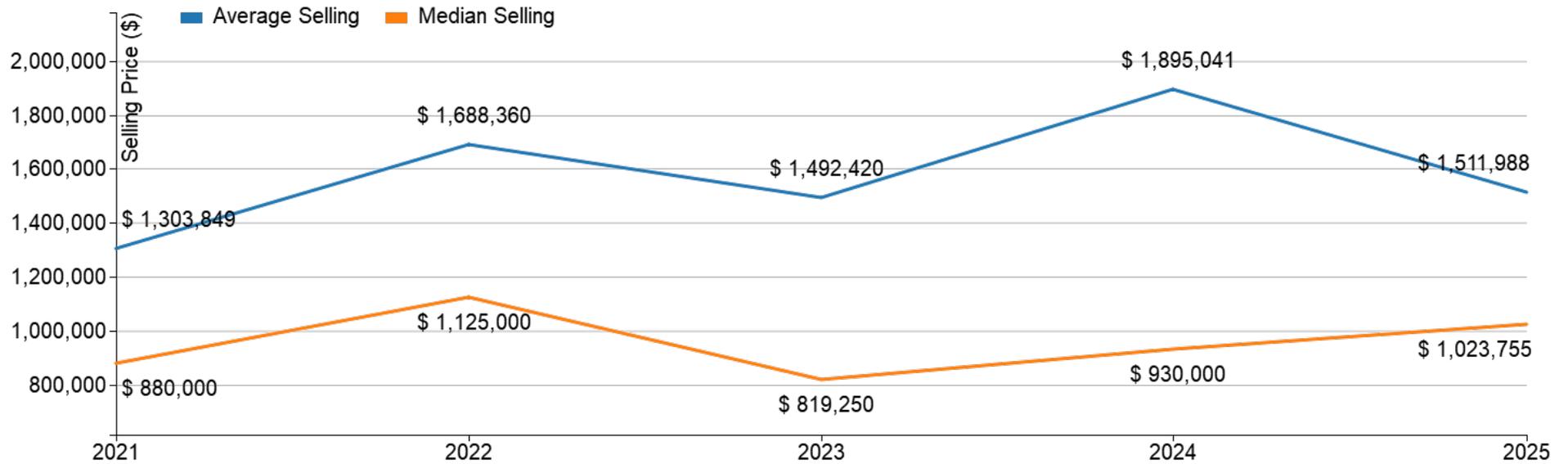




Beacon Hill
Sales Summary
2nd Quarter 2025

Year	Sales	% +/-	Avg Sell	% +/-	Med Sell	% +/-	Avg Psf	% +/-	Med Psf	% +/-
2021	67	-	\$1,303,849	-	\$880,000	-	\$1,228	-	\$1,195	-
2022	62	-7%	\$1,688,360	29%	\$1,125,000	28%	\$1,300	6%	\$1,252	5%
2023	50	-19%	\$1,492,420	-12%	\$819,250	-27%	\$1,244	-4%	\$1,227	-2%
2024	49	-2%	\$1,895,041	27%	\$930,000	14%	\$1,430	15%	\$1,335	9%
2025	50	2%	\$1,511,988	-20%	\$1,023,755	10%	\$1,263	-12%	\$1,220	-9%

Average / Median Selling Price





Beacon Hill
Sales by Number of Bedrooms
2nd Quarter 2025

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
Studio	2023	6	200%	\$930,583	84%	\$544,750	8%	\$1,178	7%	\$1,113	2%
	2024	4	-33%	\$435,750	-53%	\$399,500	-27%	\$1,374	17%	\$1,290	16%
	2025	2	-50%	\$473,375	9%	\$473,375	18%	\$1,641	19%	\$1,641	27%
One Bed	2023	24	26%	\$725,250	4%	\$682,500	7%	\$1,152	-2%	\$1,143	-1%
	2024	19	-21%	\$793,632	9%	\$699,000	2%	\$1,342	16%	\$1,313	15%
	2025	19	0%	\$751,375	-5%	\$660,000	-6%	\$1,165	-13%	\$1,130	-14%
Two Beds	2023	13	-48%	\$1,602,846	13%	\$1,400,000	15%	\$1,282	-1%	\$1,261	2%
	2024	17	31%	\$1,548,529	-3%	\$1,325,000	-5%	\$1,340	5%	\$1,307	4%
	2025	18	6%	\$1,321,473	-15%	\$1,280,000	-3%	\$1,160	-13%	\$1,144	-12%
Three Plus Beds	2023	7	-56%	\$4,399,214	28%	\$3,500,000	11%	\$1,547	4%	\$1,333	-13%
	2024	9	29%	\$5,523,333	26%	\$4,250,000	21%	\$1,812	17%	\$1,640	23%
	2025	11	22%	\$3,326,364	-40%	\$2,900,000	-32%	\$1,531	-15%	\$1,533	-7%



Beacon Hill
Sales Comparison by Square Footage
2nd Quarter 2025

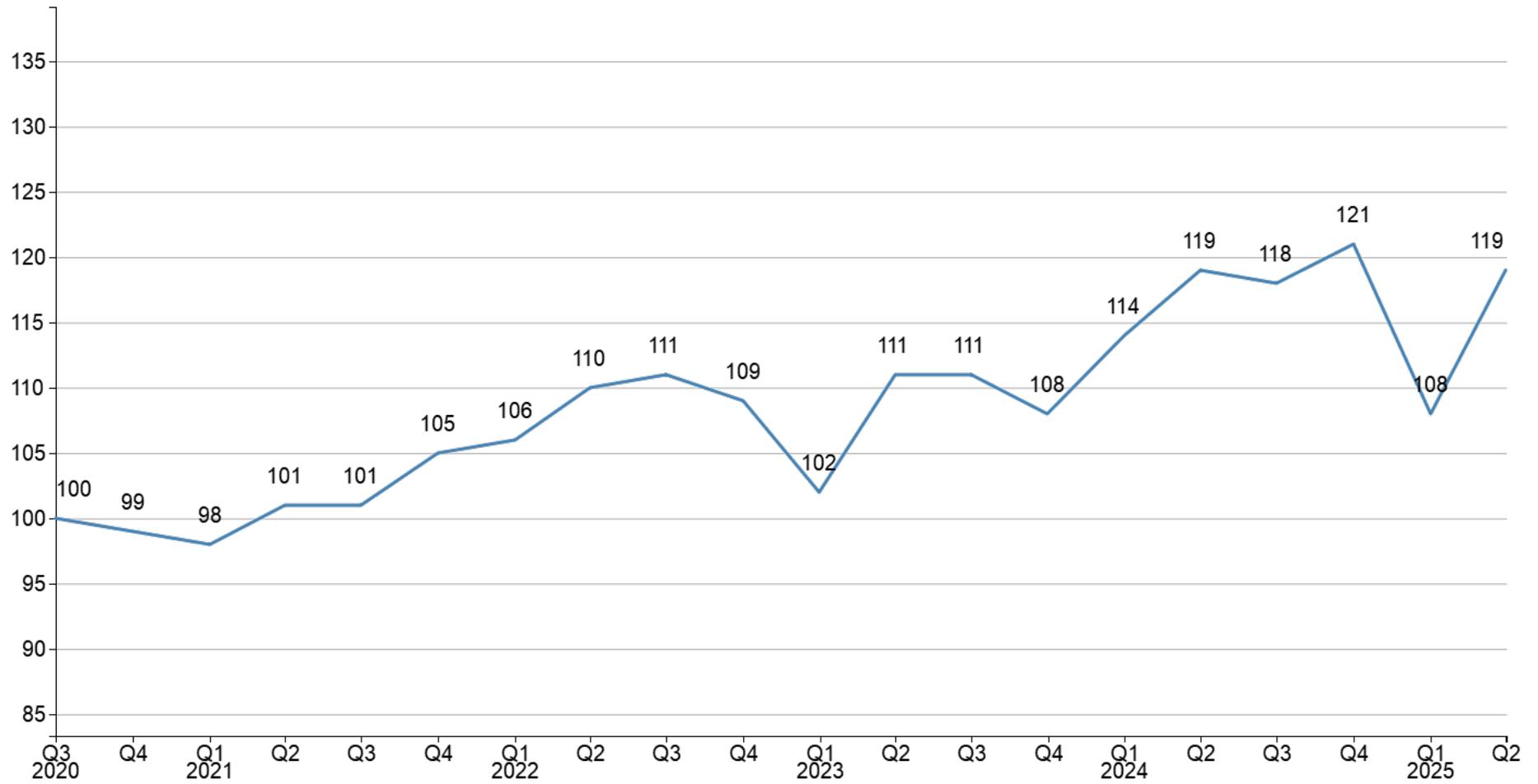
Sq Feet	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
700 or less	2023	25	25%	\$607,500	-4%	\$575,000	-10%	\$1,170	-4%	\$1,216	1%
	2024	24	-4%	\$657,792	8%	\$655,000	14%	\$1,329	14%	\$1,297	7%
	2025	15	-38%	\$603,258	-8%	\$615,000	-6%	\$1,253	-6%	\$1,158	-11%
701- 1000	2023	7	-36%	\$948,643	5%	\$910,000	-1%	\$1,141	4%	\$1,130	-2%
	2024	7	0%	\$1,141,429	20%	\$1,175,000	29%	\$1,294	13%	\$1,241	10%
	2025	12	71%	\$1,006,709	-12%	\$986,255	-16%	\$1,158	-11%	\$1,153	-7%
1001- 1500	2023	8	-53%	\$1,651,875	-1%	\$1,550,000	-3%	\$1,247	-7%	\$1,230	-3%
	2024	7	-12%	\$1,828,571	11%	\$1,625,000	5%	\$1,426	14%	\$1,409	15%
	2025	13	86%	\$1,386,923	-24%	\$1,475,000	-9%	\$1,153	-19%	\$1,256	-11%
1501- 1800	2023	4	100%	\$2,406,250	13%	\$2,250,000	6%	\$1,434	8%	\$1,348	1%
	2024	3	-25%	\$2,436,667	1%	\$2,575,000	14%	\$1,553	8%	\$1,528	13%
	2025	2	-33%	\$2,137,500	-12%	\$2,137,500	-17%	\$1,303	-16%	\$1,303	-15%
1801- 2400	2023	3	-57%	\$2,997,667	-9%	\$2,999,000	-7%	\$1,505	-1%	\$1,519	-1%
	2024	2	-33%	\$3,275,000	9%	\$3,275,000	9%	\$1,450	-4%	\$1,450	-5%
	2025	3	50%	\$3,751,667	15%	\$4,205,000	28%	\$1,855	28%	\$1,980	37%
Over 2400	2023	3	-40%	\$6,986,667	32%	\$5,000,000	-14%	\$1,579	-2%	\$1,068	-34%
	2024	6	100%	\$7,070,000	1%	\$6,850,000	37%	\$1,932	22%	\$1,725	61%
	2025	5	-17%	\$4,182,000	-41%	\$3,850,000	-44%	\$1,461	-24%	\$1,533	-11%

LINK

CHARLESTOWN
QUARTERLY SALES
SUMMARY
SECOND QUARTER 2025

LINK

Charlestown Five Year Price Index (Appreciation Rate)

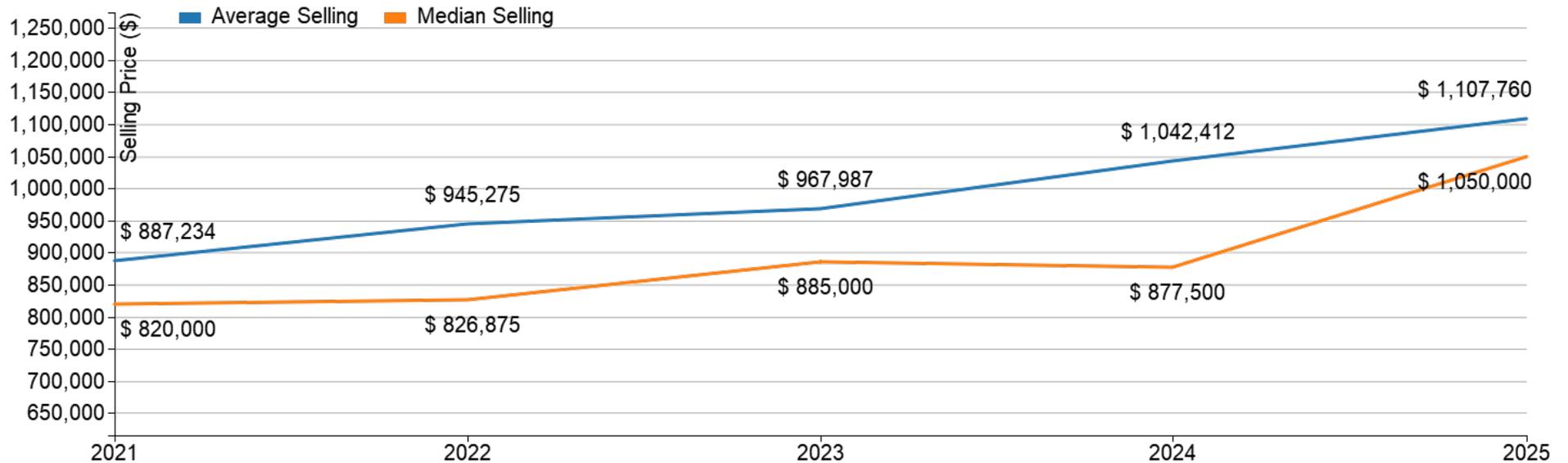




Charlestown Sales Summary 2nd Quarter 2025

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
2021	137	-	\$887,234	-	\$820,000	-	\$764	-	\$764	-
2022	126	-8%	\$945,275	7%	\$826,875	1%	\$831	9%	\$826	8%
2023	77	-39%	\$967,987	2%	\$885,000	7%	\$839	1%	\$837	1%
2024	88	14%	\$1,042,412	8%	\$877,500	-1%	\$917	9%	\$887	6%
2025	71	-19%	\$1,107,760	6%	\$1,050,000	20%	\$911	-1%	\$930	5%

Average / Median Selling Price





Charlestown
Sales by Number of Bedrooms
2nd Quarter 2025

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
Studio	2023	1	-	\$495,000	-	\$495,000	-	\$1,029	-	\$1,029	-
	2024	0	-	-	-	-	-	-	-	-	-
	2025	1	-	\$350,000	-	\$350,000	-	\$1,000	-	\$1,000	-
One Bed	2023	14	-58%	\$587,676	-10%	\$574,500	-3%	\$886	5%	\$868	3%
	2024	23	64%	\$737,115	25%	\$650,000	13%	\$1,028	16%	\$921	6%
	2025	15	-35%	\$693,167	-6%	\$652,500	0%	\$969	-6%	\$930	1%
Two Beds	2023	41	-41%	\$915,768	1%	\$832,500	0%	\$855	3%	\$857	5%
	2024	45	10%	\$1,040,081	14%	\$880,000	6%	\$894	5%	\$869	1%
	2025	31	-31%	\$991,145	-5%	\$940,000	7%	\$894	-0%	\$917	5%
Three Plus Beds	2023	21	-9%	\$1,346,000	-10%	\$1,335,000	-2%	\$766	-6%	\$763	-8%
	2024	20	-5%	\$1,398,750	4%	\$1,427,500	7%	\$840	10%	\$844	11%
	2025	23	15%	\$1,575,780	13%	\$1,485,500	4%	\$892	6%	\$932	10%



Charlestown
Sales Comparison by Square Footage
2nd Quarter 2025

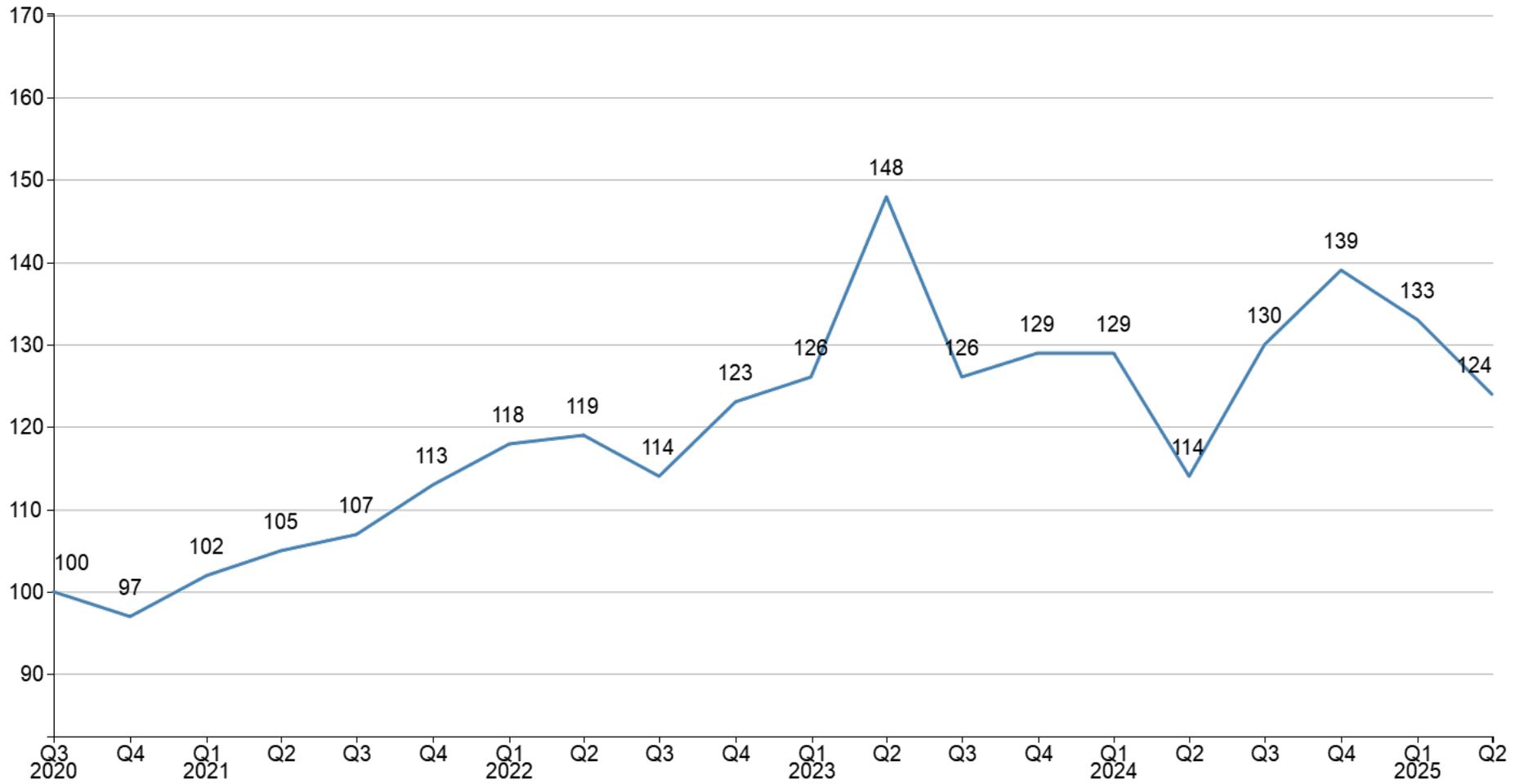
Sq Feet	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
700 or less	2023	10	-33%	\$518,996	-2%	\$502,500	-6%	\$906	5%	\$902	-3%
	2024	11	10%	\$593,136	14%	\$587,500	17%	\$993	10%	\$932	3%
	2025	8	-27%	\$657,000	11%	\$637,500	9%	\$1,144	15%	\$1,046	12%
701- 1000	2023	21	-57%	\$725,238	3%	\$710,000	1%	\$872	6%	\$872	6%
	2024	29	38%	\$809,650	12%	\$765,000	8%	\$946	9%	\$869	-0%
	2025	22	-24%	\$726,386	-10%	\$695,000	-9%	\$858	-9%	\$848	-2%
1001- 1500	2023	28	-30%	\$1,008,929	-2%	\$953,500	-4%	\$840	1%	\$845	2%
	2024	30	7%	\$1,060,298	5%	\$1,032,500	8%	\$882	5%	\$847	0%
	2025	21	-30%	\$1,142,071	8%	\$1,100,000	7%	\$909	3%	\$917	8%
1501- 1800	2023	7	-36%	\$1,387,857	12%	\$1,300,000	8%	\$834	11%	\$763	0%
	2024	7	0%	\$1,531,429	10%	\$1,450,000	12%	\$977	17%	\$962	26%
	2025	12	71%	\$1,412,578	-8%	\$1,492,750	3%	\$889	-9%	\$937	-3%
1801- 2400	2023	9	50%	\$1,456,111	-25%	\$1,400,000	-26%	\$742	-24%	\$761	-19%
	2024	8	-11%	\$1,811,875	24%	\$1,700,000	21%	\$904	22%	\$873	15%
	2025	5	-38%	\$1,761,000	-3%	\$1,775,000	4%	\$823	-9%	\$796	-9%
Over 2400	2023	2	-60%	\$1,522,500	-25%	\$1,522,500	-21%	\$603	-25%	\$603	-19%
	2024	3	50%	\$1,568,000	3%	\$1,585,000	4%	\$604	0%	\$635	5%
	2025	3	0%	\$2,558,333	63%	\$2,500,000	58%	\$933	54%	\$945	49%

LINK

EAST BOSTON
QUARTERLY SALES
SUMMARY
SECOND QUARTER 2025

LINK

East Boston Five Year Price Index (Appreciation Rate)

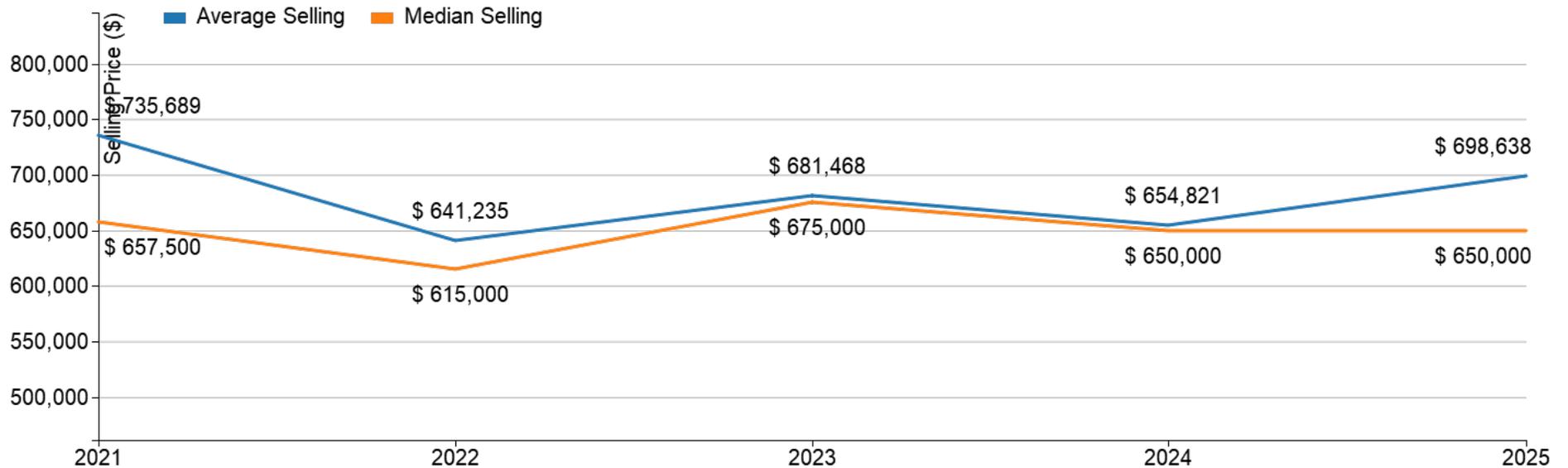




East Boston
Sales Summary
2nd Quarter 2025

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
2021	225	-	\$735,689	-	\$657,500	-	\$783	-	\$764	-
2022	139	-38%	\$641,235	-13%	\$615,000	-6%	\$657	-16%	\$656	-14%
2023	87	-37%	\$681,468	6%	\$675,000	10%	\$676	3%	\$659	1%
2024	89	2%	\$654,821	-4%	\$650,000	-4%	\$708	5%	\$685	4%
2025	89	0%	\$698,638	7%	\$650,000	0%	\$665	-6%	\$656	-4%

Average / Median Selling Price





East Boston
Sales by Number of Bedrooms
2nd Quarter 2025

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
Studio	2023	4	-	\$904,750	-	\$634,500	-	\$989	-	\$932	-
	2024	2	-50%	\$844,750	-7%	\$844,750	33%	\$1,006	2%	\$1,006	8%
	2025	4	100%	\$828,250	-2%	\$654,000	-23%	\$617	-39%	\$655	-35%
One Bed	2023	14	-36%	\$577,029	37%	\$565,000	29%	\$740	19%	\$758	17%
	2024	20	43%	\$531,175	-8%	\$529,000	-6%	\$766	3%	\$737	-3%
	2025	12	-40%	\$537,458	1%	\$538,750	2%	\$787	3%	\$805	9%
Two Beds	2023	53	-45%	\$682,413	4%	\$685,000	10%	\$660	-1%	\$657	0%
	2024	54	2%	\$671,336	-2%	\$676,500	-1%	\$697	6%	\$682	4%
	2025	53	-2%	\$647,762	-4%	\$645,000	-5%	\$668	-4%	\$656	-4%
Three Plus Beds	2023	16	-20%	\$713,900	-11%	\$745,000	-0%	\$593	-9%	\$553	-9%
	2024	13	-19%	\$747,223	5%	\$730,000	-2%	\$614	4%	\$610	10%
	2025	20	54%	\$904,243	21%	\$819,500	12%	\$594	-3%	\$576	-6%



East Boston
Sales Comparison by Square Footage
2nd Quarter 2025

Sq Feet	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
700 or less	2023	9	-55%	\$450,089	10%	\$464,900	7%	\$782	15%	\$747	14%
	2024	13	44%	\$461,231	2%	\$465,000	0%	\$856	9%	\$847	13%
	2025	15	15%	\$464,000	1%	\$450,000	-3%	\$803	-6%	\$805	-5%
701- 1000	2023	27	-56%	\$604,858	5%	\$580,000	-2%	\$736	11%	\$702	2%
	2024	37	37%	\$641,311	6%	\$625,000	8%	\$748	2%	\$748	7%
	2025	31	-16%	\$606,697	-5%	\$610,000	-2%	\$692	-7%	\$677	-10%
1001- 1500	2023	43	-16%	\$765,365	2%	\$745,000	0%	\$665	4%	\$632	4%
	2024	37	-14%	\$725,961	-5%	\$699,900	-6%	\$622	-6%	\$610	-4%
	2025	28	-24%	\$712,862	-2%	\$735,000	5%	\$612	-2%	\$611	0%
1501- 1800	2023	4	-43%	\$693,000	-37%	\$718,500	-21%	\$431	-36%	\$437	-19%
	2024	0	-	-	-	-	-	-	-	-	-
	2025	8	-	\$1,013,625	-	\$1,047,500	-	\$629	-	\$645	-
1801- 2400	2023	4	-	\$805,750	-	\$827,500	-	\$402	-	\$407	-
	2024	1	-75%	\$999,000	24%	\$999,000	21%	\$444	11%	\$444	9%
	2025	5	400%	\$1,060,200	6%	\$1,061,000	6%	\$517	17%	\$540	22%
Over 2400	2023	0	-	-	-	-	-	-	-	-	-
	2024	0	-	-	-	-	-	-	-	-	-
	2025	2	-	\$1,520,500	-	\$1,520,500	-	\$461	-	\$461	-

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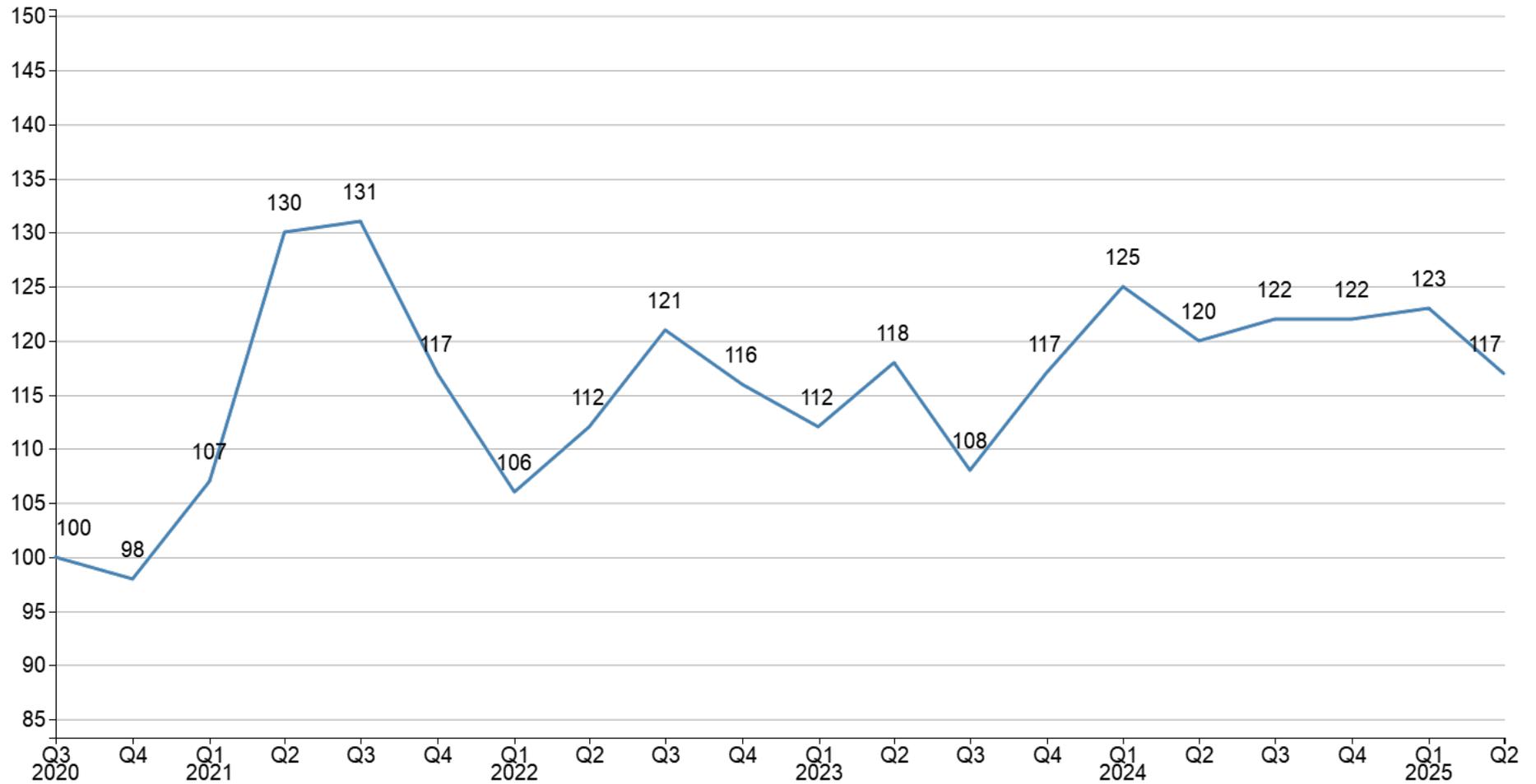
FENWAY

**QUARTERLY SALES
SUMMARY**

SECOND QUARTER 2025

LINK

Fenway Five Year Price Index (Appreciation Rate)

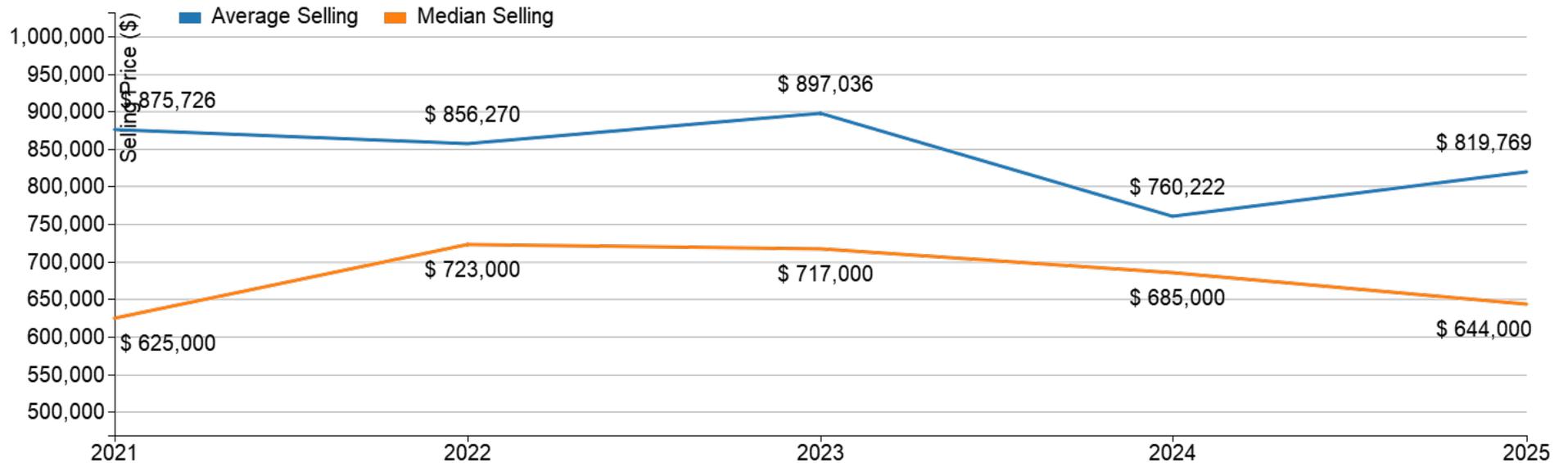




Fenway
Sales Summary
2nd Quarter 2025

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
2021	60	-	\$875,726	-	\$625,000	-	\$974	-	\$959	-
2022	46	-23%	\$856,270	-2%	\$723,000	16%	\$1,025	5%	\$954	-1%
2023	28	-39%	\$897,036	5%	\$717,000	-1%	\$1,057	3%	\$998	5%
2024	27	-4%	\$760,222	-15%	\$685,000	-4%	\$1,074	2%	\$1,046	5%
2025	39	44%	\$819,769	8%	\$644,000	-6%	\$1,126	5%	\$1,116	7%

Average / Median Selling Price





Fenway
Sales by Number of Bedrooms
2nd Quarter 2025

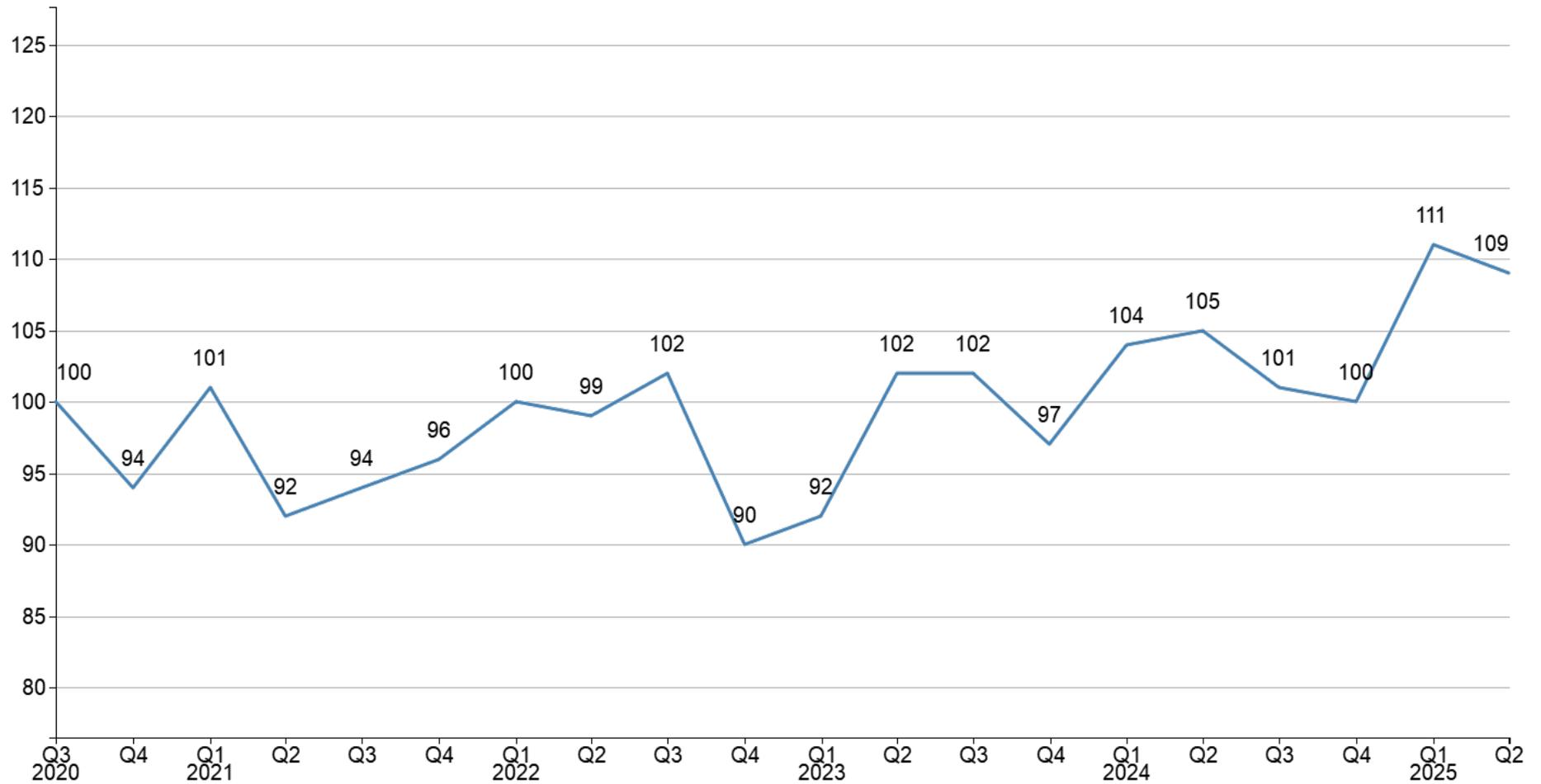
Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
Studio	2023	3	-62%	\$417,667	4%	\$425,000	4%	\$1,165	10%	\$1,168	7%
	2024	3	0%	\$385,000	-8%	\$370,000	-13%	\$1,017	-13%	\$1,064	-9%
	2025	4	33%	\$425,500	11%	\$423,000	14%	\$1,178	16%	\$1,206	13%
One Bed	2023	11	-31%	\$594,909	-23%	\$559,000	-8%	\$917	-23%	\$938	-12%
	2024	16	45%	\$713,000	20%	\$644,000	15%	\$1,125	23%	\$1,073	14%
	2025	23	44%	\$696,913	-2%	\$609,000	-5%	\$1,181	5%	\$1,123	5%
Two Beds	2023	13	-32%	\$1,109,231	36%	\$884,000	16%	\$1,109	28%	\$997	12%
	2024	6	-54%	\$1,056,667	-5%	\$797,500	-10%	\$1,039	-6%	\$915	-8%
	2025	9	50%	\$958,333	-9%	\$950,000	19%	\$939	-10%	\$1,016	11%
Three Plus Beds	2023	1	-67%	\$2,900,000	5%	\$2,900,000	-8%	\$1,593	54%	\$1,593	46%
	2024	2	100%	\$811,500	-72%	\$811,500	-72%	\$862	-46%	\$862	-46%
	2025	3	50%	\$1,871,667	131%	\$1,490,000	84%	\$1,206	40%	\$1,056	23%

LINK

DOWNTOWN
QUARTERLY SALES
SUMMARY
SECOND QUARTER 2025

LINK

Downtown Five Year Price Index (Appreciation Rate)

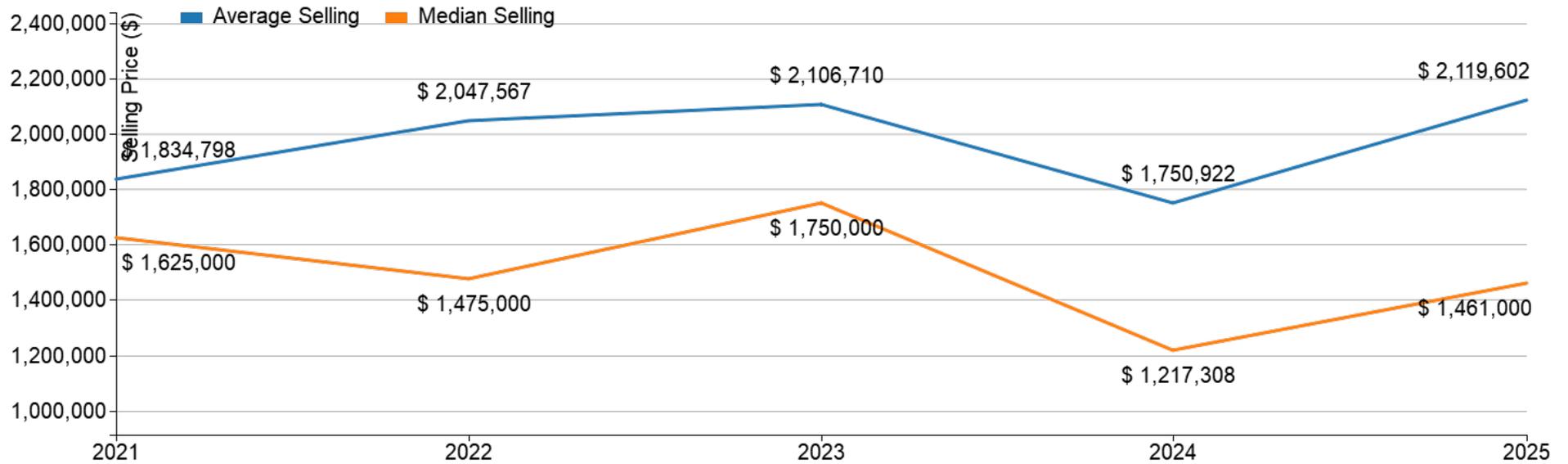




Downtown
Sales Summary
2nd Quarter 2025

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
2021	47	-	\$1,834,798	-	\$1,625,000	-	\$1,134	-	\$1,066	-
2022	60	28%	\$2,047,567	12%	\$1,475,000	-9%	\$1,318	16%	\$1,163	9%
2023	62	3%	\$2,106,710	3%	\$1,750,000	19%	\$1,567	19%	\$1,599	37%
2024	56	-10%	\$1,750,922	-17%	\$1,217,309	-30%	\$1,256	-20%	\$1,200	-25%
2025	48	-14%	\$2,119,602	21%	\$1,461,000	20%	\$1,407	12%	\$1,237	3%

Average / Median Selling Price





Downtown
Sales by Number of Bedrooms
2nd Quarter 2025

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
Studio	2023	7	250%	\$726,286	32%	\$630,000	15%	\$1,326	16%	\$1,305	14%
	2024	9	29%	\$763,333	5%	\$670,000	6%	\$1,251	-6%	\$1,220	-7%
	2025	5	-44%	\$654,800	-14%	\$635,000	-5%	\$1,185	-5%	\$1,248	2%
One Bed	2023	28	47%	\$1,390,331	51%	\$1,492,138	71%	\$1,490	49%	\$1,616	46%
	2024	17	-39%	\$1,047,382	-25%	\$920,000	-38%	\$1,084	-27%	\$1,076	-33%
	2025	15	-12%	\$1,080,600	3%	\$850,000	-8%	\$1,200	11%	\$1,151	7%
Two Beds	2023	22	-19%	\$2,506,489	11%	\$2,525,000	49%	\$1,602	9%	\$1,698	16%
	2024	23	5%	\$2,025,701	-19%	\$1,700,000	-33%	\$1,303	-19%	\$1,223	-28%
	2025	18	-22%	\$2,342,216	16%	\$2,024,500	19%	\$1,478	13%	\$1,284	5%
Three Plus Beds	2023	5	-58%	\$6,292,000	74%	\$6,125,000	74%	\$2,180	43%	\$2,585	47%
	2024	7	40%	\$3,826,429	-39%	\$4,100,000	-33%	\$1,524	-30%	\$1,479	-43%
	2025	10	43%	\$4,009,800	5%	\$3,087,500	-25%	\$1,702	12%	\$1,544	4%



Downtown
Sales Comparison by Square Footage
2nd Quarter 2025

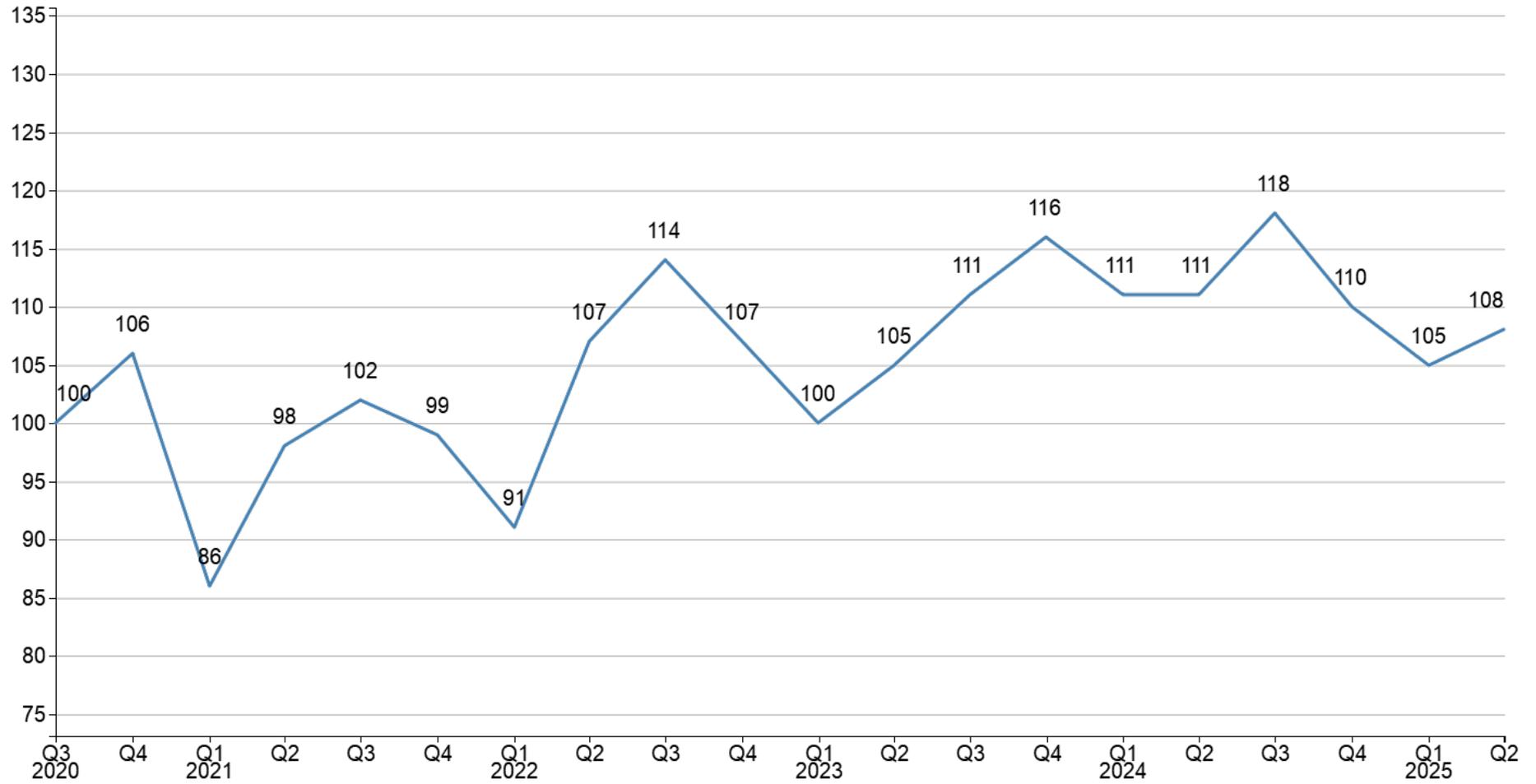
Sq Feet	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
700 or less	2023	13	117%	\$759,154	16%	\$750,000	12%	\$1,308	15%	\$1,246	11%
	2024	13	0%	\$709,385	-7%	\$685,000	-9%	\$1,263	-3%	\$1,220	-2%
	2025	10	-23%	\$683,150	-4%	\$657,000	-4%	\$1,179	-7%	\$1,242	2%
701- 1000	2023	11	22%	\$1,430,843	44%	\$1,535,000	57%	\$1,648	39%	\$1,808	57%
	2024	5	-55%	\$1,037,500	-27%	\$920,000	-40%	\$1,187	-28%	\$1,076	-40%
	2025	5	0%	\$982,000	-5%	\$990,000	8%	\$1,175	-1%	\$1,169	9%
1001- 1500	2023	21	5%	\$1,911,905	34%	\$1,950,000	45%	\$1,527	34%	\$1,739	54%
	2024	18	-14%	\$1,576,868	-18%	\$1,432,500	-27%	\$1,243	-19%	\$1,170	-33%
	2025	11	-39%	\$1,581,500	0%	\$1,325,000	-8%	\$1,322	6%	\$1,151	-2%
1501- 1800	2023	10	-9%	\$2,479,000	-12%	\$2,422,500	-25%	\$1,501	-9%	\$1,507	-18%
	2024	8	-20%	\$1,326,375	-46%	\$1,155,500	-52%	\$822	-45%	\$714	-53%
	2025	11	38%	\$2,213,636	67%	\$1,935,000	67%	\$1,331	62%	\$1,236	73%
1801- 2400	2023	6	-40%	\$4,328,792	47%	\$4,102,500	59%	\$1,986	48%	\$2,019	65%
	2024	7	17%	\$3,250,357	-25%	\$3,500,000	-15%	\$1,616	-19%	\$1,729	-14%
	2025	7	0%	\$4,353,984	34%	\$4,599,888	31%	\$2,022	25%	\$2,116	22%
Over 2400	2023	1	-75%	\$14,095,000	167%	\$14,095,000	147%	\$3,025	64%	\$3,025	53%
	2024	5	400%	\$4,379,000	-69%	\$4,300,000	-69%	\$1,544	-49%	\$1,479	-51%
	2025	4	-20%	\$4,443,750	1%	\$3,987,500	-7%	\$1,636	6%	\$1,520	3%

LINK

NORTH END
QUARTERLY SALES
SUMMARY
SECOND QUARTER 2025



North End
Five Year Price Index
(Appreciation Rate)

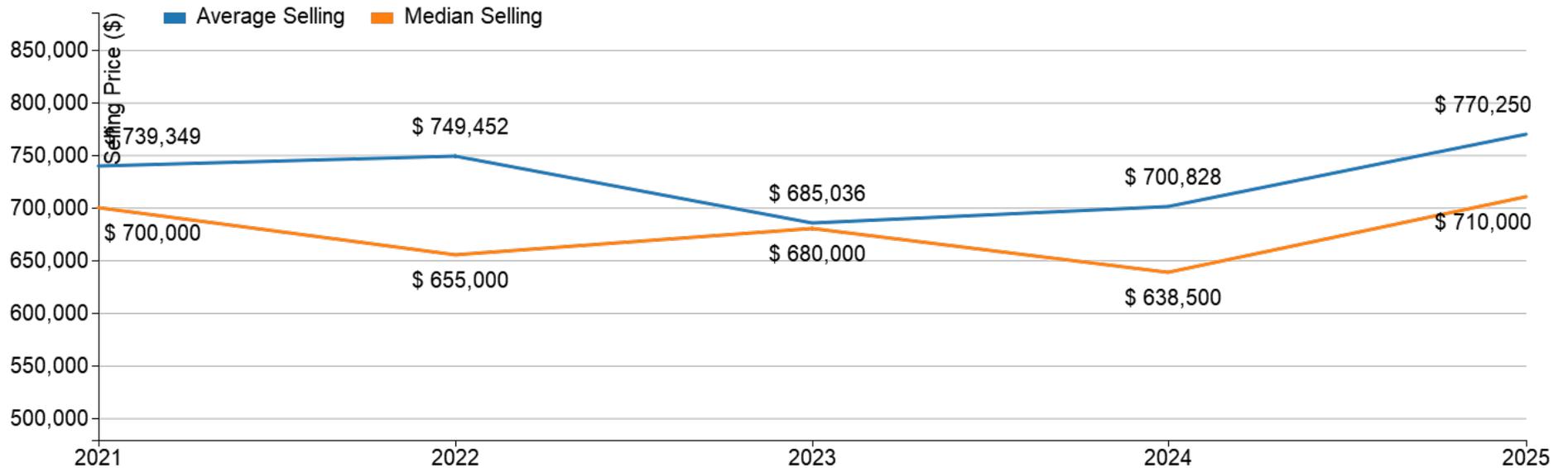




North End
Sales Summary
2nd Quarter 2025

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
2021	35	-	\$739,349	-	\$700,000	-	\$901	-	\$910	-
2022	21	-40%	\$749,452	1%	\$655,000	-6%	\$998	11%	\$989	9%
2023	14	-33%	\$685,036	-9%	\$680,000	4%	\$990	-1%	\$1,018	3%
2024	18	29%	\$700,828	2%	\$638,500	-6%	\$1,031	4%	\$1,009	-1%
2025	20	11%	\$770,250	10%	\$710,000	11%	\$1,049	2%	\$1,092	8%

Average / Median Selling Price





North End
Sales by Number of Bedrooms
2nd Quarter 2025

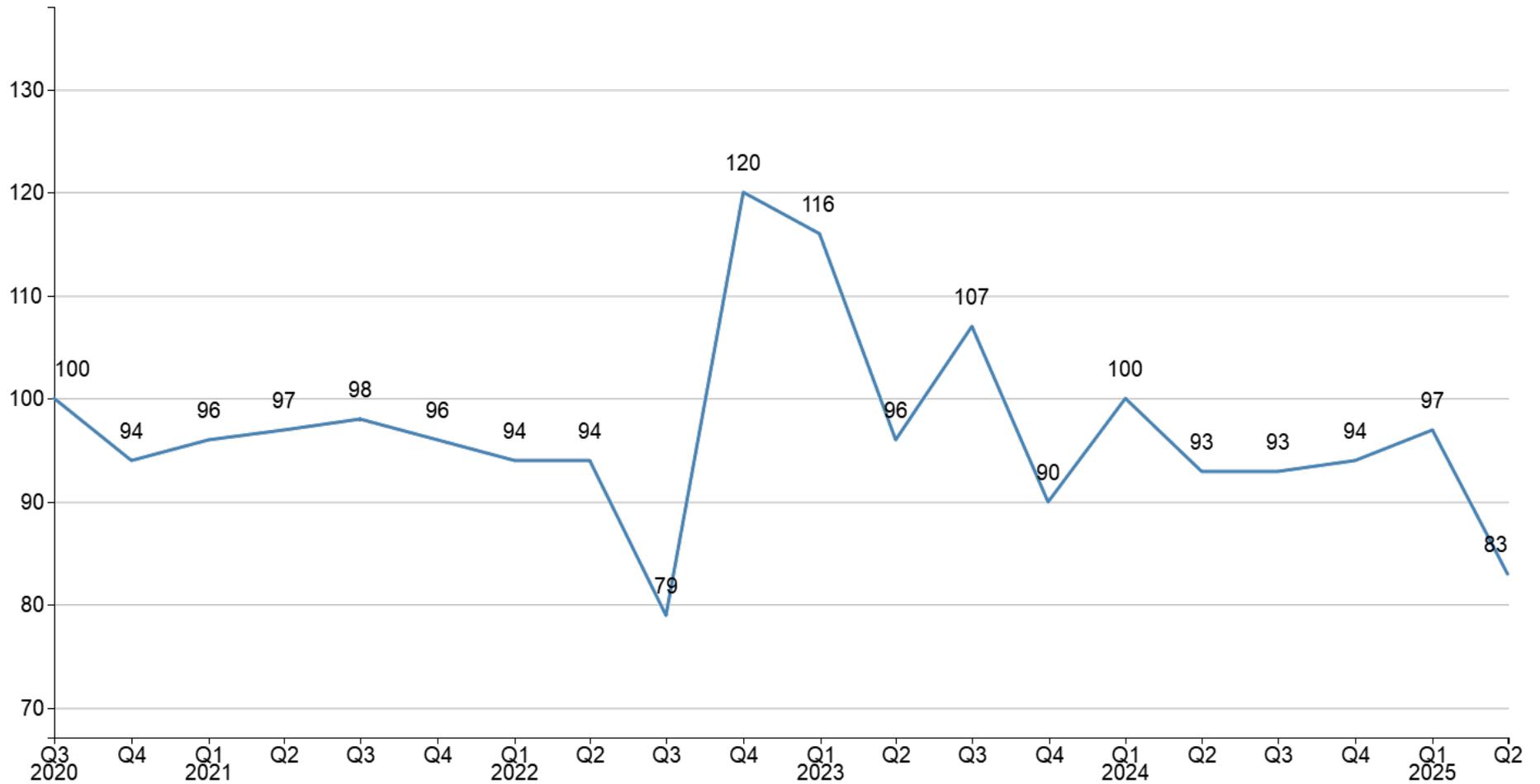
Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
Studio	2023	1	-67%	\$435,000	5%	\$435,000	12%	\$1,121	25%	\$1,121	26%
	2024	0	-	-	-	-	-	-	-	-	-
	2025	1	-	\$340,000	-	\$340,000	-	\$1,214	-	\$1,214	-
One Bed	2023	4	-43%	\$497,000	-23%	\$502,500	-21%	\$1,118	17%	\$1,129	19%
	2024	9	125%	\$603,267	21%	\$595,000	18%	\$1,041	-7%	\$1,021	-10%
	2025	4	-56%	\$595,000	-1%	\$535,000	-10%	\$1,222	17%	\$1,216	19%
Two Beds	2023	6	-40%	\$707,917	-13%	\$725,000	1%	\$984	-6%	\$968	-8%
	2024	8	33%	\$738,813	4%	\$701,250	-3%	\$1,081	10%	\$1,015	5%
	2025	14	75%	\$852,857	15%	\$727,500	4%	\$1,001	-7%	\$1,016	0%
Three Plus Beds	2023	3	200%	\$973,333	-47%	\$810,000	-56%	\$788	-29%	\$776	-30%
	2024	1	-67%	\$1,275,000	31%	\$1,275,000	57%	\$547	-31%	\$547	-29%
	2025	1	0%	\$745,000	-42%	\$745,000	-42%	\$860	57%	\$860	57%

LINK

SEAPORT
QUARTERLY SALES
SUMMARY
SECOND QUARTER 2025

LINK

Seaport Five Year Price Index (Appreciation Rate)

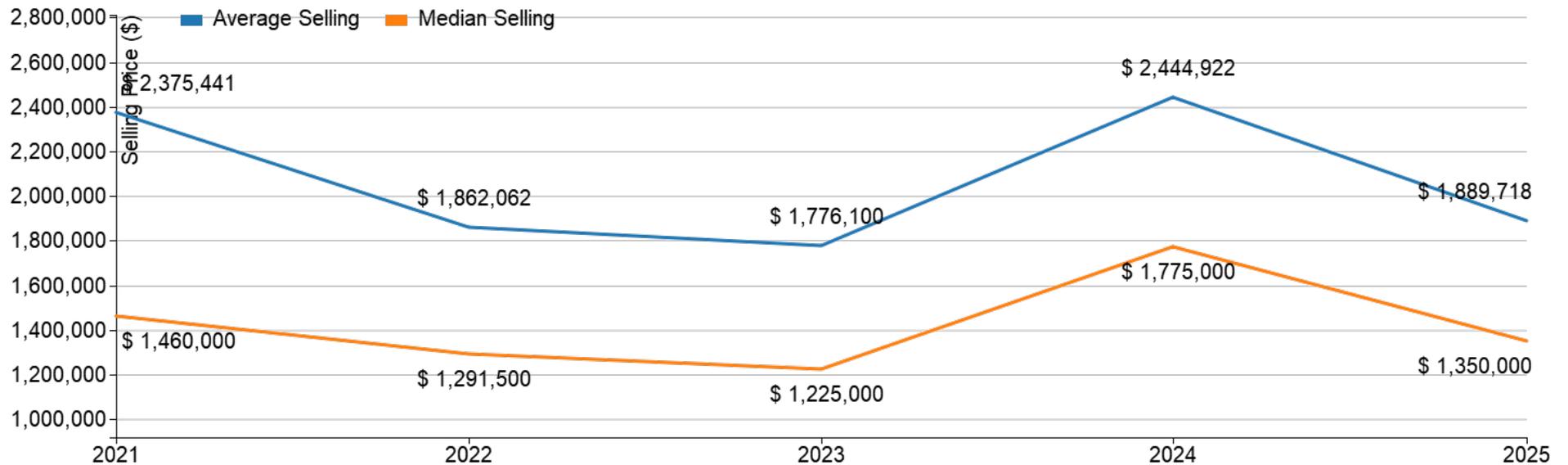




Seaport Sales Summary 2nd Quarter 2025

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
2021	76	-	\$2,375,441	-	\$1,460,000	-	\$1,583	-	\$1,601	-
2022	63	-17%	\$1,862,062	-22%	\$1,291,500	-12%	\$1,470	-7%	\$1,507	-6%
2023	35	-44%	\$1,776,100	-5%	\$1,225,000	-5%	\$1,489	1%	\$1,529	1%
2024	32	-9%	\$2,444,922	38%	\$1,775,000	45%	\$1,589	7%	\$1,422	-7%
2025	33	3%	\$1,889,718	-23%	\$1,350,000	-24%	\$1,409	-11%	\$1,218	-14%

Average / Median Selling Price





Seaport
Sales by Number of Bedrooms
2nd Quarter 2025

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
Studio	2023	7	75%	\$817,857	24%	\$799,000	29%	\$1,173	0%	\$1,166	11%
	2024	6	-14%	\$974,833	19%	\$829,500	4%	\$846	-28%	\$853	-27%
	2025	4	-33%	\$703,500	-28%	\$697,000	-16%	\$1,087	29%	\$973	14%
One Bed	2023	11	-66%	\$1,242,273	4%	\$1,000,000	-14%	\$1,378	-2%	\$1,492	-3%
	2024	8	-27%	\$1,541,063	24%	\$1,625,000	62%	\$1,395	1%	\$1,428	-4%
	2025	11	38%	\$981,427	-36%	\$970,000	-40%	\$1,202	-14%	\$1,013	-29%
Two Beds	2023	17	-23%	\$2,516,088	6%	\$2,150,000	24%	\$1,690	11%	\$1,728	13%
	2024	15	-12%	\$2,840,667	13%	\$2,650,000	23%	\$1,835	9%	\$1,929	12%
	2025	13	-13%	\$1,759,692	-38%	\$1,675,000	-37%	\$1,295	-29%	\$1,276	-34%
Three Plus Beds	2023	0	-	-	-	-	-	-	-	-	-
	2024	3	-	\$5,816,667	-	\$6,550,000	-	\$2,368	-	\$2,905	-
	2025	5	67%	\$5,175,000	-11%	\$5,300,000	-19%	\$2,419	2%	\$2,840	-2%



Seaport
Sales Comparison by Square Footage
2nd Quarter 2025

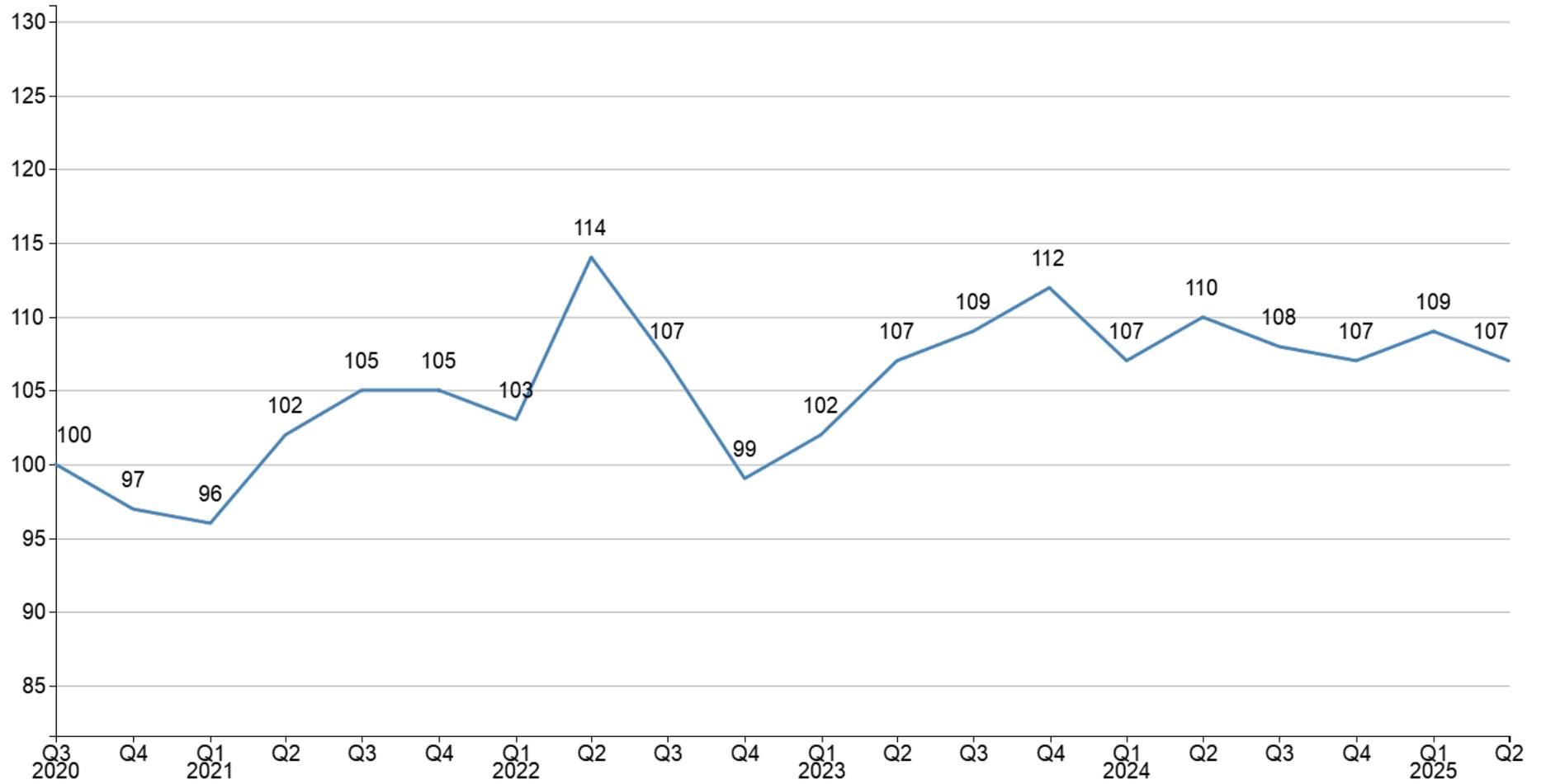
Sq Feet	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
700 or less	2023	7	-46%	\$813,857	-20%	\$799,000	-25%	\$1,390	-12%	\$1,492	-10%
	2024	1	-86%	\$615,000	-24%	\$615,000	-23%	\$1,075	-23%	\$1,075	-28%
	2025	5	400%	\$753,600	23%	\$650,000	6%	\$1,256	17%	\$992	-8%
701- 1000	2023	4	-75%	\$955,375	-11%	\$944,000	-13%	\$1,189	-9%	\$1,200	-9%
	2024	6	50%	\$1,044,833	9%	\$829,500	-12%	\$1,187	-0%	\$935	-22%
	2025	8	33%	\$997,088	-5%	\$899,500	8%	\$1,205	2%	\$1,115	19%
1001- 1500	2023	18	-5%	\$1,734,083	12%	\$1,472,000	-8%	\$1,457	10%	\$1,345	-10%
	2024	11	-39%	\$1,994,636	15%	\$2,100,000	43%	\$1,523	5%	\$1,678	25%
	2025	11	0%	\$1,616,045	-19%	\$1,635,000	-22%	\$1,363	-10%	\$1,531	-9%
1501- 1800	2023	2	-50%	\$2,149,500	32%	\$2,149,500	33%	\$1,383	45%	\$1,383	43%
	2024	8	300%	\$3,035,313	41%	\$2,805,000	30%	\$1,833	33%	\$1,840	33%
	2025	4	-50%	\$2,771,875	-9%	\$2,237,500	-20%	\$1,695	-8%	\$1,412	-23%
1801- 2400	2023	4	-56%	\$4,283,125	-1%	\$5,000,000	6%	\$2,155	5%	\$2,583	13%
	2024	4	0%	\$3,557,500	-17%	\$3,050,000	-39%	\$1,761	-18%	\$1,660	-36%
	2025	2	-50%	\$4,750,000	34%	\$4,750,000	56%	\$2,079	18%	\$2,079	25%
Over 2400	2023	0	-	-	-	-	-	-	-	-	-
	2024	2	-	\$5,450,000	-	\$5,450,000	-	\$2,100	-	\$2,100	-
	2025	3	50%	\$4,084,000	-25%	\$2,502,000	-54%	\$1,547	-26%	\$910	-57%

LINK

SOUTH BOSTON
QUARTERLY SALES
SUMMARY
SECOND QUARTER 2025



South Boston
Five Year Price Index
(Appreciation Rate)

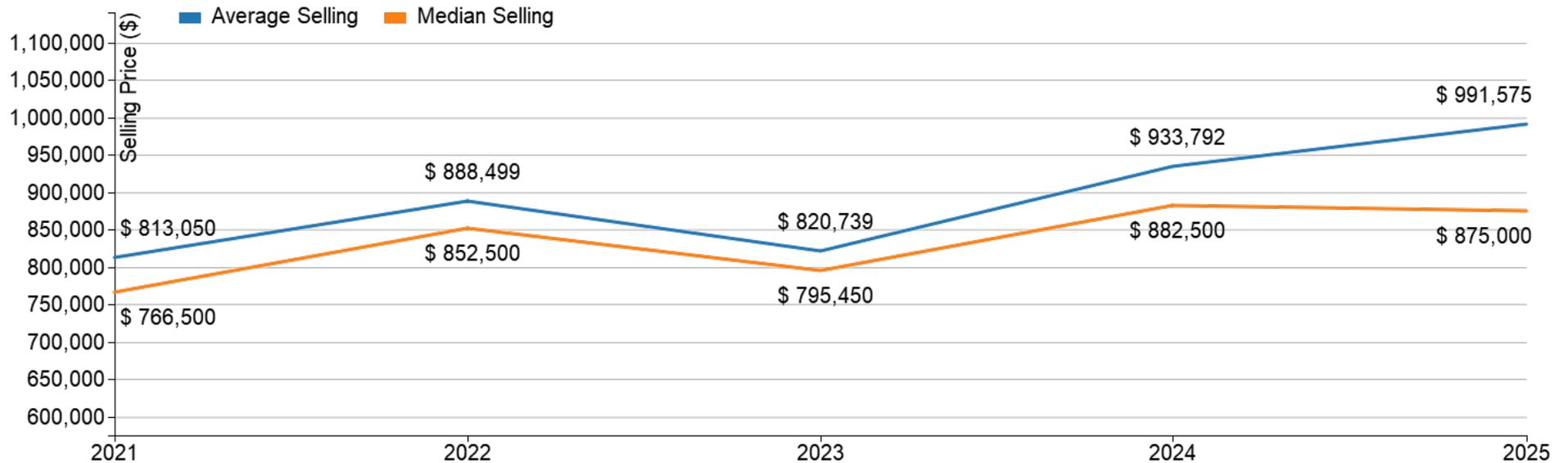




South Boston
Sales Summary
2nd Quarter 2025

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
2021	286	-	\$813,050	-	\$766,500	-	\$765	-	\$756	-
2022	216	-24%	\$888,499	9%	\$852,500	11%	\$862	13%	\$845	12%
2023	110	-49%	\$820,739	-8%	\$795,450	-7%	\$798	-7%	\$793	-6%
2024	148	35%	\$933,792	14%	\$882,500	11%	\$812	2%	\$798	1%
2025	145	-2%	\$991,575	6%	\$875,000	-1%	\$851	5%	\$851	7%

Average / Median Selling Price





South Boston
Sales by Number of Bedrooms
2nd Quarter 2025

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
Studio	2023	0	-	-	-	-	-	-	-	-	-
	2024	1	-	\$469,000	-	\$469,000	-	\$1,178	-	\$1,178	-
	2025	0	-	-	-	-	-	-	-	-	-
One Bed	2023	18	-53%	\$631,139	1%	\$583,500	-1%	\$868	-5%	\$871	-6%
	2024	29	61%	\$601,062	-5%	\$577,500	-1%	\$900	4%	\$886	2%
	2025	24	-17%	\$606,696	1%	\$626,250	8%	\$945	5%	\$934	5%
Two Beds	2023	76	-49%	\$808,023	-8%	\$791,250	-10%	\$798	-7%	\$784	-7%
	2024	88	16%	\$925,130	14%	\$887,500	12%	\$798	0%	\$791	1%
	2025	87	-1%	\$912,772	-1%	\$868,000	-2%	\$849	6%	\$852	8%
Three Plus Beds	2023	16	-41%	\$1,094,441	-18%	\$1,097,500	-16%	\$723	-6%	\$660	-15%
	2024	30	88%	\$1,296,333	18%	\$1,201,500	9%	\$754	4%	\$733	11%
	2025	34	13%	\$1,464,897	13%	\$1,390,000	16%	\$789	5%	\$785	7%



South Boston
Sales Comparison by Square Footage
2nd Quarter 2025

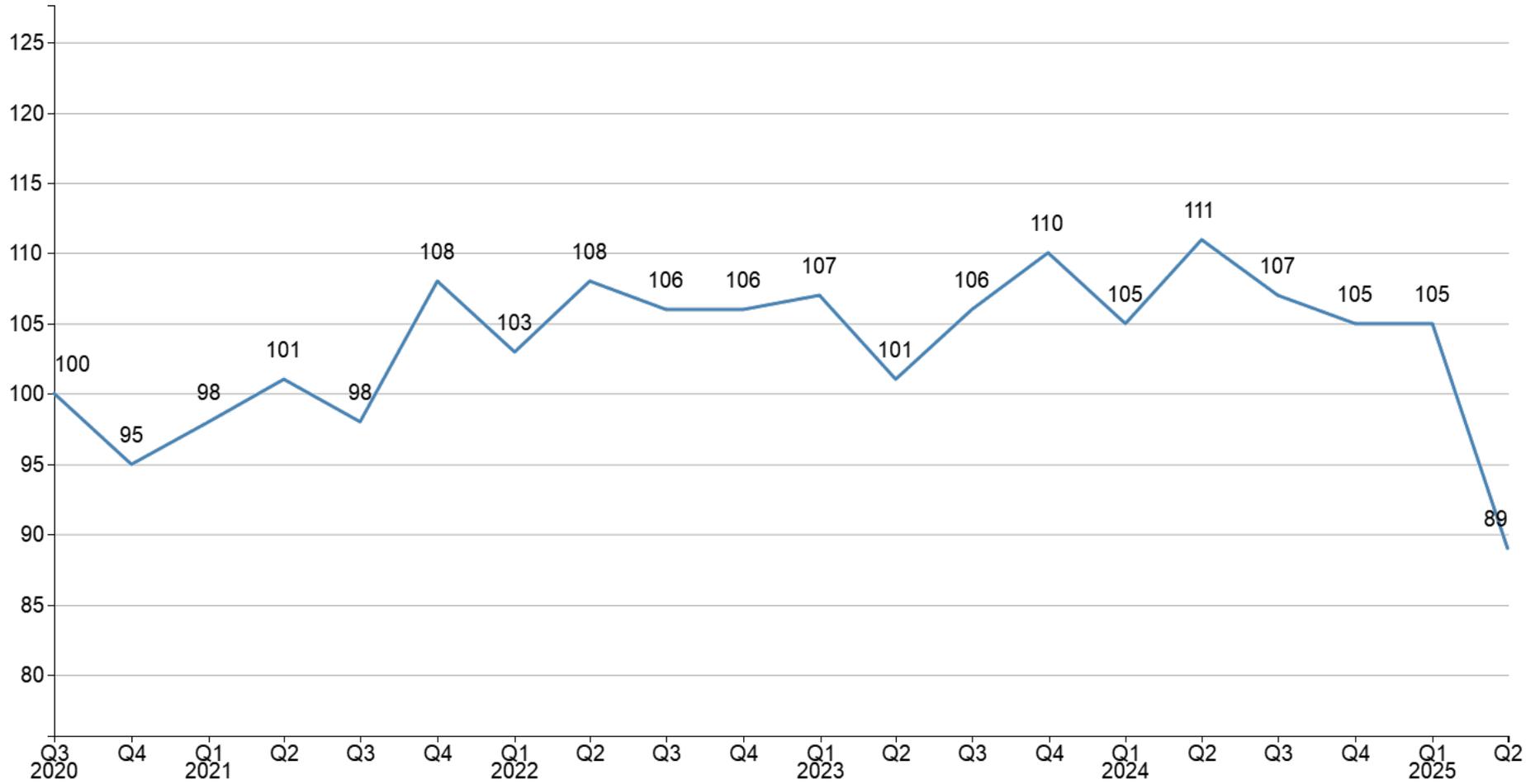
Sq Feet	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
700 or less	2023	18	-53%	\$515,750	-7%	\$512,500	-5%	\$884	-7%	\$869	-8%
	2024	24	33%	\$554,075	7%	\$539,500	5%	\$963	9%	\$973	12%
	2025	18	-25%	\$555,611	0%	\$550,000	2%	\$964	0%	\$966	-1%
701- 1000	2023	32	-54%	\$661,700	-15%	\$641,500	-16%	\$796	-15%	\$787	-15%
	2024	25	-22%	\$701,756	6%	\$683,000	6%	\$824	3%	\$816	4%
	2025	38	52%	\$756,914	8%	\$744,500	9%	\$910	10%	\$911	12%
1001- 1500	2023	49	-36%	\$953,885	1%	\$925,000	0%	\$793	0%	\$777	-2%
	2024	66	35%	\$947,083	-1%	\$922,500	-0%	\$788	-1%	\$778	0%
	2025	60	-9%	\$983,419	4%	\$970,000	5%	\$817	4%	\$792	2%
1501- 1800	2023	8	-58%	\$1,119,131	-12%	\$1,110,000	-14%	\$694	-11%	\$703	-10%
	2024	18	125%	\$1,245,111	11%	\$1,224,000	10%	\$749	8%	\$748	6%
	2025	13	-28%	\$1,268,192	2%	\$1,225,000	0%	\$792	6%	\$804	8%
1801- 2400	2023	2	-83%	\$1,314,500	-11%	\$1,314,500	-16%	\$694	-5%	\$694	-5%
	2024	14	600%	\$1,481,429	13%	\$1,367,500	4%	\$734	6%	\$709	2%
	2025	10	-29%	\$1,500,750	1%	\$1,505,000	10%	\$738	1%	\$709	-0%
Over 2400	2023	1	0%	\$1,501,000	-33%	\$1,501,000	-33%	\$607	-33%	\$607	-33%
	2024	1	0%	\$1,700,000	13%	\$1,700,000	13%	\$619	2%	\$619	2%
	2025	6	500%	\$2,419,250	42%	\$2,390,000	41%	\$793	28%	\$792	28%

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SOUTH END
QUARTERLY SALES
SUMMARY
SECOND QUARTER 2025

LINK

South End Five Year Price Index (Appreciation Rate)

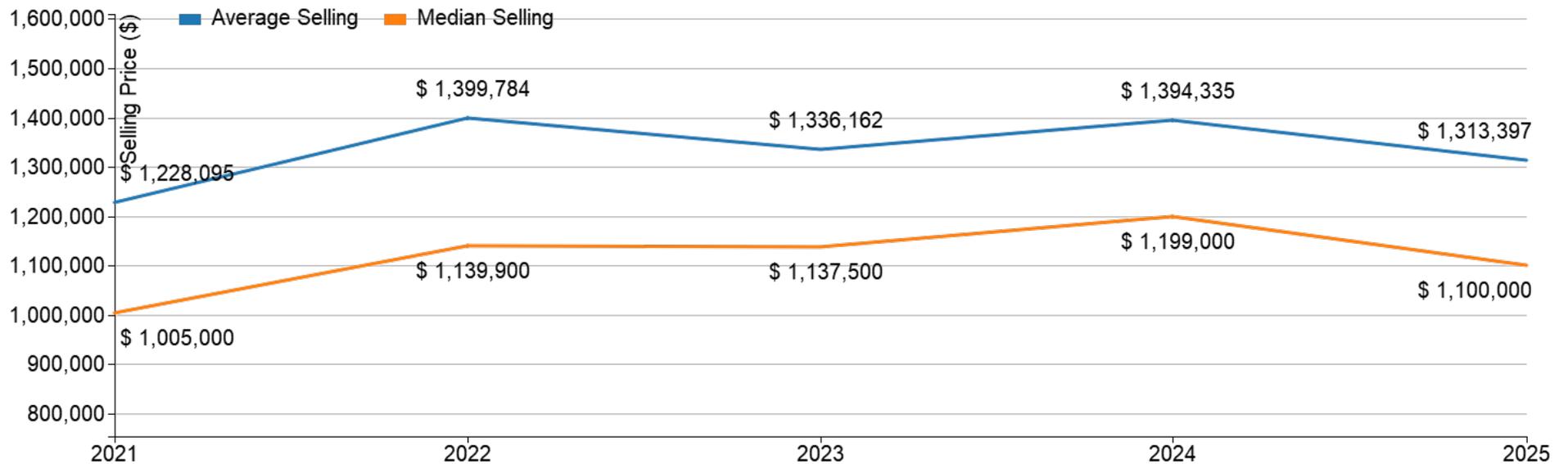




South End
Sales Summary
2nd Quarter 2025

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
2021	276	-	\$1,228,095	-	\$1,005,000	-	\$1,088	-	\$1,073	-
2022	271	-2%	\$1,399,784	14%	\$1,139,900	13%	\$1,163	7%	\$1,157	8%
2023	136	-50%	\$1,336,162	-5%	\$1,137,500	-0%	\$1,099	-5%	\$1,135	-2%
2024	152	12%	\$1,394,335	4%	\$1,199,000	5%	\$1,202	9%	\$1,174	3%
2025	141	-7%	\$1,313,397	-6%	\$1,100,000	-8%	\$1,167	-3%	\$1,180	0%

Average / Median Selling Price





South End
Sales by Number of Bedrooms
2nd Quarter 2025

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
Studio	2023	5	25%	\$710,600	36%	\$695,000	28%	\$895	-32%	\$845	-36%
	2024	6	20%	\$586,500	-17%	\$556,000	-20%	\$1,004	12%	\$933	10%
	2025	5	-17%	\$570,400	-3%	\$460,000	-17%	\$1,083	8%	\$1,038	11%
One Bed	2023	40	-48%	\$803,095	-9%	\$755,000	-9%	\$1,094	-6%	\$1,106	-4%
	2024	46	15%	\$819,520	2%	\$772,500	2%	\$1,153	5%	\$1,115	1%
	2025	44	-4%	\$744,477	-9%	\$725,000	-6%	\$1,076	-7%	\$1,092	-2%
Two Beds	2023	61	-58%	\$1,317,657	-4%	\$1,264,000	3%	\$1,120	-3%	\$1,147	-1%
	2024	70	15%	\$1,339,643	2%	\$1,297,250	3%	\$1,171	5%	\$1,149	0%
	2025	66	-6%	\$1,344,492	0%	\$1,257,500	-3%	\$1,186	1%	\$1,196	4%
Three Plus Beds	2023	30	-32%	\$2,188,803	-11%	\$2,150,000	-11%	\$1,099	-6%	\$1,165	-0%
	2024	30	0%	\$2,564,900	17%	\$2,512,000	17%	\$1,387	26%	\$1,344	15%
	2025	26	-13%	\$2,340,135	-9%	\$2,341,250	-7%	\$1,292	-7%	\$1,283	-5%



South End
Sales Comparison by Square Footage
2nd Quarter 2025

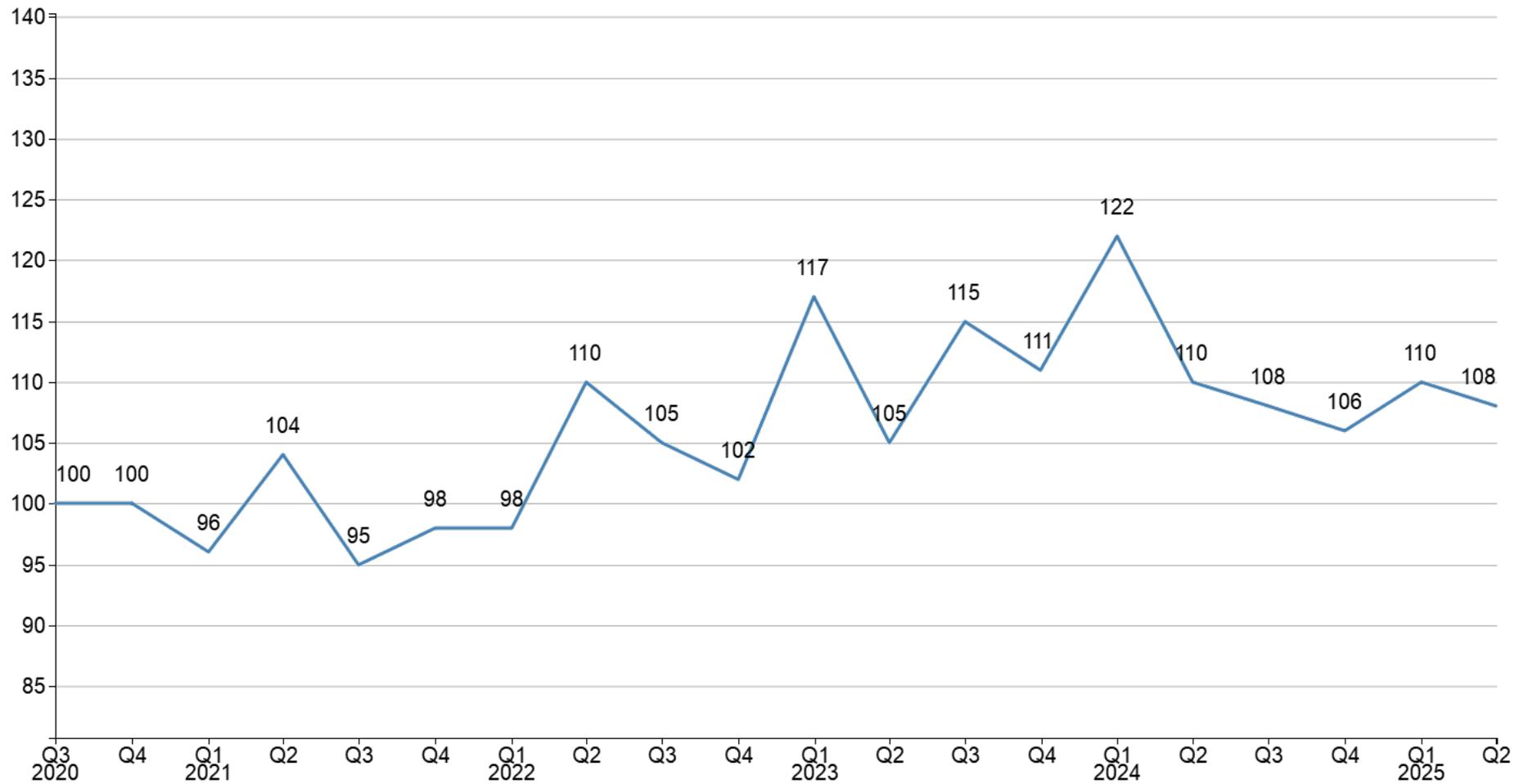
Sq Feet	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
700 or less	2023	17	-61%	\$670,224	-3%	\$640,000	-9%	\$1,160	-3%	\$1,160	0%
	2024	26	53%	\$659,000	-2%	\$690,250	8%	\$1,163	0%	\$1,183	2%
	2025	27	4%	\$658,370	-0%	\$690,000	-0%	\$1,200	3%	\$1,216	3%
701- 1000	2023	43	-53%	\$903,907	-6%	\$925,000	-1%	\$1,084	-4%	\$1,095	-3%
	2024	48	12%	\$934,000	3%	\$892,500	-4%	\$1,157	7%	\$1,103	1%
	2025	43	-10%	\$872,000	-7%	\$850,000	-5%	\$1,082	-7%	\$1,029	-7%
1001- 1500	2023	43	-39%	\$1,305,095	-7%	\$1,285,000	-8%	\$1,051	-7%	\$1,106	1%
	2024	43	0%	\$1,444,302	11%	\$1,430,000	11%	\$1,184	13%	\$1,201	9%
	2025	40	-7%	\$1,436,800	-1%	\$1,412,500	-1%	\$1,163	-2%	\$1,201	0%
1501- 1800	2023	13	-50%	\$2,027,462	-4%	\$1,887,000	-11%	\$1,217	-4%	\$1,194	-8%
	2024	18	38%	\$2,039,161	1%	\$2,122,500	12%	\$1,257	3%	\$1,227	3%
	2025	17	-6%	\$2,219,853	9%	\$2,175,000	2%	\$1,333	6%	\$1,324	8%
1801- 2400	2023	11	-58%	\$2,225,691	-8%	\$2,230,000	-7%	\$1,131	-4%	\$1,168	0%
	2024	13	18%	\$2,989,462	34%	\$2,745,000	23%	\$1,441	27%	\$1,328	14%
	2025	13	0%	\$2,414,038	-19%	\$2,312,500	-16%	\$1,164	-19%	\$1,137	-14%
Over 2400	2023	9	-31%	\$2,721,944	-20%	\$2,925,000	-13%	\$1,074	-14%	\$1,162	-4%
	2024	4	-56%	\$3,075,000	13%	\$3,000,000	3%	\$1,147	7%	\$1,131	-3%
	2025	1	-75%	\$3,325,000	8%	\$3,325,000	11%	\$1,367	19%	\$1,367	21%

LINK

WATERFRONT
QUARTERLY SALES
SUMMARY
SECOND QUARTER 2025

LINK

Waterfront Five Year Price Index (Appreciation Rate)

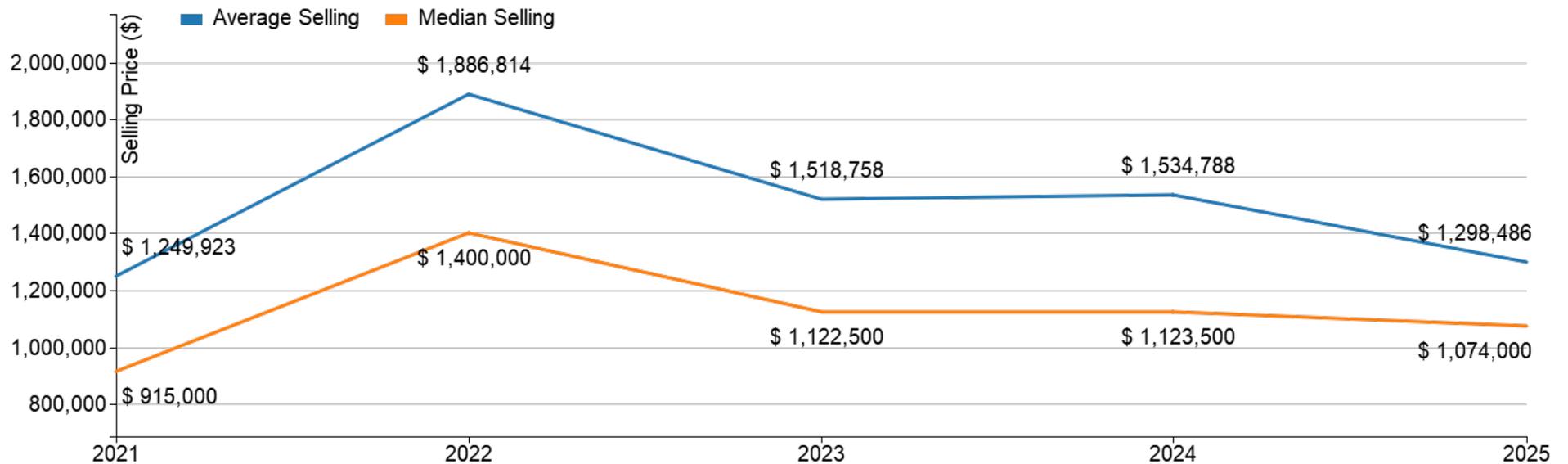




Waterfront Sales Summary 2nd Quarter 2025

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
2021	45	-	\$1,249,923	-	\$915,000	-	\$1,047	-	\$984	-
2022	43	-4%	\$1,886,814	51%	\$1,400,000	53%	\$1,151	10%	\$1,078	10%
2023	36	-16%	\$1,518,758	-20%	\$1,122,500	-20%	\$1,080	-6%	\$1,017	-6%
2024	30	-17%	\$1,534,788	1%	\$1,123,500	0%	\$1,117	3%	\$1,028	1%
2025	35	17%	\$1,298,486	-15%	\$1,074,000	-4%	\$1,066	-5%	\$1,060	3%

Average / Median Selling Price





Waterfront
Sales by Number of Bedrooms
2nd Quarter 2025

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
Studio	2023	2	100%	\$517,000	-6%	\$517,000	-6%	\$1,221	29%	\$1,221	29%
	2024	1	-50%	\$371,125	-28%	\$371,125	-28%	\$888	-27%	\$888	-27%
	2025	1	0%	\$540,000	46%	\$540,000	46%	\$897	1%	\$897	1%
One Bed	2023	11	-15%	\$885,345	-11%	\$875,000	24%	\$956	-9%	\$977	6%
	2024	14	27%	\$1,069,179	21%	\$752,000	-14%	\$1,091	14%	\$982	1%
	2025	12	-14%	\$849,417	-21%	\$804,000	7%	\$1,022	-6%	\$1,053	7%
Two Beds	2023	19	-17%	\$1,767,237	-1%	\$1,650,000	3%	\$1,146	-4%	\$1,163	6%
	2024	12	-37%	\$1,757,833	-1%	\$1,598,500	-3%	\$1,163	1%	\$1,107	-5%
	2025	18	50%	\$1,366,333	-22%	\$1,299,500	-19%	\$1,111	-4%	\$1,077	-3%
Three Plus Beds	2023	4	-33%	\$2,581,250	-42%	\$2,275,000	-30%	\$1,033	-16%	\$950	-24%
	2024	3	-25%	\$3,203,333	24%	\$3,510,000	54%	\$1,135	10%	\$1,205	27%
	2025	4	33%	\$2,530,000	-21%	\$2,310,000	-34%	\$1,037	-9%	\$993	-18%



Waterfront
Sales Comparison by Square Footage
2nd Quarter 2025

Sq Feet	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
700 or less	2023	3	200%	\$556,333	1%	\$535,000	-3%	\$1,140	20%	\$1,171	23%
	2024	3	0%	\$565,375	2%	\$575,000	7%	\$973	-15%	\$888	-24%
	2025	4	33%	\$598,250	6%	\$596,500	4%	\$1,007	3%	\$1,001	13%
701- 1000	2023	7	-50%	\$822,686	9%	\$850,000	18%	\$996	5%	\$1,029	11%
	2024	9	29%	\$805,389	-2%	\$720,000	-15%	\$995	-0%	\$900	-13%
	2025	8	-11%	\$806,250	0%	\$820,500	14%	\$1,037	4%	\$1,039	15%
1001- 1500	2023	15	25%	\$1,262,833	-17%	\$1,125,000	-23%	\$1,021	-16%	\$976	-14%
	2024	10	-33%	\$1,459,900	16%	\$1,376,000	22%	\$1,127	10%	\$1,056	8%
	2025	17	70%	\$1,287,588	-12%	\$1,250,000	-9%	\$1,070	-5%	\$1,074	2%
1501- 1800	2023	3	-57%	\$1,783,333	-4%	\$2,075,000	5%	\$1,099	-1%	\$1,321	20%
	2024	5	67%	\$1,978,000	11%	\$1,970,000	-5%	\$1,191	8%	\$1,165	-12%
	2025	2	-60%	\$2,050,000	4%	\$2,050,000	4%	\$1,298	9%	\$1,298	11%
1801- 2400	2023	5	0%	\$2,486,000	-22%	\$2,225,000	-10%	\$1,256	-16%	\$1,191	-10%
	2024	1	-80%	\$4,575,000	84%	\$4,575,000	106%	\$2,011	60%	\$2,011	69%
	2025	2	100%	\$2,122,500	-54%	\$2,122,500	-54%	\$1,108	-45%	\$1,108	-45%
Over 2400	2023	3	-25%	\$3,508,333	-38%	\$3,625,000	-30%	\$1,194	-12%	\$926	-28%
	2024	2	-33%	\$4,017,500	15%	\$4,017,500	11%	\$1,208	1%	\$1,208	30%
	2025	2	0%	\$3,185,000	-21%	\$3,185,000	-21%	\$993	-18%	\$993	-18%

LINK

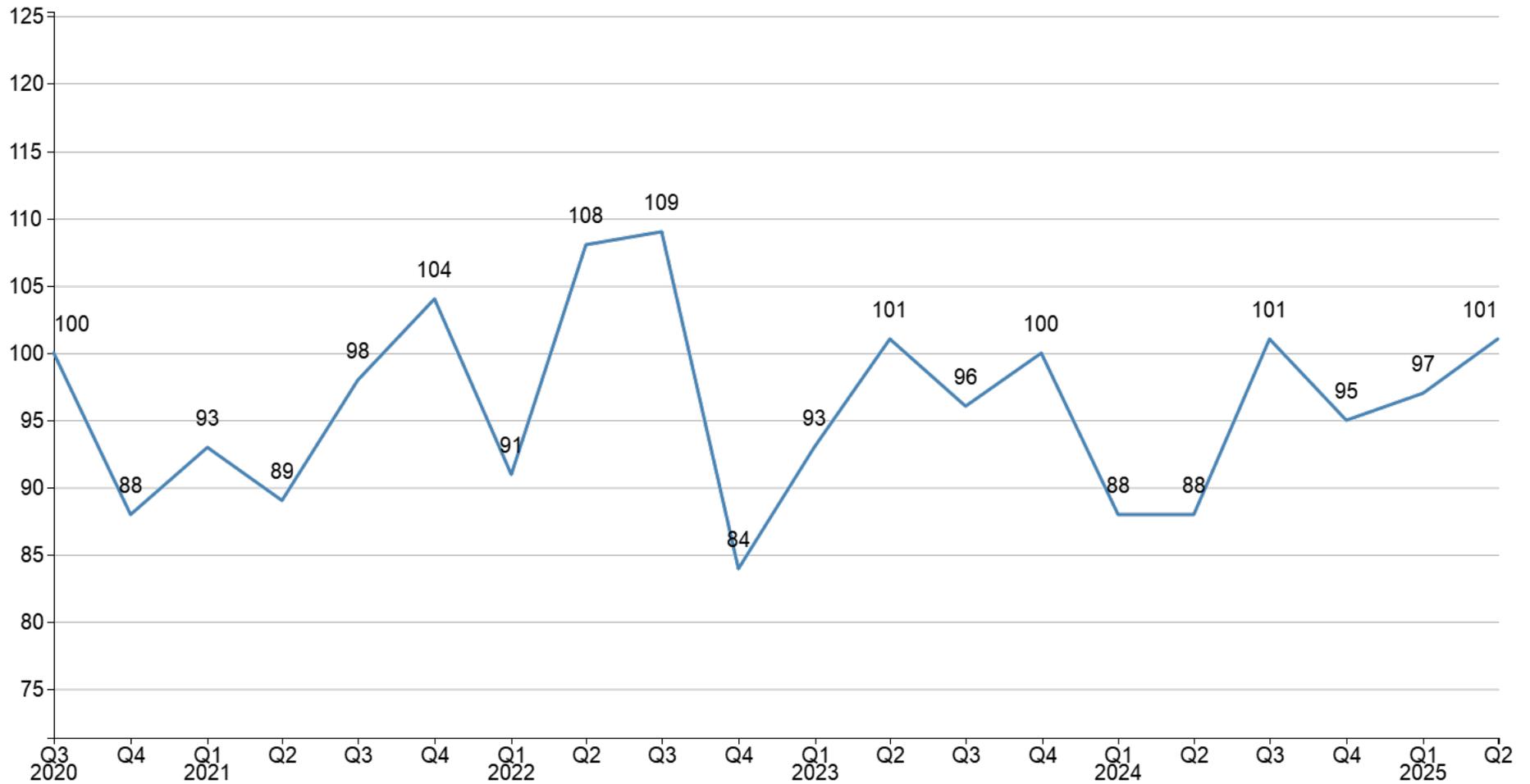
WEST END

**QUARTERLY SALES
SUMMARY**

SECOND QUARTER 2025

LINK

West End Five Year Price Index (Appreciation Rate)





West End
Sales Summary
2nd Quarter 2025

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -
2021	14	-	\$629,121	-	\$608,750	-	\$666	-	\$637	-
2022	22	57%	\$760,557	21%	\$767,500	26%	\$814	22%	\$786	23%
2023	21	-5%	\$728,524	-4%	\$570,000	-26%	\$775	-5%	\$729	-7%
2024	16	-24%	\$626,156	-14%	\$594,500	4%	\$650	-16%	\$637	-13%
2025	21	31%	\$674,881	8%	\$595,000	0%	\$745	15%	\$670	5%

Average / Median Selling Price

