



RESIDENTIAL BROKERAGE

BACK BAY

399 Boylston Street
617.266.4430

WATERFRONT

142 Commercial Street
617.294.9911

SOUTH END

10 Berkeley Street
617.587.4600

BEACON HILL

66 Beacon Street
617.723.2737

CHARLESTOWN

2 Thompson Square
617.242.0025

JAMAICA PLAIN

713 Centre Street
617.522.4600

Instagram

@coldwellbankerboston

Facebook

@CBBoston

Data source: MLS Property Information Network Inc. As of 04/13/2019. Boston Market Report data includes sales from all firms in MLS. PIN. ©2019 Coldwell Banker Residential Brokerage. All Rights Reserved. Coldwell Banker Residential Brokerage fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Operated by a subsidiary of NRT LLC. Coldwell Banker and the Coldwell Banker Logo are registered and unregistered service marks owned by Coldwell Banker Real Estate LLC.



BOSTON MARKET REPORT

First Quarter 2019



RESIDENTIAL BROKERAGE



TOP TEN

First Quarter | 2019

Top 10 Single Family Sales

- 285 Marlborough St | Back Bay
\$6,700,000
6 Beds, 5 Baths, 2 Half Baths
- 26 Holyoke St | South End
\$6,650,000
5 Beds, 3 Baths, 1 Half Bath
- 7 Spruce Ct | Beacon Hill
\$5,300,000
4 Beds, 3 Baths, 2 Half Baths
- 160 W Canton St | South End
\$3,895,000
4 Beds, 2 Baths, 1 Half Bath
- 36 Pinckney St | Beacon Hill
\$3,100,000
3 Beds, 2 Baths, 1 Half Bath
- 119 W Newton St | South End
\$2,910,000
5 Beds, 5 Baths
- 51 Appleton St | South End
\$2,600,000
5 Beds, 3 Baths, 1 Half Bath
- 11 Saint Charles St | South End
\$2,550,000
4 Beds, 2 Baths, 1 Half Bath
- 853 E Broadway St | South Boston
\$2,400,000
6 Beds, 3 Baths, 1 Half Bath
- 7 Louders Ln | Jamaica Plain
\$2,000,000
6 Beds, 4 Baths, 1 Half Bath

Top 10 Condo Sales

- 150 Beacon St | Back Bay
\$6,290,000
3 Beds, 4 Baths, 1 Half Bath
- 110 Broad St | Financial District
\$5,835,000
3 Beds, 3 Baths, 1 Half Bath
- 39-41 Mt Vernon St | Beacon Hill
\$5,595,000
3 Beds, 3 Baths, 1 Half Bath
- 4 Battery Wharf | Waterfront
\$4,400,000
3 Beds, 2 Baths, 1 Half Bath
- 380 Commonwealth Ave | Back Bay
\$4,300,000
3 Beds, 3 Baths, 1 Half Bath
- 15 River St | Beacon Hill
\$4,000,000
3 Beds, 2 Baths, 1 Half Bath
- 201 W Brookline St | South End
\$5,500,000
3 Beds, 3 Baths, 1 Half Bath
- 94 Chestnut St | Beacon Hill
\$3,800,000
3 Beds, 2 Baths, 1 Half Bath
- 110 Broad St | Financial District
\$3,775,000
3 Beds, 3 Baths, 1 Half Bath
- 45 Province St | Midtown
\$3,700,000
3 Beds, 3 Baths, 1 Half Bath

Top 10 Multi Family Sales

- 48-50-52 Phillips St | Beacon Hill
\$9,600,000
18 Units
- 9-16 Woodward St | South Boston
\$4,400,000
15 Units
- 32 Concord Sq | South End
\$4,400,000
2 Units
- 377 Commonwealth Ave | Back Bay
\$4,200,000
7 Units
- 67 Hancock St | Beacon Hill
\$3,680,000
6 Units
- 119 W Newton St | South End
\$2,910,000
4 Units
- 37 Dwight Street | South End
\$2,900,000
2 Units
- 82 Chandler St | South End
\$2,600,000
4 Units
- 4 Dartmouth Pl | South End
\$2,160,000
3 Units
- 119 G St | South Boston
\$2,125,000
3 Units

Note:

Top 10 2019 First Quarter Sales are from all firms per MLS PIN data as of 04/09/2019. The following market report pages reflect data pulled on SF, CC, and MF sales for all of 2019.



THE GALLERY

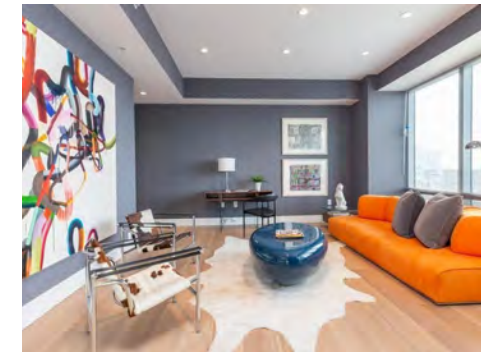
New Listings



Financial District \$5,990,000
 110 Broad St | 3 Beds, 3 Baths, 1 Half Bath
 Listing Agents: Ricardo Rodriguez & Associates
 617.796.6084 | ricardo.rodriguez@nemoves.com



Back Bay \$5,800,000
 400 Stuart St | 4 Beds, 4 Baths, 1 Half Bath
 Listing Agent: Lili Banani
 617.407.0402 | lilibanani@gmail.com



Midtown \$5,350,000
 2 Avery St | 3 Beds, 4 Baths, 1 Half Bath
 Listing Agent: David Mackie
 617.480.6044 | david.mackie@nemoves.com



Beacon Hill \$4,950,000
 34 W Cedar St | 5 Beds, 4 Baths, 1 Half Bath
 Listing Agent: Lili Banani
 617.407.0402 | lilibanani@gmail.com



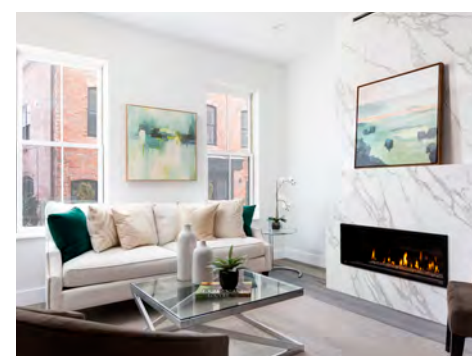
South Boston \$4,600,000
 100 A St | 4 Beds, 3 Baths, 1 Half Bath
 Listing Agents: Ricardo Rodriguez & Associates
 617.796.6084 | ricardo.rodriguez@nemoves.com



Waterfront \$4,195,000
 20 Rows Wharf | 2 Beds, 2 Baths
 Listing Agent: John Corcoran
 617.388.3609 | johndcorcoran@gmail.com



South Boston \$3,625,000
 141 Dorchester Ave | 3 Beds, 2 Baths, 1 Half Bath
 Listing Agents: The MacLean Springer Group
 617.697.4378 | marsha.maclea@nemoves.com



South End \$3,300,000
 40 Bradford St | 3 Beds, 3 Baths, 1 Half Bath
 Listing Agent: Melinda Sarkis
 617.943.8333 | melinda.sarkis@nemoves.com



Waterfront \$3,295,000
 20 Rows Wharf | 2 Beds, 2 Baths, 1 Half Bath
 Listing Agent: Jeffrey Goldman
 617.840.8332 | Jeff@HomesBoston.com



Back Bay **\$3,195,000**
192 Commonwealth Ave | 2 Beds, 2 Baths
Listing Agent: Neda Vander Stoep
617.413.0888 | neda.vanderstoep@nemoves.com



Beacon Hill **\$2,825,000**
90 Pinckney St | 4 Beds, 3 Baths, 1 Half Bath
Listing Agent: Michael Harper
617.480.3938 | harper.michael@me.com



Midtown **\$2,250,000**
580 Washington St | 3 Beds, 2 Baths
Listing Agent: Richard Egan
617.216.0996 | richardmichaelegan@gmail.com



South End **\$2,250,000**
477-481 Harrison Ave | 3 Beds, 2 Baths
Listing Agent: Joe DeAngelo
617.680.7671 | Joe.DeAngelo@nemoves.com



Back Bay **\$1,799,000**
1 Charles St | 2 Beds, 2 Baths
Listing Agent: David Mackie
617.480.6044 | david.mackie@nemoves.com



South End **\$2,825,000**
95 Appleton St | 3 Beds, 3 Baths, 1 Half Bath
Listing Agent: Michael Harper
617.480.3938 | harper.michael@me.com



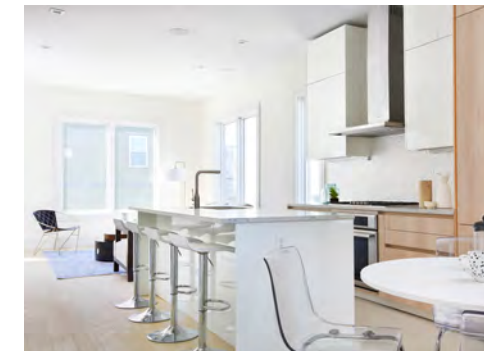
South End **\$2,799,000**
7 Warren Ave | 3 Beds, 3 Baths
Listing Agents: Ricardo Rodriguez & Associates
617.796.6084 | ricardo.rodriguez@nemoves.com



Beacon Hill **\$1,679,000**
4 Bellingham Pl | 2 Beds, 2 Baths
Listing Agent: David Whitman
617.901.6818 | david.whitman@nemoves.com



South End **\$1,550,000**
678 Massachusetts Ave | 4 Beds, 2 Baths, 1 Half Bath
Listing Agents: Ring/Whaley Team
617.699.2597 | charlie.ring@nemoves.com



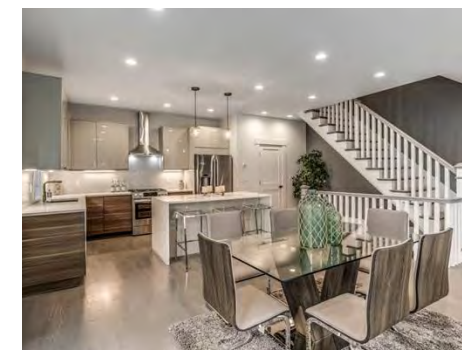
South Boston **\$1,740,000**
502 E 3rd St | 3 Bed, 2 Bath, 1 Half Bath
Listing Agent: Melinda Sarkis
617.943.8333 | melinda.sarkis@nemoves.com



Waterfront **\$2,695,000**
110 Broad St | 2 Beds, 2 Baths, 1 Half Bath
Listing Agents: Whaley/Ring Team
617.678.6400 | iliyana.padkinov@nemoves.com



South Boston **\$2,449,000**
20 Rowes Wharf | 2 Beds, 2 Baths
Listing Agent: Jeffrey Goldman
617.840.8332 | Jeff@HomesBoston.com



South Boston **\$1,399,000**
1486 Columbia Rd | 3 Bed, 2 Baths, 1 Half Bath
Listing Agents: M&K Luxury Sales
617.733.1238 | mkluxsales@gmail.com



Back Bay **\$1,275,000**
255 Beacon St | 2 Beds, 2 Baths
Listing Agent: Roberta Orlandino
617.312.1511 | roberta.orlandino@nemoves.com



South Boston **\$1,095,000**
537 E First St | 2 Beds, 2 Baths
Listing Agent: Lawrence Shevick
617.821.0028 | lshevick@hotmail.com

BACK BAY

First Quarter | 2019



COLDWELL BANKER
RESIDENTIAL BROKERAGE

\$87.6M

Total Market Volume

30% decrease from Q1 2018's total market volume for Back Bay, Boston.

March had the highest sales volume with \$50M while February faced the lowest sales volume with \$15.9M.



55

Total Number of Sales

16.7% decrease from Q1 2018's total number of sales for Back Bay, Boston.

March had the highest number of sales with 26 units while February had the lowest number of sales with 13 units.



47

Average Days To Offer

22% decrease from Q1 2018's average days to offer for Back Bay, Boston.

March had the highest average days to offer at 53 days. February experienced the lowest average DTO at 39 days.



\$1.6M

Average Sale Price

16% decrease from Q1 2018's average sale price for Back Bay, Boston.

March had the highest average sale price at \$1.9M while February faced the lowest average sale price at \$1.2M.



\$1,224

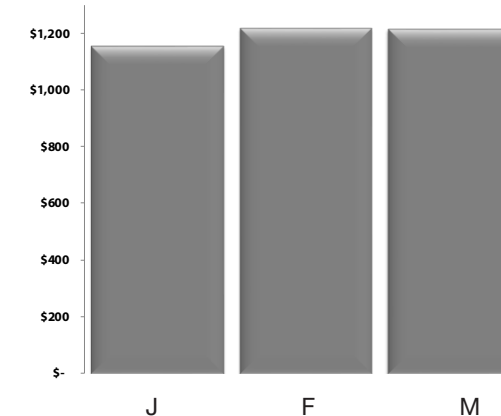
Average List \$/SqFt

Year Over Year Average \$/SqFt:

2019	List: \$1,224	Sale: \$1,199
2018	List: \$1,119	Sale: \$1,119
2017	List: \$1,200	Sale: \$1,183
2016	List: \$1,102	Sale: \$1,069
2015	List: \$1,087	Sale: \$1,065

\$1,199

Average Sale \$/SqFt





BEACON HILL

First Quarter | 2019

\$48.09M

Total Market Volume

31% decrease from Q1 2018's total market volume for Beacon Hill, Boston.

March had the highest sales volume with \$24.1M while February faced the lowest sales volume with \$5.9M.

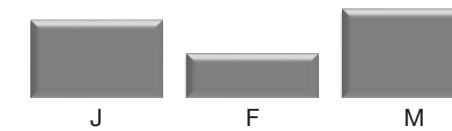


19

Total Number of Sales

17.4% decrease from Q1 2018's total number of sales for Beacon Hill, Boston.

March had the highest number of sales with 8 units while February had the lowest number of sales with 4 units.



125

Average Days To Offer

136% increase from Q1 2018's average days to offer for Beacon Hill, Boston.

February had the highest average days to offer at 135 days. March experienced the lowest average DTO at 120 days.

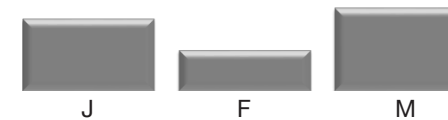


\$2.5M

Average Sale Price

16% decrease from Q1 2018's average sale price for Beacon Hill, Boston.

March had the highest average sale price at \$3M while February faced the lowest average sale price at \$1.46M.



\$1,219

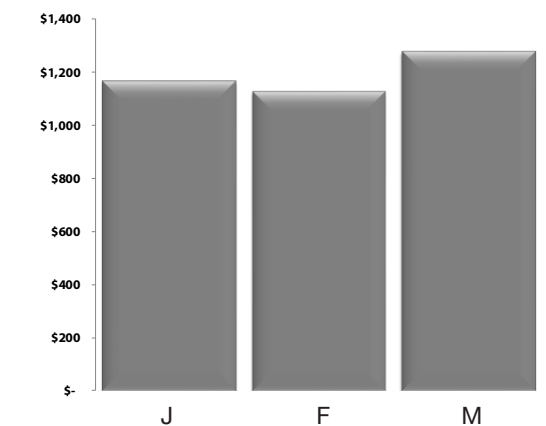
Average List \$/SqFt

Year Over Year Average \$/SqFt:

2019	List: \$1,219	Sale: \$1,201
2018	List: \$1,295	Sale: \$1,360
2017	List: \$1,159	Sale: \$1,149
2016	List: \$988	Sale: \$965
2015	List: \$872	Sale: \$861

\$1,201

Average Sale \$/SqFt

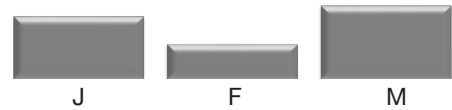


\$47.6M

Total Market Volume

37% increase from Q1 2018's total market volume for Charlestown, Boston.

March had the highest sales volume with \$20.5M while February faced the lowest sales volume with \$9.6M.



58

Total Number of Sales

35% increase from Q1 2018's total number of sales for Charlestown, Boston.

March had the highest number of sales with 25 units while February had the lowest number of sales with 14 units.



48

Average Days To Offer

71% increase from Q1 2018's average days to offer for Charlestown, Boston.

March had the highest average days to offer at 64 days. February experienced the lowest average DTO at 30 days.

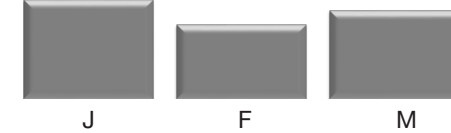


\$820.4K

Average Sale Price

1% increase from Q1 2018's average sale price for Charlestown, Boston.

January had the highest average sale price at \$918.9K while February faced the lowest average sale price at \$820K.



\$709

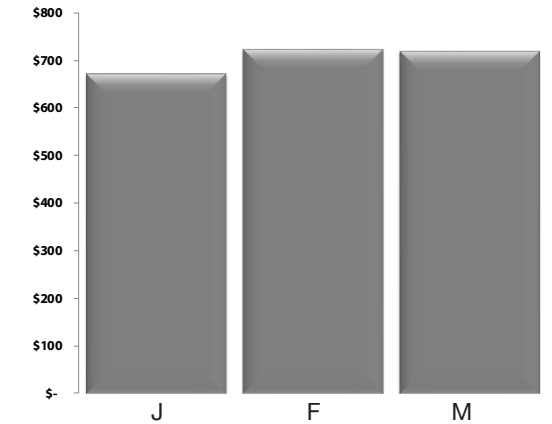
Average List \$/SqFt

Year Over Year Average \$/SqFt:

2019	List: \$709	Sale: \$704
2018	List: \$693	Sale: \$702
2017	List: \$634	Sale: \$636
2016	List: \$603	Sale: \$602
2015	List: \$538	Sale: \$538

\$704

Average Sale \$/SqFt



CHARLESTOWN

First Quarter | 2019



DORCHESTER

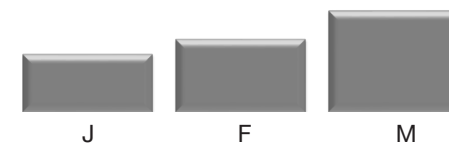
First Quarter | 2019

\$84.9M

Total Market Volume

18% decrease from Q1 2018's total market volume for Dorchester, Boston.

March had the highest sales volume with \$36.9M while February faced the lowest sales volume with \$26.8M.

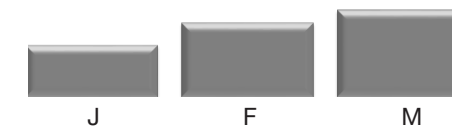


152

Total Number of Sales

13% decrease from Q1 2018's total number of sales for Dorchester, Boston.

March had the highest number of sales with 62 units while January had the lowest number of sales with 37 units.

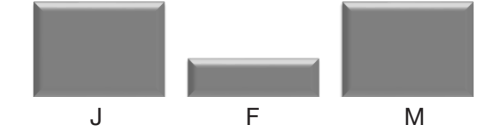


37

Average Days To Offer

16% increase from Q1 2018's average days to offer for Dorchester, Boston.

January and March tied for highest average days to offer at 38 days. February had the lowest average DTO at 35 days.

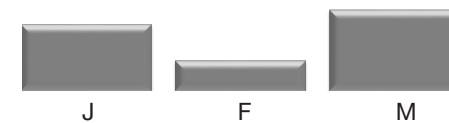


\$558.3K

Average Sale Price

6% decrease from Q1 2018's average sale price for Dorchester, Boston.

March had the highest average sale price at \$596K while February faced the lowest average sale price at \$505K.



\$388

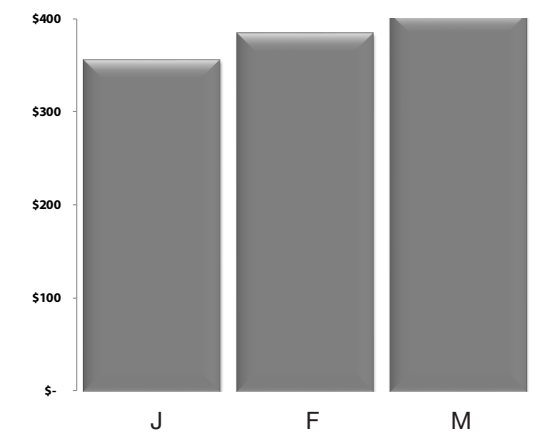
Average List \$/SqFt

Year Over Year Average \$/SqFt:

2019	List: \$388	Sale: \$385
2018	List: \$362	Sale: \$362
2017	List: \$309	Sale: \$307
2016	List: \$257	Sale: \$256
2015	List: \$218	Sale: \$212

\$385

Average Sale \$/SqFt

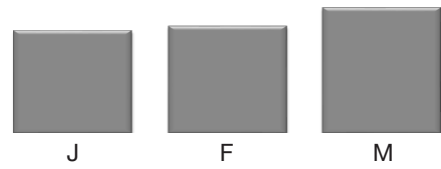


\$43.7M

Total Market Volume

7% increase from Q1 2018's total market volume for East Boston, Boston.

March had the highest sales volume with \$16.4M while January faced the lowest sales volume with \$13.4M.

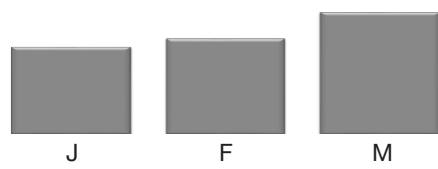


70

Total Number of Sales

3% decrease from Q1 2018's total number of sales for East Boston, Boston.

March had the highest number of sales with 28 units while January had the lowest number of sales with 20 units.

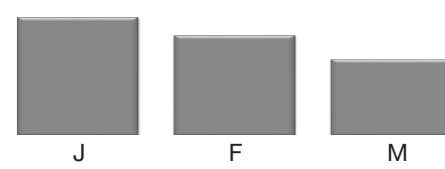


32

Average Days To Offer

26% decrease from Q1 2018's average days to offer for East Boston, Boston.

January had the highest average days to offer at 39 days. March had the lowest average DTO at 25 days.

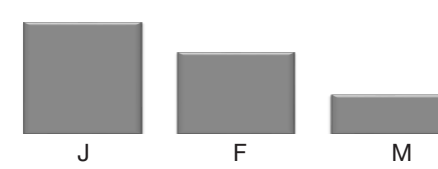


\$624.2K

Average Sale Price

10% increase from Q1 2018's average sale price for East Boston, Boston.

January had the highest average sale price at \$668.6K while March faced the lowest average sale price at \$584.8K.



\$454

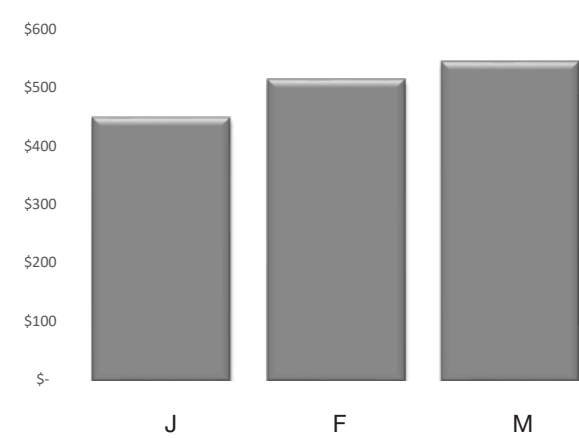
Average List \$/SqFt

Year Over Year Average \$/SqFt:

2019	List: \$454	Sale: \$447
2018	List: \$443	Sale: \$440
2017	List: \$395	Sale: \$390
2016	List: \$323	Sale: \$320
2015	List: \$316	Sale: \$307

\$447

Average Sale \$/SqFt



EAST BOSTON

First Quarter | 2019



FENWAY

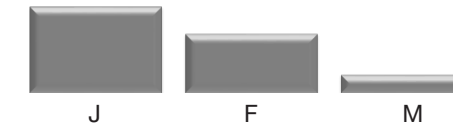
First Quarter | 2019

\$5.87M

Total Market Volume

31% decrease from Q1 2018's total market volume for Fenway, Boston.

January had the highest sales volume with \$3.09M while March faced the lowest sales volume with \$645K.

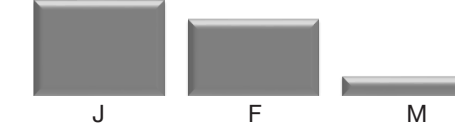


10

Total Number of Sales

17% decrease from Q1 2018's total number of sales for Fenway, Boston.

January had the highest number of sales with 5 units while March had the lowest number of sales with 1 unit.

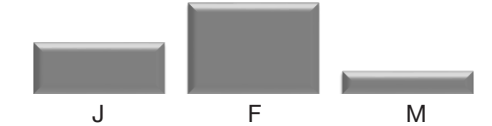


57

Average Days To Offer

90% increase from Q1 2018's average days to offer for Fenway, Boston.

February had the highest average days to offer at 81 days. March experienced the lowest average DTO at 20 days.



\$586.7K

Average Sale Price

17% decrease from Q1 2018's average sale price for Fenway, Boston.

March had the highest average sale price at \$645K while February faced the lowest average sale price at \$532.5K.



\$889

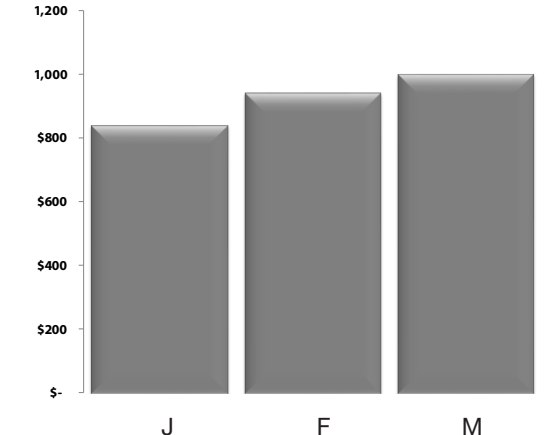
Average List \$/SqFt

Year Over Year Average \$/SqFt:

2019	List: \$889	Sale: \$895
2018	List: \$975	Sale: \$977
2017	List: \$903	Sale: \$906
2016	List: \$827	Sale: \$837
2015	List: \$699	Sale: \$697

\$895

Average Sale \$/SqFt



JAMAICA PLAIN

First Quarter | 2019



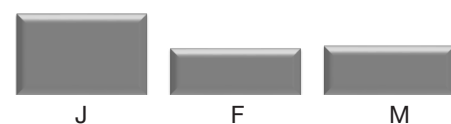
COLDWELL BANKER
RESIDENTIAL REAL ESTATE

\$48.2M

Total Market Volume

10% decrease from Q1 2018's total market volume for Jamaica Plain, Boston.

January had the highest sales volume with \$22M while February faced the lowest sales volume with \$12.6M.

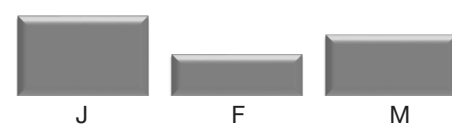


66

Total Number of Sales

19% decrease from Q1 2018's total number of sales for Jamaica Plain, Boston.

January had the highest number of sales with 29 units while February had the lowest number of sales with 15 units.



33

Average Days To Offer

43% increase from Q1 2018's average days to offer for Jamaica Plain, Boston.

February had the highest average days to offer at 43 days. March experienced the lowest average DTO at 30 days.

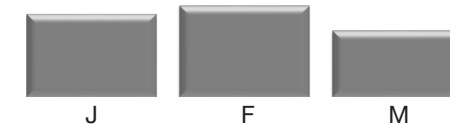


\$730.8K

Average Sale Price

11% increase from Q1 2018's average sale price for Jamaica Plain, Boston.

February had the highest average sale price at \$842.9K while March faced the lowest average sale price at \$611.8K.



\$474

Average List \$/SqFt

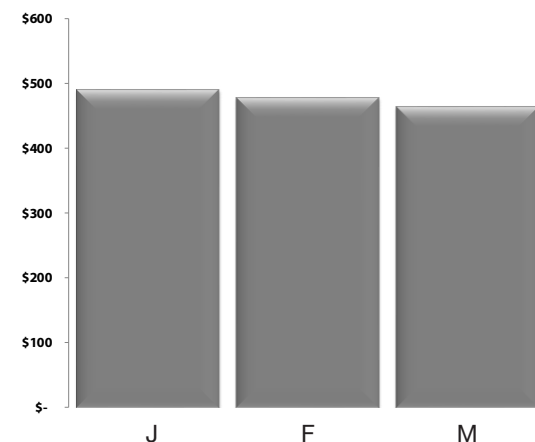
Year Over Year Average \$/SqFt:

Year	List	Sale
2019	\$474	\$478
2018	\$483	\$490
2017	\$447	\$457
2016	\$417	\$419
2015	\$368	\$372



\$478

Average Sale \$/SqFt





MIDTOWN

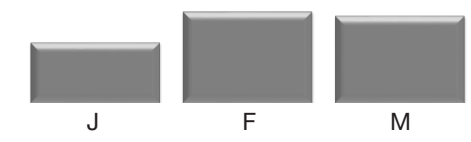
First Quarter | 2019

\$21.87M

Total Market Volume

48% decrease from Q1 2018's total market volume for Midtown, Boston.

February had the highest sales volume with \$8.38M while January faced the lowest sales volume with \$5.5M.

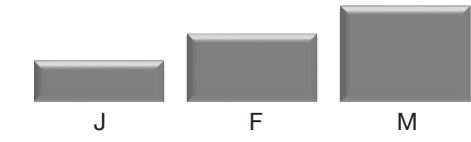


15

Total Number of Sales

25% decrease from Q1 2018's total number of sales for Midtown, Boston.

March had the highest number of sales with 7 units while January had the lowest number of sales with 3 units.

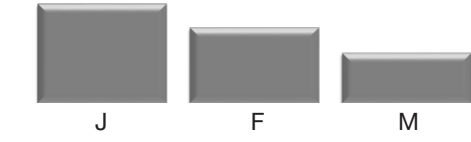


93

Average Days To Offer

17% decrease from Q1 2018's average days to offer for Midtown, Boston.

January had the highest average days to offer at 136 days. March experienced the lowest average DTO at 68 days.

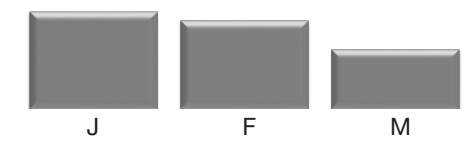


\$1.46M

Average Sale Price

31% decrease from Q1 2018's average sale price for Midtown, Boston.

January had the highest average sale price at \$1.8M while March faced the lowest average sale price at \$1.1M.



\$1,200

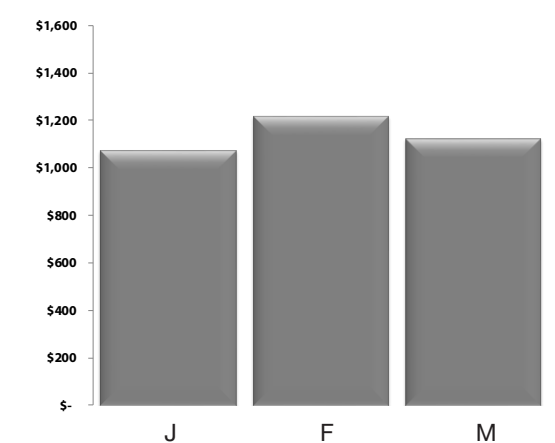
Average List \$/SqFt

Year Over Year Average \$/SqFt:

2019	List: \$1,200	Sale: \$1,146
2018	List: \$1,371	Sale: \$1,316
2017	List: \$1,400	Sale: \$1,351
2016	List: \$1,095	Sale: \$1,060
2015	List: \$1,093	Sale: \$1,048

\$1,146

Average Sale \$/SqFt

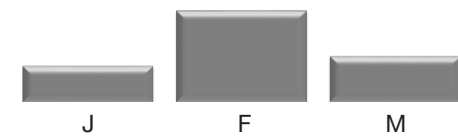


\$6.5M

Total Market Volume

67% decrease from Q1 2018's total market volume for North End, Boston.

February had the highest sales volume with \$3.4M while January faced the lowest sales volume with \$1.3M.

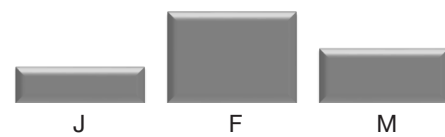


10

Total Number of Sales

50% decrease from Q1 2018's total number of sales for North End, Boston.

February had the highest number of sales with 5 units while January had the lowest number of sales with 2 units.

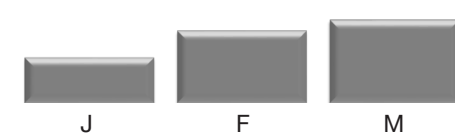


51

Average Days To Offer

55% increase from Q1 2018's average days to offer for North End, Boston.

March had the highest average days to offer at 61 days. January had the lowest average DTO at 33 days.

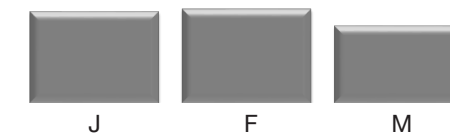


\$649K

Average Sale Price

34% decrease from Q1 2018's average sale price for North End, Boston.

February had the highest average sale price at \$688.8K while March faced the lowest average sale price at \$568K.



\$912

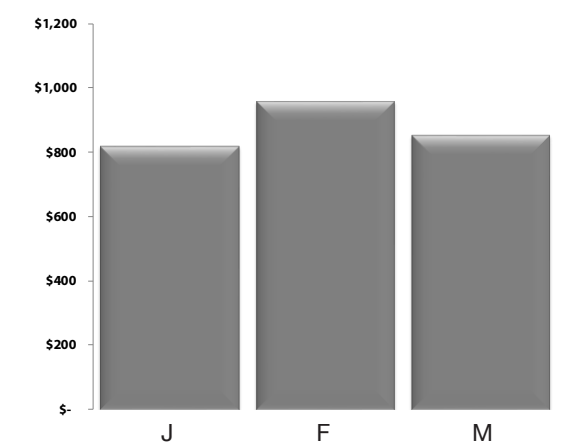
Average List \$/SqFt

Year Over Year Average \$/SqFt:

2019	List: \$912	Sale: \$898
2018	List: \$982	Sale: \$976
2017	List: \$785	Sale: \$776
2016	List: \$714	Sale: \$705
2015	List: \$692	Sale: \$694

\$898

Average Sale \$/SqFt



NORTH END

First Quarter | 2019



SEAPORT

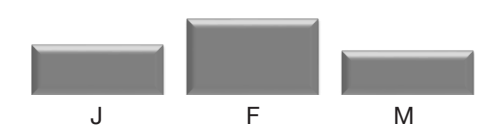
First Quarter | 2019

\$9.02M

Total Market Volume

77% decrease from Q1 2018's total market volume for Seaport, Boston.

February had the highest sales volume with \$4.04M while March faced the lowest sales volume with \$2.3M.

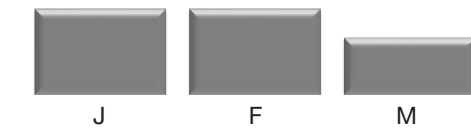


8

Total Number of Sales

60% decrease from Q1 2018's total number of sales for Seaport, Boston.

January and February tied for highest number of sales with 3 units each while March had the lowest number of sales with 2 units.

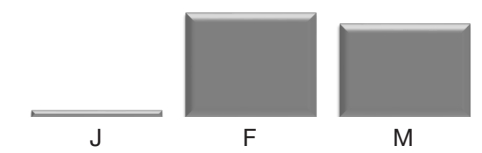


58

Average Days To Offer

12% increase from Q1 2018's average days to offer for Seaport, Boston.

February had the highest average days to offer at 93 days. January experienced the lowest average DTO at 6 days.

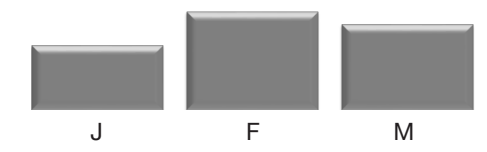


\$1.13M

Average Sale Price

43% decrease from Q1 2018's average sale price for Seaport, Boston.

January had the highest average sale price at \$882.5K while February faced the lowest average sale price at \$1.35M.



\$1,004

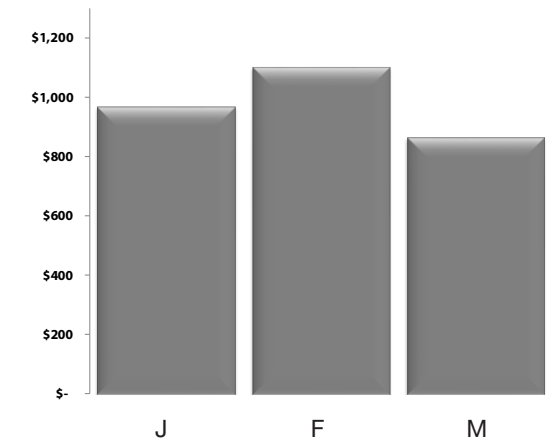
Average List \$/SqFt

Year Over Year Average \$/SqFt:

2019	List: \$1,004	Sale: \$992
2018	List: \$1,145	Sale: \$1,126
2017	List: \$811	Sale: \$804
2016	List: \$1,081	Sale: \$1,079
2015	List: \$684	Sale: \$665

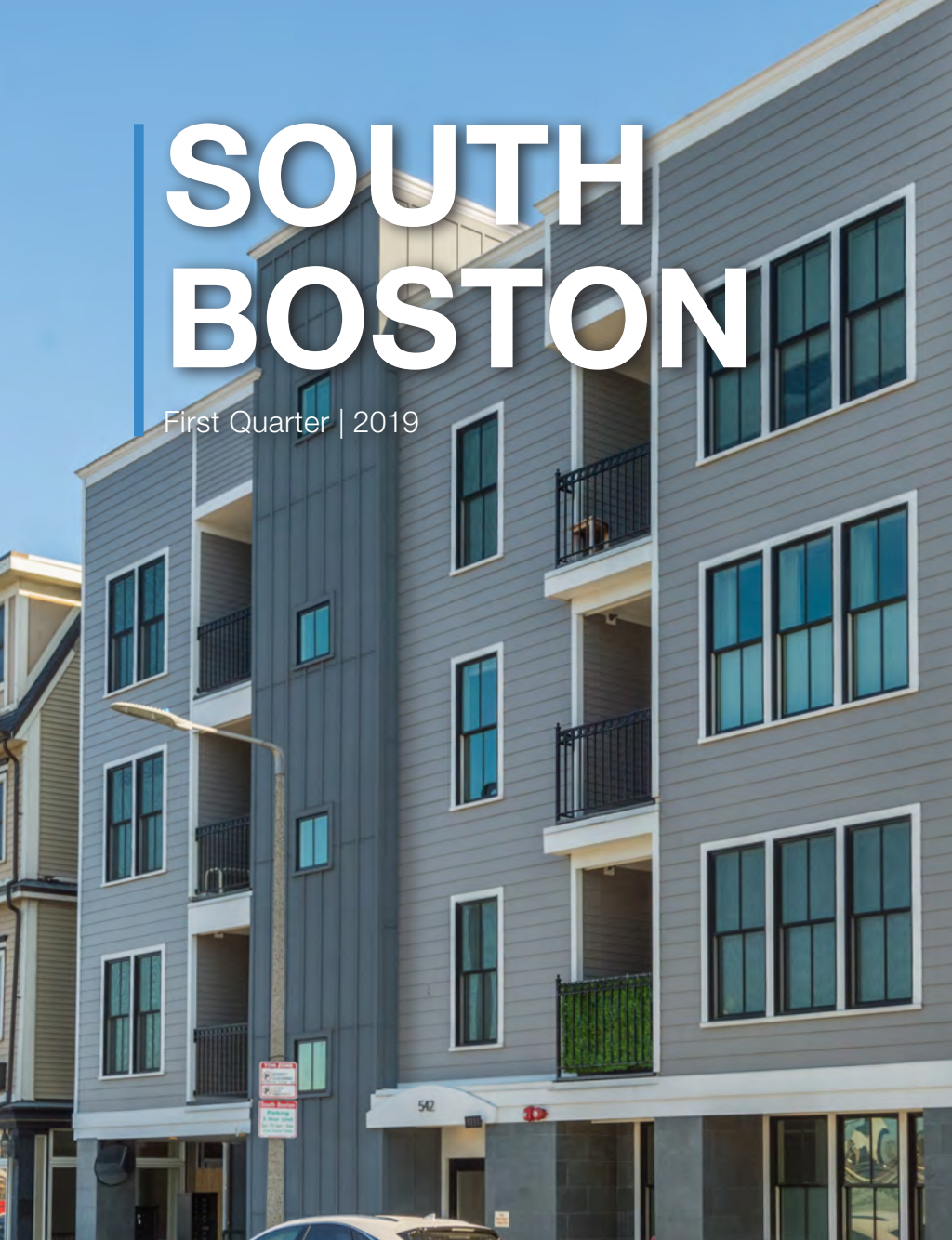
\$992

Average Sale \$/SqFt



SOUTH BOSTON

First Quarter | 2019

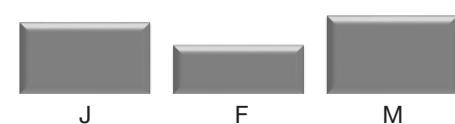


\$108.4M

Total Market Volume

26% increase from Q1 2018's total market volume for South Boston, Boston.

March had the highest sales volume with \$42.5M while February faced the lowest sales volume with \$26.8M.



123

Total Number of Sales

16% increase from Q1 2018's total number of sales for South Boston, Boston.

March had the highest number of sales with 45 units while February had the lowest number of sales with 35 units.

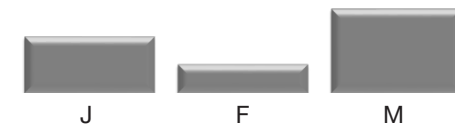


40

Average Days To Offer

43% increase from Q1 2018's average days to offer for South Boston, Boston.

March had the highest average days to offer at 41 days. February had the lowest average DTO at 39 days.

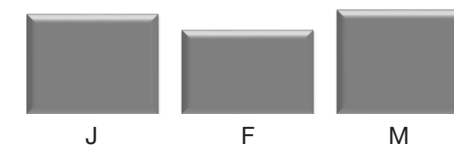


\$881.1K

Average Sale Price

8% increase from Q1 2018's average sale price for South Boston, Boston.

March had the highest average sale price at \$945.8K while February faced the lowest average sale price at \$765.35K.



\$693

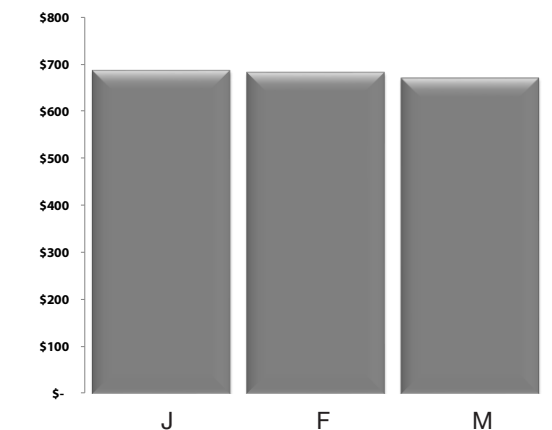
Average List \$/SqFt

Year Over Year Average \$/SqFt:

Year	List	Sale
2019	List: \$693	Sale: \$679
2018	List: \$664	Sale: \$662
2017	List: \$628	Sale: \$617
2016	List: \$551	Sale: \$547
2015	List: \$506	Sale: \$500

\$679

Average Sale \$/SqFt





SOUTH END

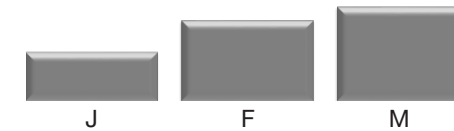
First Quarter | 2019

\$118M

Total Market Volume

8% increase from Q1 2018's total market volume for South End, Boston.

March had the highest sales volume with \$40.7M while January faced the lowest sales volume with \$37.5M.



74

Total Number of Sales

10% increase from Q1 2018's total number of sales for South End, Boston.

March had the highest number of sales with 26 units while January and February tied for the lowest number of sales with 24 units each.

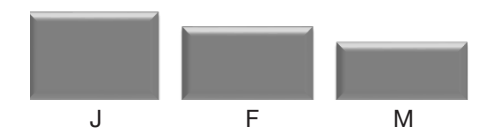


50

Average Days To Offer

28% increase from Q1 2018's average days to offer for South End, Boston.

January had the highest average days to offer at 61 days. March experienced the lowest average DTO at 40 days.



\$1.6M

Average Sale Price

2% decrease from Q1 2018's average sale price for South End, Boston.

February had the highest average sale price at \$1.65M while January faced the lowest average sale price at \$1.56M.



\$999

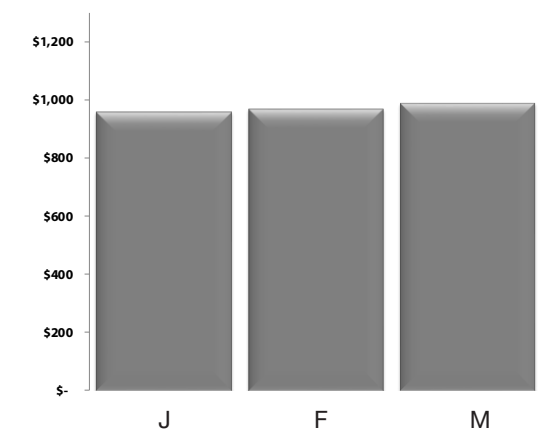
Average List \$/SqFt

Year Over Year Average \$/SqFt:

2019	List: \$999	Sale: \$971
2018	List: \$979	Sale: \$974
2017	List: \$925	Sale: \$937
2016	List: \$853	Sale: \$856
2015	List: \$788	Sale: \$792

\$971

Average Sale \$/SqFt

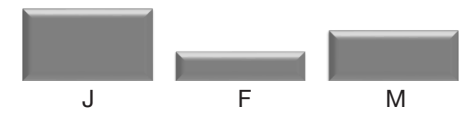


\$41.6M

Total Market Volume

28% increase from Q1 2018's total market volume for Waterfront, Boston.

January had the highest sales volume with \$19.8M while February faced the lowest sales volume with \$8M.

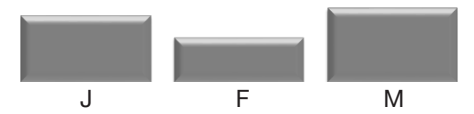


25

Total Number of Sales

14% decrease from Q1 2018's total number of sales for Waterfront, Boston.

March had the highest number of sales with 10 units while February had the lowest number of sales with 6 units.



54

Average Days To Offer

36% decrease from Q1 2018's average days to offer for Waterfront, Boston.

February had the highest average days to offer at 69 days. March experienced the lowest average DTO at 41 days.



\$1.66M

Average Sale Price

48% increase from Q1 2018's average sale price for Waterfront, Boston.

January had the highest average sale price at \$2.2M while February faced the lowest average sale price at \$1.34M.



\$1,121

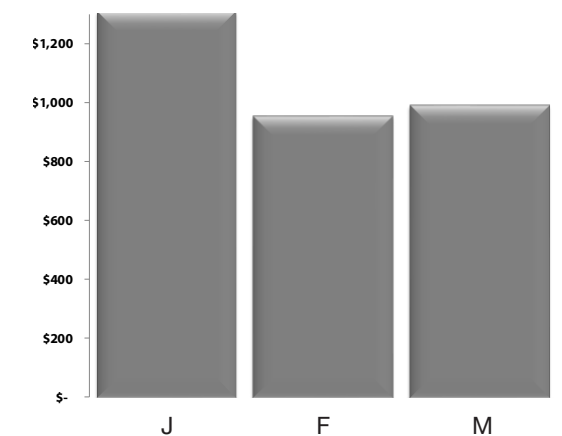
Average List \$/SqFt

Year Over Year Average \$/SqFt:

2019	List: \$1,121	Sale: \$1,094
2018	List: \$958	Sale: \$936
2017	List: \$1,001	Sale: \$978
2016	List: \$955	Sale: \$921
2015	List: \$914	Sale: \$872

\$1,094

Average Sale \$/SqFt



WATERFRONT

First Quarter | 2019



LUXURY \$2M+

First Quarter | 2019

\$271.3M

Total Market Volume

32% decrease from Q1 2018's total market volume for \$2M+ Luxury Condo Sales in Boston.

March had the highest sales volume with \$83.1M while February faced the lowest sales volume with \$40.5M.



55

Total Number of Sales

29% decrease from Q1 2018's total number of sales for \$2M+ Luxury Condo Sales in Boston.

March had the highest number of sales with 25 units while January and February had the lowest number of sales with 15 units each.

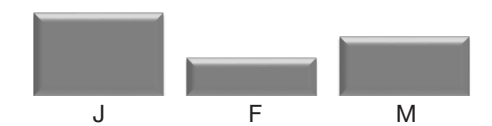


81

Average Days To Offer

8% increase from Q1 2018's average days to offer for \$2M+ Luxury Condo Sales in Boston.

January had the highest average DTO at 112 days. February experienced the lowest average DTO at 56 days.



\$3.4M

Average Sale Price

4% decrease from Q1 2018's average sale price for \$2M+ Luxury Condo Sales in Boston.

January had the highest average sale price at \$4.13M while February faced the lowest average sale price at \$2.7M.



\$1,355

Average List \$/SqFt

Year Over Year Average \$/SqFt:

2019	List: \$1,355	Sale: \$1,326
2018	List: \$1,356	Sale: \$1,312
2017	List: \$1,365	Sale: \$1,316
2016	List: \$1,214	Sale: \$1,181
2015	List: \$1,219	Sale: \$1,130

\$1,326

Average Sale \$/SqFt

