



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 1/14/2019. 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

End of Year 2018



RESIDENTIAL BROKERAGE



THE GALLERY

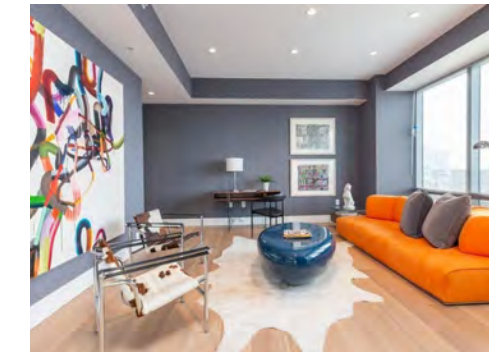
New Listings



Back Bay **\$11,000,000**
 89 Marlborough St | 5 Beds, 5 Baths, 2 Half Baths
 Listing Agents: Ricardo Rodriguez & Associates
 617.796.6084 | ricardo.rodriguez@nemoves.com



Seaport **\$7,625,000**
 22 Liberty Dr | 2 Beds, 2 Baths, 1 Half Bath
 Listing Agent: Melinda Sarkis
 617.943.8333 | melinda.sarkis@nemoves.com



Midtown **\$5,595,000**
 2 Avery St | 3 Beds, 4 Baths, 1 Half Bath
 Listing Agent: David Mackie
 617.480.6044 | david.mackie@nemoves.com



Beacon Hill **\$5,500,000**
 34 W Cedar St | 5 Beds, 4 Baths, 1 Half Bath
 Listing Agent: Lili Banani
 617.407.0402 | lilibanani@gmail.com



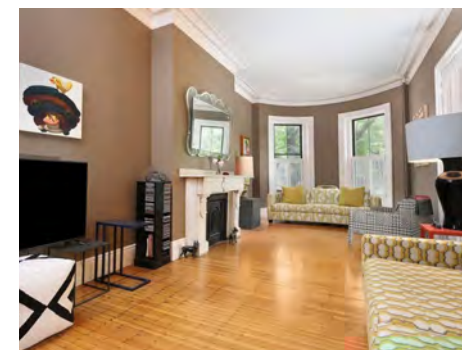
Waterfront **\$4,345,000**
 20 Rows Wharf | 2 Beds, 2 Baths
 Listing Agent: John Corcoran
 617.388.3609 | johndcorcoran@gmail.com



Beacon Hill **\$4,250,000**
 16 Pinckney St | 4 Beds, 4 Baths, 1 Half Bath
 Listing Agent: Michael Harper
 617.480.3938 | harper.michael@me.com



South Boston **\$3,995,000**
 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 **\$3,895,000**
 77 Montgomery St | 5 Bed, 3 Bath, 1 Half Bath
 Listing Agents: Whaley/Ring Team
 617.460.4238 | paul.whaley@nemoves.com



Beacon Hill **\$3,695,000**
 73 Mt Vernon St | 3 Beds, 3 Baths, 1 Half Bath
 Listing Agents: Whaley/Ring Team
 617.460.4238 | paul.whaley@nemoves.com



Bay Village \$3,550,000

25-29 Isabella St | 3 Beds, 2 Baths, 1 Half Bath
Listing Agents: Ricardo Rodriguez & Associates
617.796.6084 | ricardo.rodriguez@nemoves.com



Midtown \$3,295,000

1 Avery St | 3 Beds, 4 Baths, 1 Half Bath
Listing Agent: Lili Banani
617.407.0402 | lilibanani@gmail.com



Back Bay \$2,795,000

476 Beacon St | 2 Bed, 2 Baths
Listing Agent: Lili Banani
617.407.0402 | lilibanani@gmail.com



Midtown \$2,750,000

110 Stuart St | 2 Beds, 2 Baths, 1 Half Bath
Listing Agent: Courtney Trautman
617.816.5964 | courtney.trautman@nemoves.com



Back Bay \$2,495,000

17 Cumberland St | 2 Beds, 2 Baths, 1 Half Bath
Listing Agent: Michael Harper
617.480.3938 | harper.michael@me.com



Beacon Hill \$3,250,000

59 River St | 4 Beds, 3 Baths, 2 Half Baths
Listing Agents: Whaley/Ring Team
617.460.4238 | paul.whaley@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



Charlestown \$2,199,000

56 Belmont St | 4 Beds, 3 Baths, 1 Half Bath
Listing Agents: The Quirk Group
339.227.0058 | jessica.quirk@nemoves.com



South End \$2,149,000

214 W Springfield St | 4 Beds, 4 Baths, 1 Half Bath
Listing Agents: Whaley/Ring Team
617.460.4238 | paul.whaley@nemoves.com



Back Bay \$1,899,000

1 Charles St | 2 Beds, 2 Baths
Listing Agent: Michael Harper
617.480.3938 | harper.michael@me.com



Beacon Hill \$3,150,000

34 1/2 Beacon St | 2 Beds, 1 Bath, 1 Half Bath
Listing Agent: Rebecca Davis Tulman
617.510.5050 | rebecca.davistulman@nemoves.com



Back Bay \$2,995,000

274 Beacon St | 2 Beds, 2 Baths
Listing Agent: Michael Harper
617.480.3938 | harper.michael@me.com



South Boston \$1,600,000

1486 Columbia Rd | 3 Beds, 2 Baths, 1 Half Bath
Listing Agents: M&K Luxury Sales
617.733.1238 | mkluxsales@gmail.com



Waterfront \$1,449,000

90 Commercial St | 2 Beds, 2 Baths
Listing Agent: Jeffrey Goldman
617.840.8332 | Jeff@HomesBoston.com



Bay Village \$1,200,000

136 Arlington St | 1 Bed, 1 Bath, 1 Half Bath
Listing Agent: Michael Harper
617.480.3938 | harper.michael@me.com



TOP TEN

Sales of 2018

Top 10 Single Family Sales

1. 344 Beacon St | Back Bay
\$9,235,000
5 Beds, 6 Baths, 2 Half Baths
2. 237 Marlborough St | Back Bay
\$8,995,000
4 Beds, 4 Baths, 2 Half Baths
3. 33 Beaver St | Beacon Hill
\$7,500,000
4 Beds, 4 Baths, 1 Half Bath
4. 55 Chestnut St | Beacon Hill
\$6,900,000
5 Beds, 4 Baths, 1 Half Bath
5. 11 Chestnut St | Beacon Hill
\$6,700,000
6 Beds, 4 Baths, 1 Half Bath
6. 8 W Cedar St | Beacon Hill
\$6,500,000
5 Beds, 3 Baths, 1 Half Bath
7. 381 Beacon St | Back Bay
\$6,175,000
5 Beds, 3 Baths, 1 Half Bath
8. 16 Marlborough St | Back Bay
\$5,500,000
7 Beds, 7 Baths, 1 Half Bath
9. 625 Tremont St | South End
\$5,300,000
6 Beds, 6 Baths, 1 Half Bath
10. 90 Chestnut St | Beacon Hill
\$5,130,000
5 Beds, 5 Baths, 1 Half Bath

Top 10 Condo Sales

1. 39-41 Mt Vernon St | Beacon Hill
\$15,110,000
4 Beds, 4 Baths, 1 Half Bath
2. 305 Commonwealth Ave | Back Bay
\$10,900,000
3 Beds, 3 Baths, 2 Half Baths
3. 6 Arlington St | Back Bay
\$10,400,000
4 Beds, 5 Baths, 2 Half Baths
4. 25 Beacon Street | Beacon Hill
\$10,200,000
3 Beds, 3 Baths, 1 Half Bath
5. 2 Avery Street | Midtown
\$10,200,000
5 Beds, 5 Baths, 1 Half Bath
6. 50 Liberty Dr | Seaport
\$9,145,225
3 Beds, 3 Baths, 1 Half Bath
7. 4 Marlborough St | Back Bay
\$8,550,000
5 Beds, 5 Baths, 3 Half Baths
8. 1 Huntington Ave | Back Bay
\$8,000,000
5 Beds, 5 Baths, 2 Half Baths
9. 220 Boylston St | Back Bay
\$7,945,000
2 Beds, 2 Baths, 1 Half Bath
10. 2 Commonwealth Ave | Back Bay
\$7,682,000
3 Beds, 2 Baths, 1 Half Bath

Top 10 Multi Family Sales

1. 75 Braintree St | Allston
\$42,500,000
80 Units
2. 83 Mt Vernon St | Beacon Hill
\$8,550,000
6 Units
3. 35 Myrtle Street | Beacon Hill
\$7,025,000
11 Units
4. 54-56 Berkeley St | South End
\$6,800,000
12 Units
5. 30 Revere Street | Beacon Hill
\$6,350,000
9 Units
6. 37 Sheafe St | North End
\$6,000,000
8 Units
7. 296 Marlborough St | Back Bay
\$5,200,000
7 Units
8. 48 Union Pk | South End
\$2,005,000
3 Units
9. 13 Garrison St | Back Bay
\$5,020,000
5 Units
10. 233 W Newton St | Back Bay
\$4,500,000
8 Units

Note:

Top 10 2018 Sales are from all firms per MLS PIN data as of 01/17/2019. The following market report pages reflect data pulled on SF, CC, and MF sales for all of 2018.

BACK BAY

Market Report | 2018

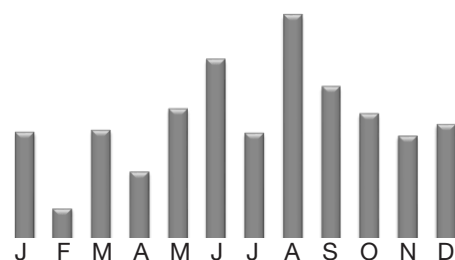


\$658.3M

Total Market Volume

2% increase from 2017's total market volume for Back Bay, Boston.

August had the highest sales volume with \$90.8M while February faced the lowest sales volume with \$22.26M.

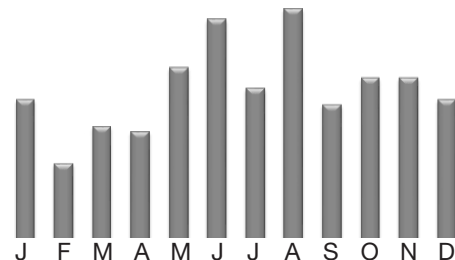


351

Total Number of Sales

2.8% decrease from 2017's total number of sales for Back Bay, Boston.

August had the highest number of sales with 44 units while February had the lowest number of sales with 15 units.

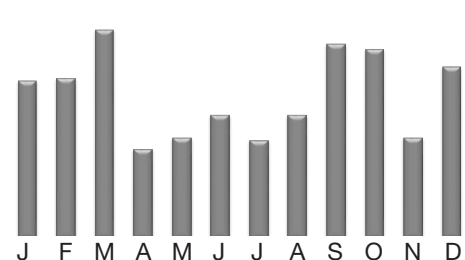


48

Average Days To Offer

20% increase from 2017's average days to offer for Back Bay, Boston.

March had the highest average days to offer at 73 days. April experienced the lowest average DTO at 31 days.

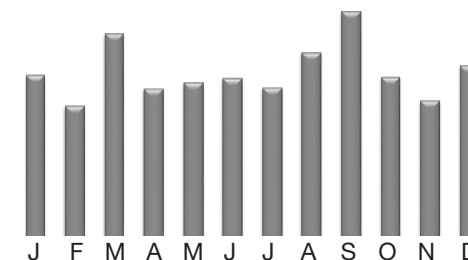


\$1.9M

Average Sale Price

5% increase from 2017's average sale price for Back Bay, Boston.

September had the highest average sale price at \$2.5M while February faced the lowest average sale price at \$1.48M.



\$1,259

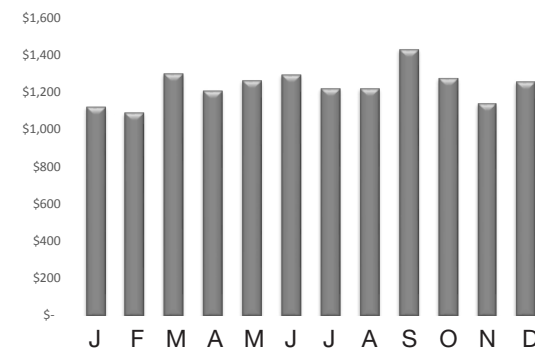
Average List \$/SqFt

Year Over Year Average \$/SqFt:

2018	List: \$1,259	Sale: \$1,244
2017	List: \$1,177	Sale: \$1,177
2016	List: \$1,155	Sale: \$1,130
2015	List: \$1,121	Sale: \$1,110
2014	List: \$1,009	Sale: \$1,000

\$1,244

Average Sale \$/SqFt





BEACON HILL

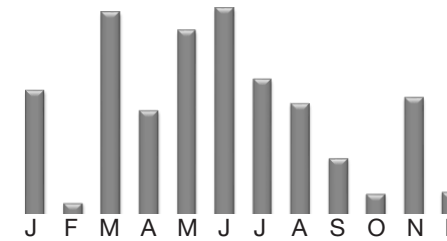
Market Report | 2018

\$268.5M

Total Market Volume

18% decrease from 2017's total market volume for Beacon Hill, Boston.

June had the highest sales volume with \$39.2M while February faced the lowest sales volume with \$5.8M.

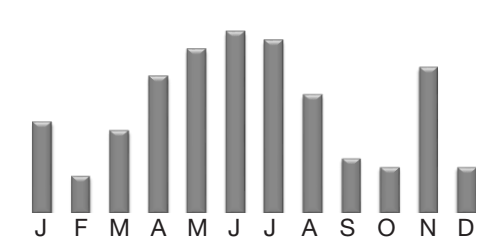


141

Total Number of Sales

13% decrease from 2017's total number of sales for Beacon Hill, Boston.

June had the highest number of sales with 20 units while February had the lowest number of sales with 4 units.

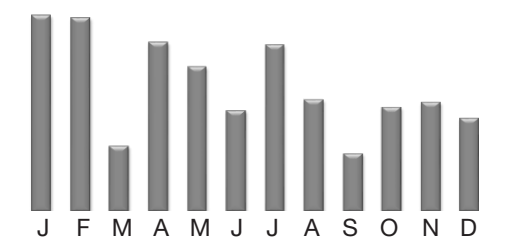


48

Average Days To Offer

6% decrease from 2017's average days to offer for Beacon Hill, Boston.

January had the highest average days to offer at 72 days. September experienced the lowest average DTO at 21 days.

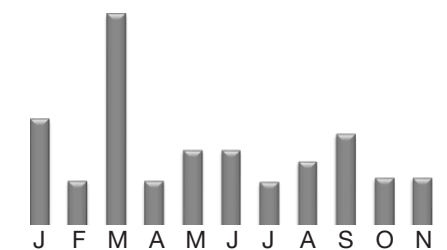


\$1.9M

Average Sale Price

5% decrease from 2017's average sale price for Beacon Hill, Boston.

March had the highest average sale price at \$4.3M while July faced the lowest average sale price at \$1.42M.



\$1,192

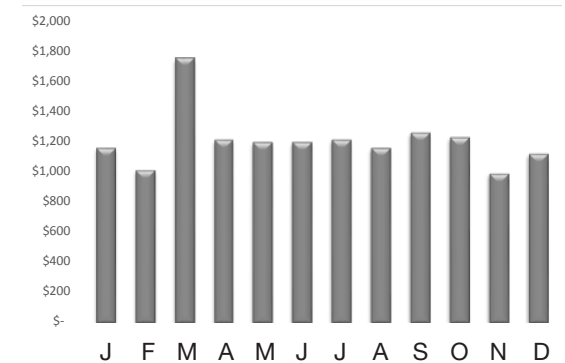
Average List \$/SqFt

Year Over Year Average \$/SqFt:

2018	List: \$1,192	Sale: \$1,195
2017	List: \$1,155	Sale: \$1,148
2016	List: \$993	Sale: \$986
2015	List: \$918	Sale: \$922
2014	List: \$901	Sale: \$891

\$1,195

Average Sale \$/SqFt

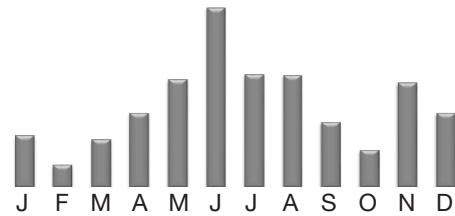


\$281M

Total Market Volume

4% increase from 2017's total market volume for Charlestown, Boston.

June had the highest sales volume with \$50.46M while February faced the lowest sales volume with \$6.3M.

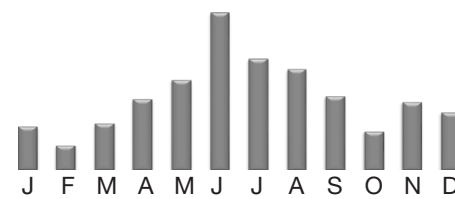


329

Total Number of Sales

1% increase from 2017's total number of sales for Charlestown, Boston.

June had the highest number of sales with 58 units while February had the lowest number of sales with 9 units.

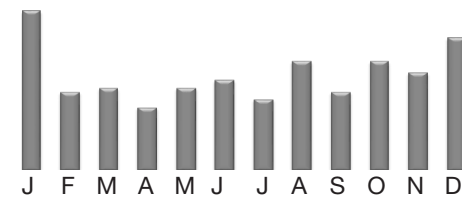


24

Average Days To Offer

Same as 2017's average days to offer for Charlestown, Boston.

January had the highest average days to offer at 41 days. April experienced the lowest average DTO at 16 days.



\$854.1K

Average Sale Price

4% increase from 2017's average sale price for Charlestown, Boston.

November had the highest average sale price at \$1.2M while September faced the lowest average sale price at \$675.1K.



\$693

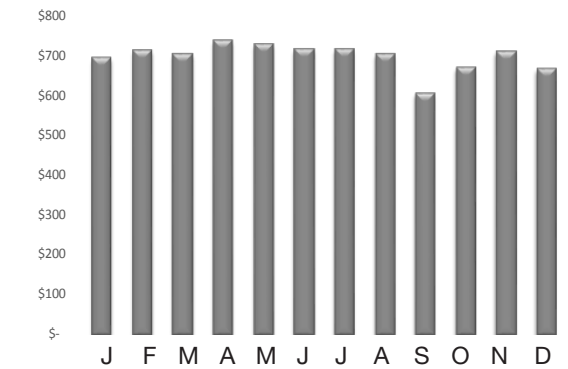
Average List \$/SqFt

Year Over Year Average \$/SqFt:

2018	List: \$693	Sale: \$702
2017	List: \$650	Sale: \$657
2016	List: \$617	Sale: \$626
2015	List: \$581	Sale: \$588
2014	List: \$528	Sale: \$535

\$702

Average Sale \$/SqFt



CHARLESTOWN



DORCHESTER

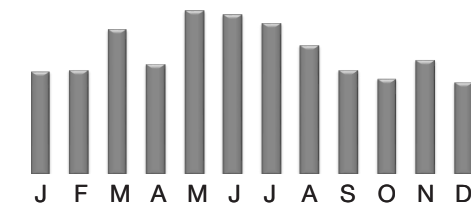
Market Report | 2018

\$425.1M

Total Market Volume

5% increase from 2017's total market volume for Dorchester, Boston.

May had the highest sales volume with \$47M while December faced the lowest sales volume with \$26.2M.

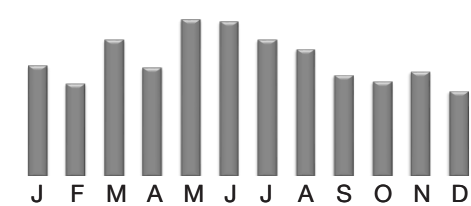


708

Total Number of Sales

5% decrease from 2017's total number of sales for Dorchester, Boston.

May had the highest number of sales with 78 units while December had the lowest number of sales with 42 units.

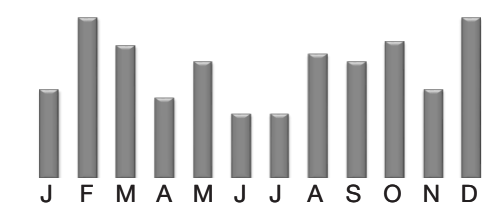


26

Average Days To Offer

8% increase from 2017's average days to offer for Dorchester, Boston.

February and December tied for highest average days to offer at 40 days. June and July tied for the lowest average DTO at 16 days.

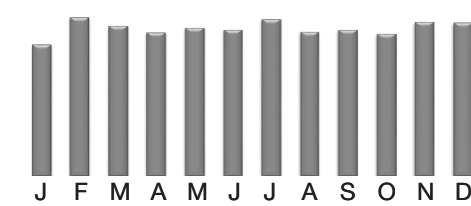


\$600.4K

Average Sale Price

11% increase from 2017's average sale price for Dorchester, Boston.

February had the highest average sale price at \$647K while January faced the lowest average sale price at \$534.5K.



\$361

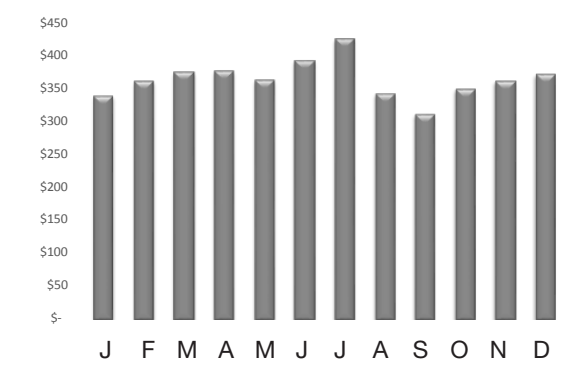
Average List \$/SqFt

Year Over Year Average \$/SqFt:

2018	List: \$361	Sale: \$362
2017	List: \$329	Sale: \$332
2016	List: \$285	Sale: \$286
2015	List: \$254	Sale: \$254
2014	List: \$231	Sale: \$227

\$362

Average Sale \$/SqFt

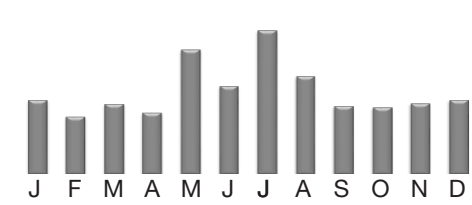


\$204.5M

Total Market Volume

2% increase from 2017's total market volume for East Boston, Boston.

July had the highest sales volume with \$29.2M while February faced the lowest sales volume with \$11.6M.

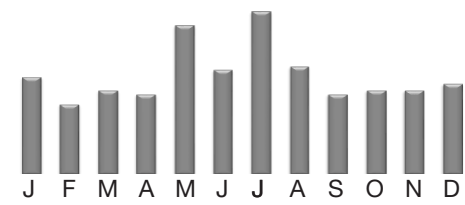


347

Total Number of Sales

2% decrease from 2017's total number of sales for East Boston, Boston.

July had the highest number of sales with 47 units while February had the lowest number of sales with 20 units.

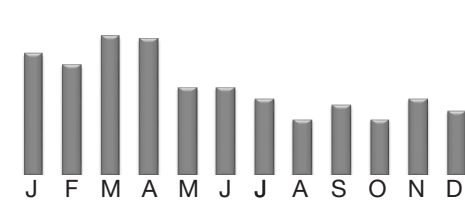


30

Average Days To Offer

7% increase from 2017's average days to offer for East Boston, Boston.

March had the highest average days to offer at 48 days. August and October tied for the lowest average DTO at 19 days.

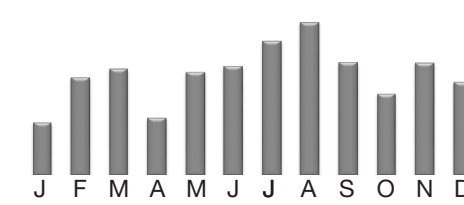


\$589.3K

Average Sale Price

5% increase from 2017's average sale price for East Boston, Boston.

August had the highest average sale price at \$639.5K while January faced the lowest average sale price at \$534.8K.



\$480

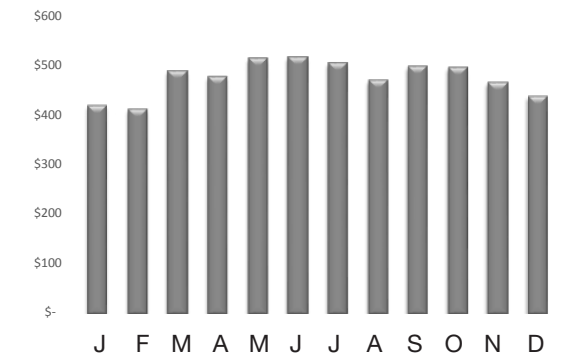
Average List \$/SqFt

Year Over Year Average \$/SqFt:

2018	List: \$480	Sale: \$480
2017	List: \$434	Sale: \$431
2016	List: \$384	Sale: \$383
2015	List: \$318	Sale: \$314
2014	List: \$275	Sale: \$270

\$480

Average Sale \$/SqFt



EAST BOSTON

Market Report | 2018



FENWAY

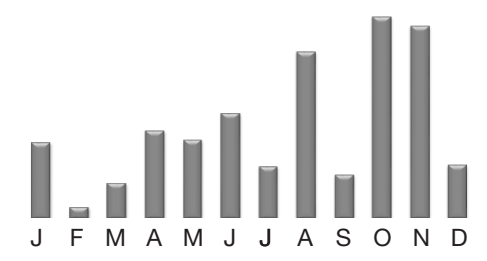
Market Report | 2018

\$65.5M

Total Market Volume

34% decrease from 2017's total market volume for Fenway, Boston.

October had the highest sales volume with \$11.2M while February faced the lowest sales volume with \$610K.



81

Total Number of Sales

31% decrease from 2017's total number of sales for Fenway, Boston.

August had the highest number of sales with 15 units while February had the lowest number of sales with 1 unit.

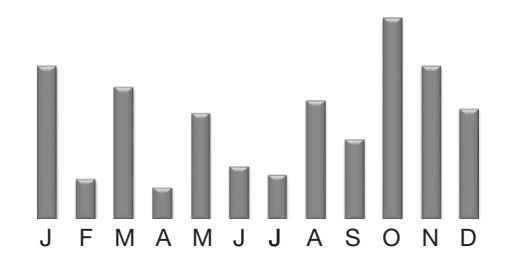


26

Average Days To Offer

100% increase from 2017's average days to offer for Fenway, Boston.

October had the highest average days to offer at 46 days. April experienced the lowest average DTO at 7 days.

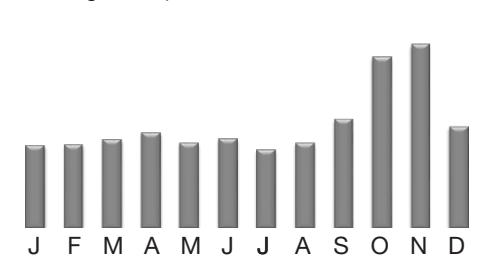


\$808.9K

Average Sale Price

5% decrease from 2017's average sale price for Fenway, Boston.

November had the highest average sale price at \$1.34M while July faced the lowest average sale price at \$571K.



\$1,044

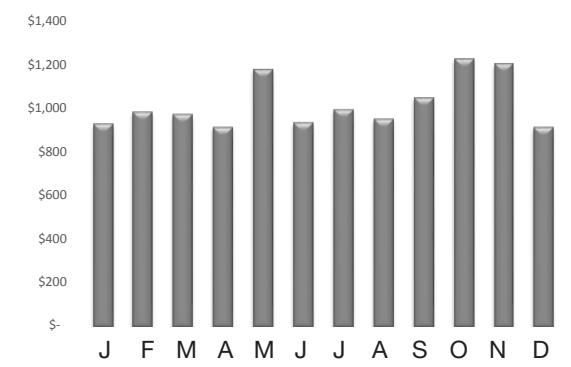
Average List \$/SqFt

Year Over Year Average \$/SqFt:

Year	List \$/SqFt	Sale \$/SqFt
2018	\$1,044	\$1,004
2017	\$904	\$919
2016	\$795	\$804
2015	\$708	\$716
2014	\$644	\$646

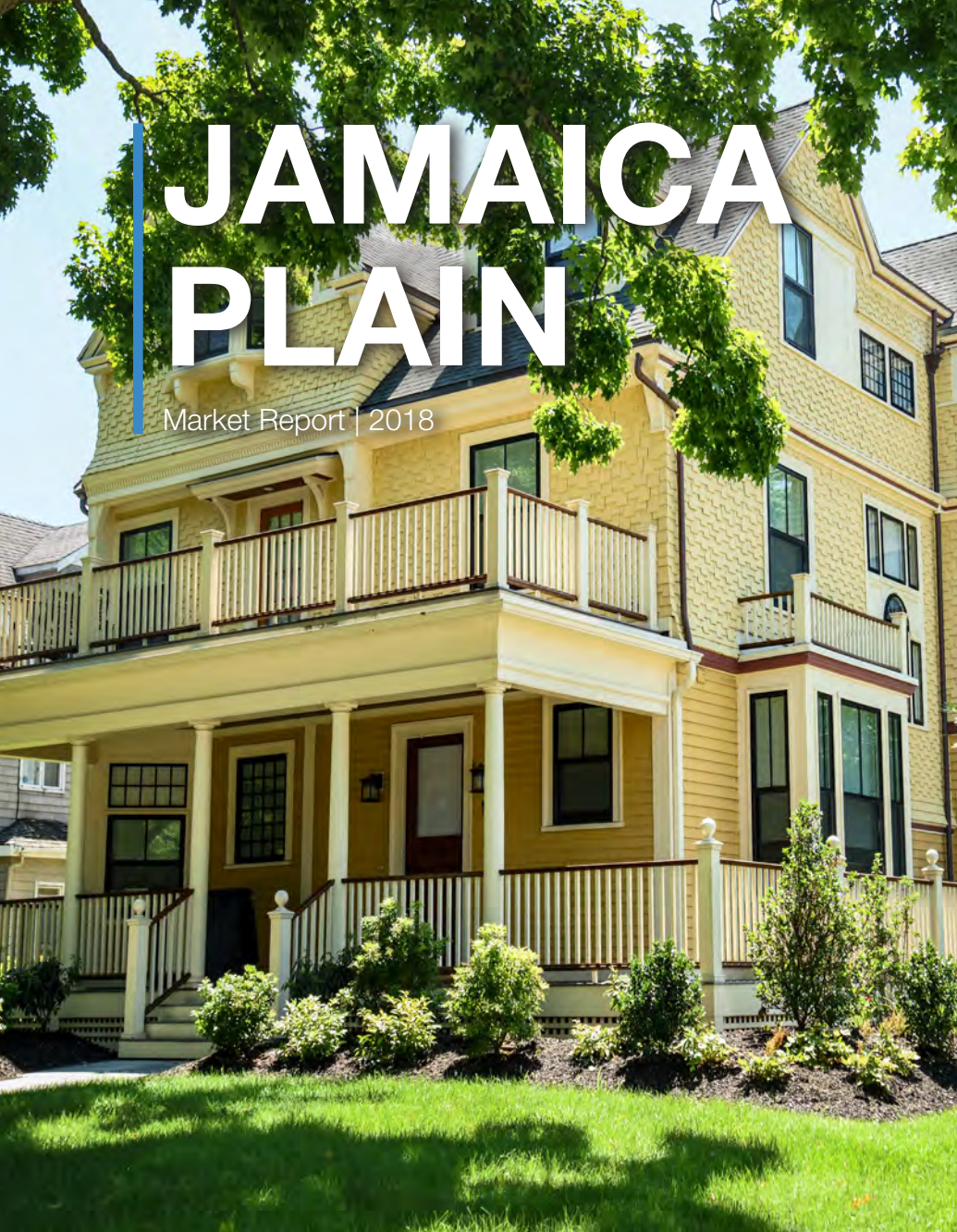
\$1,004

Average Sale \$/SqFt



JAMAICA PLAIN

Market Report | 2018



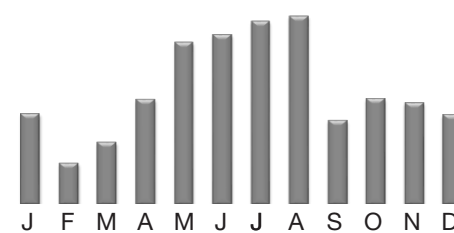
COLDWELL BANKER
RESIDENTIAL BROKERAGE

\$383.9M

Total Market Volume

18% increase from 2017's total market volume for Jamaica Plain, Boston.

August had the highest sales volume with \$52M while February faced the lowest sales volume with \$11.3M.

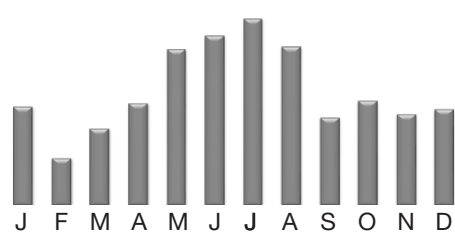


504

Total Number of Sales

7% increase from 2017's total number of sales for Jamaica Plain, Boston.

July had the highest number of sales with 68 units while February had the lowest number of sales with 17 units.

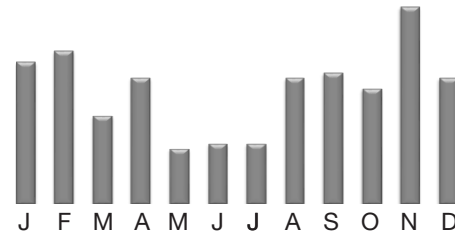


19

Average Days To Offer

5% decrease from 2017's average days to offer for Jamaica Plain, Boston.

November had the highest average days to offer at 36 days. May experienced the lowest average DTO at 10 days.

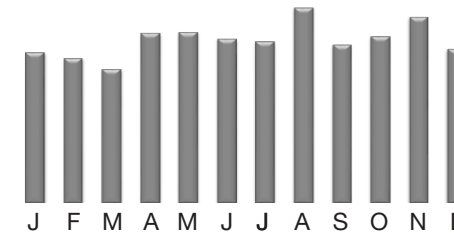


\$761.6K

Average Sale Price

10% increase from 2017's average sale price for Jamaica Plain, Boston.

August had the highest average sale price at \$896.8K while March faced the lowest average sale price at \$612.4K.



\$487

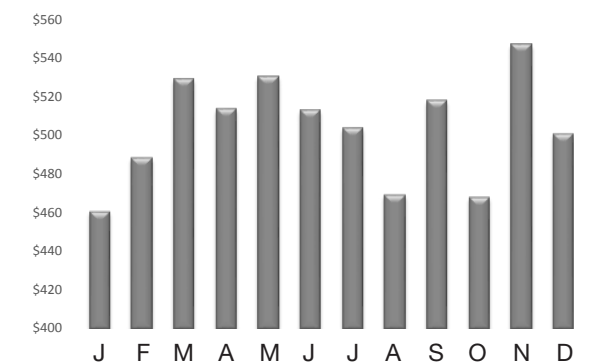
Average List \$/SqFt

Year Over Year Average \$/SqFt:

Year	List \$/SqFt	Sale \$/SqFt
2018	\$487	\$503
2017	\$460	\$477
2016	\$428	\$439
2015	\$403	\$416
2014	\$360	\$369

\$503

Average Sale \$/SqFt





MIDTOWN

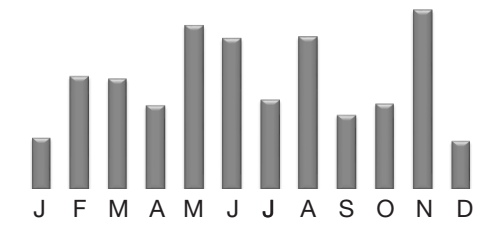
Market Report | 2018

\$188.6M

Total Market Volume

45% decrease from 2017's total market volume for Midtown, Boston.

November had the highest sales volume with \$25.6M while December faced the lowest sales volume with \$6.8M.

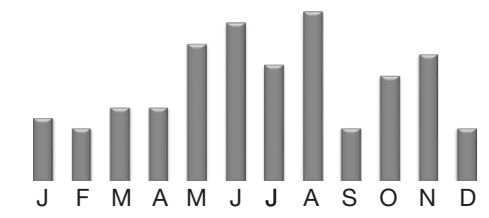


114

Total Number of Sales

29% decrease from 2017's total number of sales for Midtown, Boston.

August had the highest number of sales with 16 units while February, September, and December tied for the lowest number of sales with 5 units each.

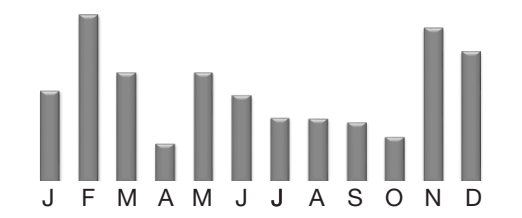


78

Average Days To Offer

13% increase from 2017's average days to offer for Midtown, Boston.

February had the highest average days to offer at 141 days. April experienced the lowest average DTO at 32 days.

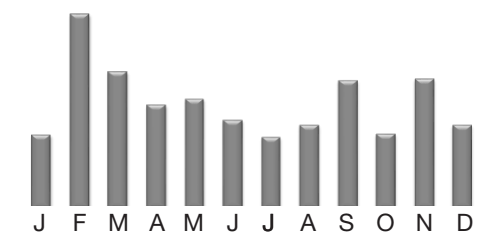


\$2.1M

Average Sale Price

23% decrease from 2017's average sale price for Midtown, Boston.

February had the highest average sale price at \$3.2M while July faced the lowest average sale price at \$1.1M.



\$1,240

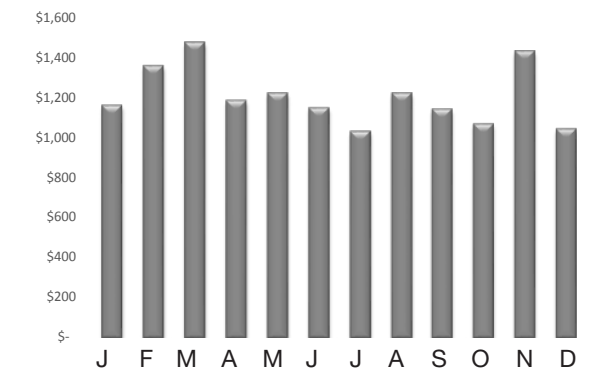
Average List \$/SqFt

Year Over Year Average \$/SqFt:

2018	List: \$1,240	Sale: \$1,206
2017	List: \$1,370	Sale: \$1,318
2016	List: \$1,408	Sale: \$1,382
2015	List: \$1,078	Sale: \$1,049
2014	List: \$1,035	Sale: \$1,014

\$1,206

Average Sale \$/SqFt

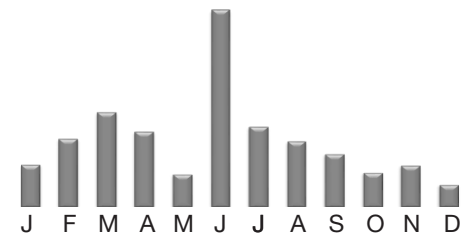


\$77.6M

Total Market Volume

39% increase from 2017's total market volume for North End, Boston.

June had the highest sales volume with \$18.8M while December faced the lowest sales volume with \$2.1M.

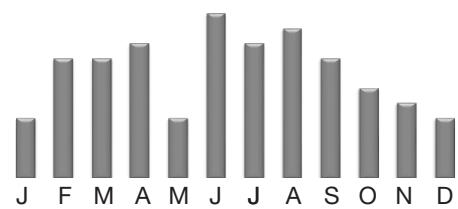


87

Total Number of Sales

32% increase from 2017's total number of sales for North End, Boston.

June had the highest number of sales with 11 units while January, May and December tied for the lowest number of sales with 4 units each.

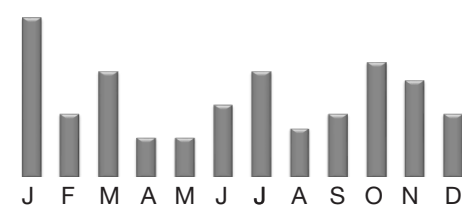


26

Average Days To Offer

26% decrease from 2017's average days to offer for North End, Boston.

January had the highest average days to offer at 53 days. April and May tied for the lowest average DTO at 13 days.

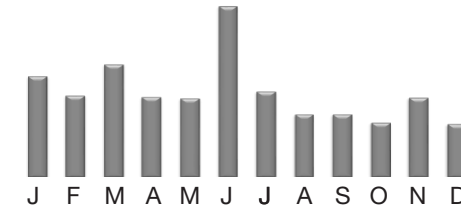


\$892.4K

Average Sale Price

5% increase from 2017's average sale price for North End, Boston.

June had the highest average sale price at \$1.7M while December faced the lowest average sale price at \$530.5K.



\$951

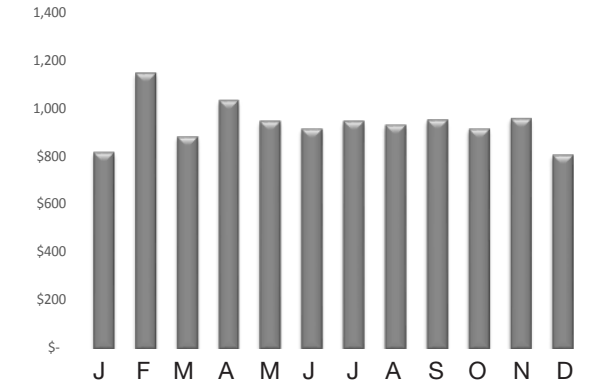
Average List \$/SqFt

Year Over Year Average \$/SqFt:

2018	List: \$951	Sale: \$949
2017	List: \$892	Sale: \$881
2016	List: \$821	Sale: \$851
2015	List: \$721	Sale: \$717
2014	List: \$728	Sale: \$721

\$949

Average Sale \$/SqFt



NORTH END

Market Report | 2018



SEAPORT

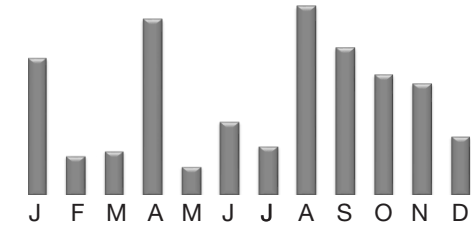
Market Report | 2018

\$161.4M

Total Market Volume

255% increase from 2017's total market volume for Seaport, Boston.

August had the highest sales volume with \$22.3M while May faced the lowest sales volume with \$3.3K.

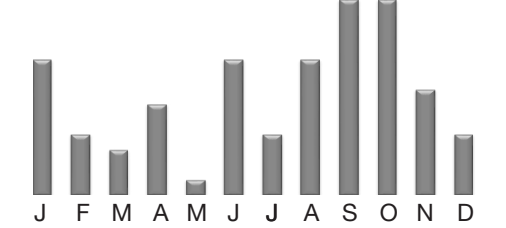


89

Total Number of Sales

128% increase from 2017's total number of sales for Seaport, Boston.

September and October tied for highest number of sales with 13 units while May had the lowest number of sales with 1 unit.

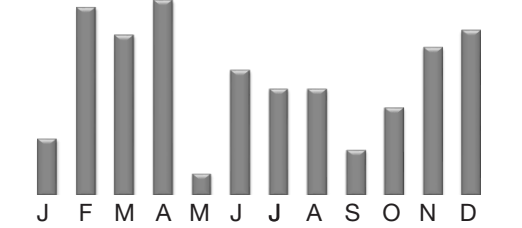


49

Average Days To Offer

32% increase from 2017's average days to offer for Seaport, Boston.

April had the highest average days to offer at 83 days. May experienced the lowest average DTO at 9 days.

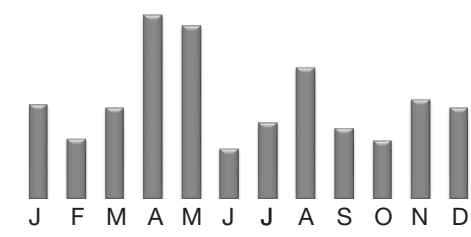


\$1.81M

Average Sale Price

56% increase from 2017's average sale price for Seaport, Boston.

April had the highest average sale price at \$3.47M while June faced the lowest average sale price at \$951.5K.



\$1,256

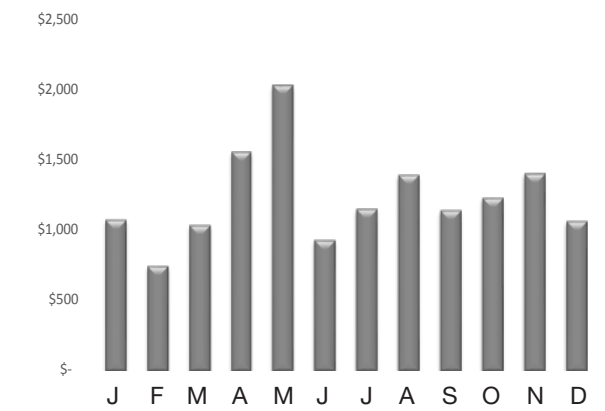
Average List \$/SqFt

Year Over Year Average \$/SqFt:

2018	List: \$1,256	Sale: \$1,230
2017	List: \$912	Sale: \$885
2016	List: \$1,016	Sale: \$1,005
2015	List: \$708	Sale: \$698
2014	List: \$643	Sale: \$624

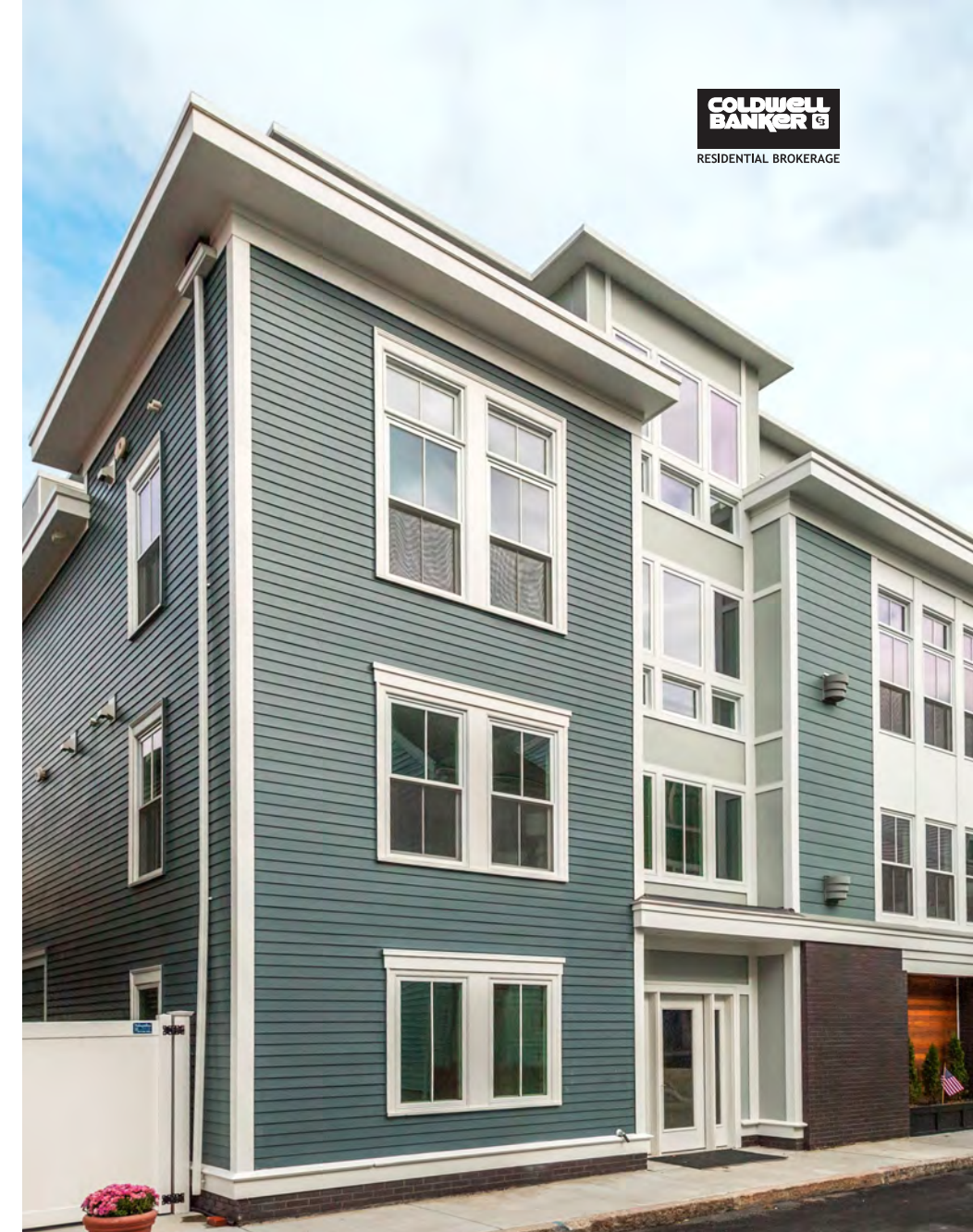
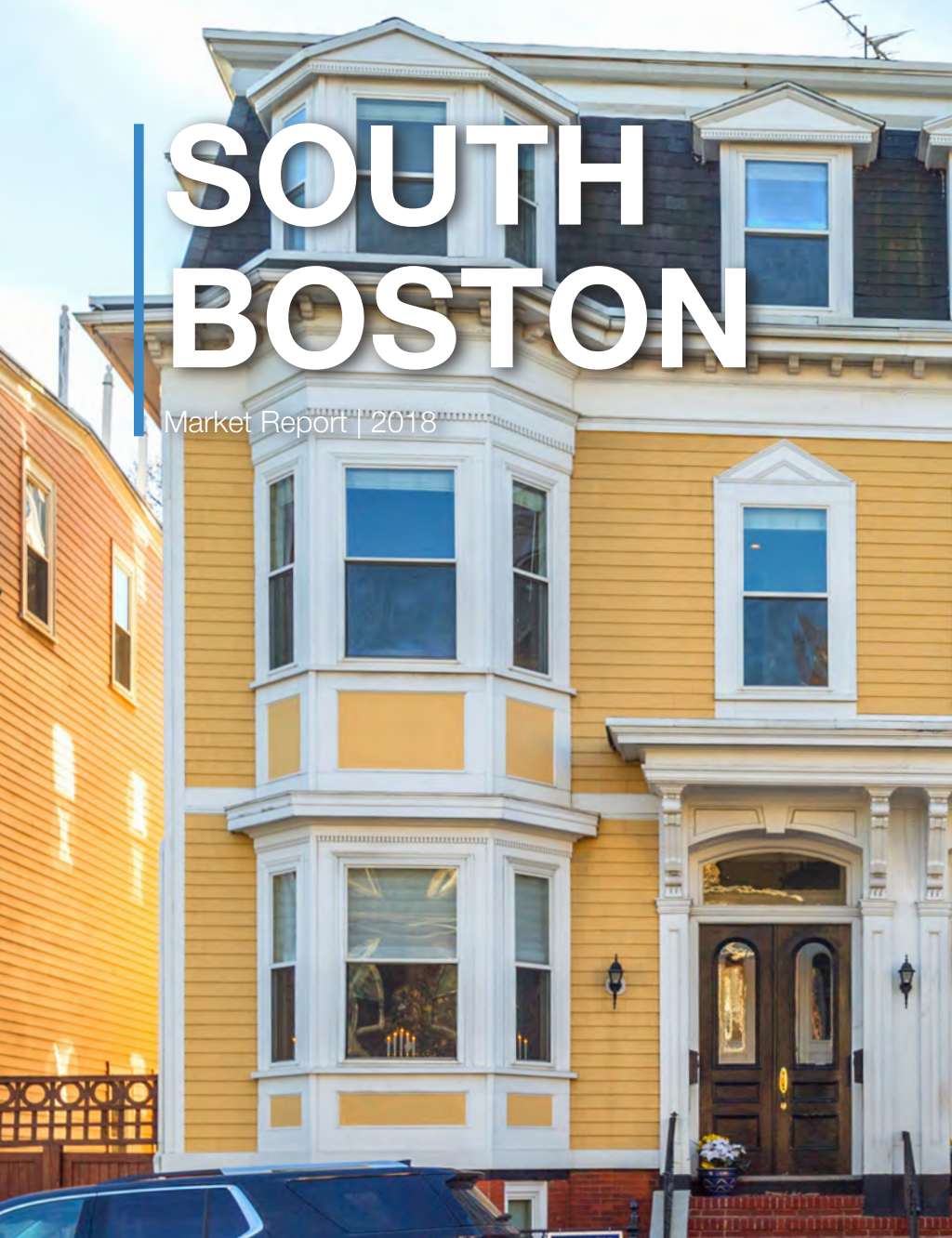
\$1,230

Average Sale \$/SqFt



SOUTH BOSTON

Market Report | 2018

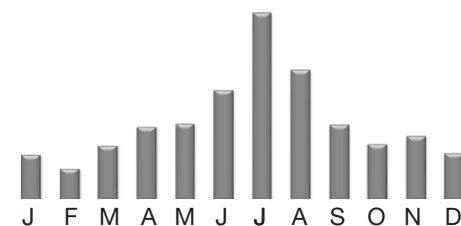


\$632.5M

Total Market Volume

21% increase from 2017's total market volume for South Boston, Boston.

July had the highest sales volume with \$124.2M while February faced the lowest sales volume with \$20.7M.

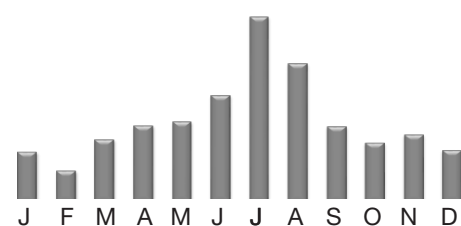


740

Total Number of Sales

8% increase from 2017's total number of sales for South Boston, Boston.

July had the highest number of sales with 139 units while February had the lowest number of sales with 23 units.

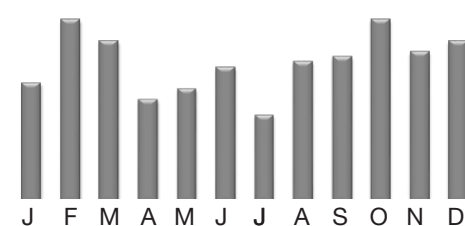


27

Average Days To Offer

11% decrease from 2017's average days to offer for South Boston, Boston.

February and October tied for highest average days to offer at 34 days. July had the lowest average DTO at 16 days.

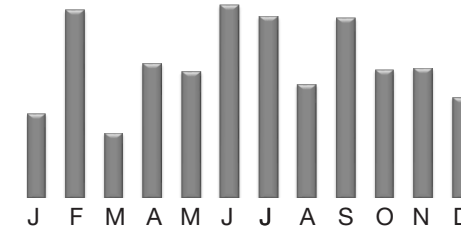


\$854.8K

Average Sale Price

12% increase from 2017's average sale price for South Boston, Boston.

June had the highest average sale price at \$903.8K while March faced the lowest average sale price at \$782K.



\$692

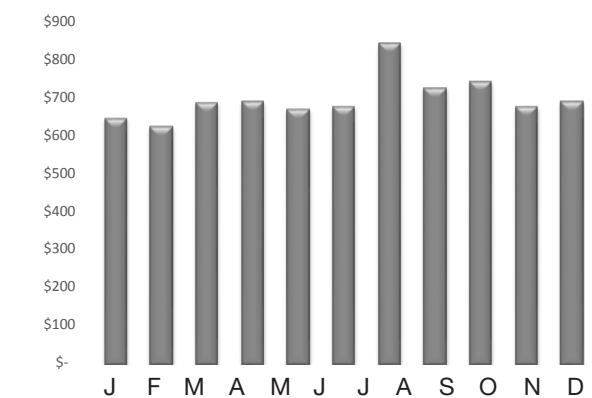
Average List \$/SqFt

Year Over Year Average \$/SqFt:

2018	List: \$692	Sale: \$692
2017	List: \$623	Sale: \$624
2016	List: \$567	Sale: \$570
2015	List: \$517	Sale: \$519
2014	List: \$468	Sale: \$466

\$692

Average Sale \$/SqFt





SOUTH END

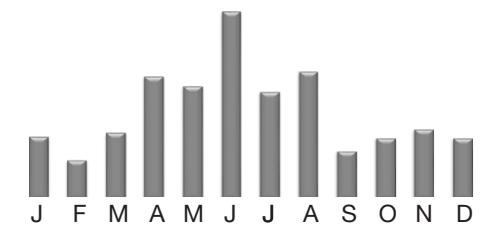
Market Report | 2018

\$702.6M

Total Market Volume

2% increase from 2017's total market volume for South End, Boston.

June had the highest sales volume with \$123.8M while February faced the lowest sales volume with \$24.8M.

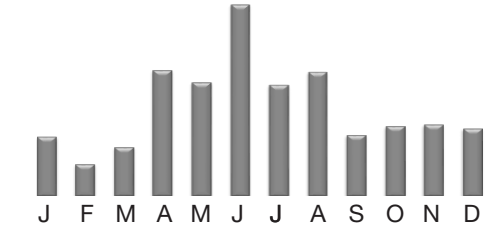


513

Total Number of Sales

3% decrease from 2017's total number of sales for South End, Boston.

June had the highest number of sales with 91 units while February had the lowest number of sales with 15 units.

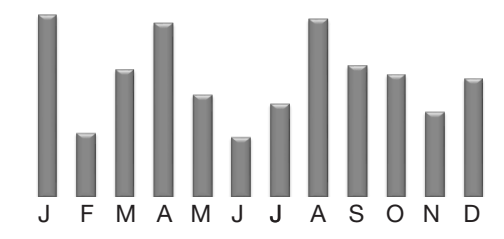


29

Average Days To Offer

4% increase from 2017's average days to offer for South End, Boston.

January had the highest average days to offer at 43 days. June experienced the lowest average DTO at 14 days.

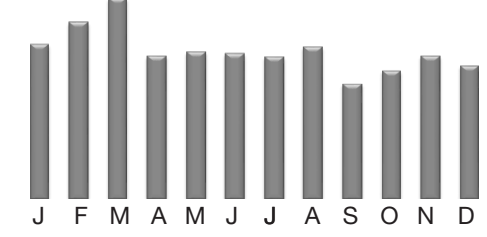


\$1.3M

Average Sale Price

5% increase from 2017's average sale price for South End, Boston.

March had the highest average sale price at \$1.88M while September faced the lowest average sale price at \$1.07M.



\$1,026

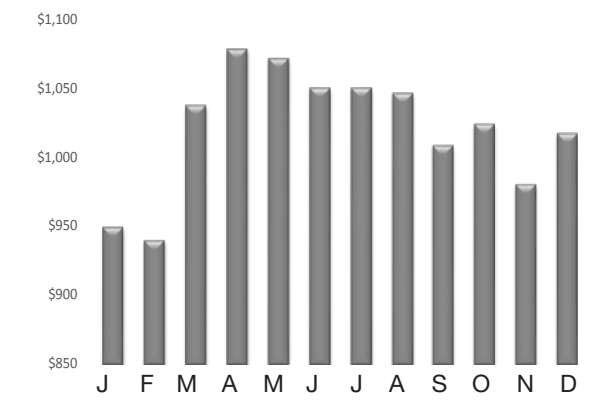
Average List \$/SqFt

Year Over Year Average \$/SqFt:

Year	List	Sale
2018	\$1,026	\$1,035
2017	\$955	\$972
2016	\$880	\$894
2015	\$58	\$58
2014	\$43	\$42

\$1,035

Average Sale \$/SqFt

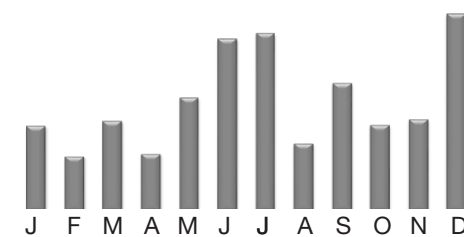


\$188.6M

Total Market Volume

3% increase from 2017's total market volume for Waterfront, Boston.

December had the highest sales volume with \$28.2M while February faced the lowest sales volume with \$7.6M.

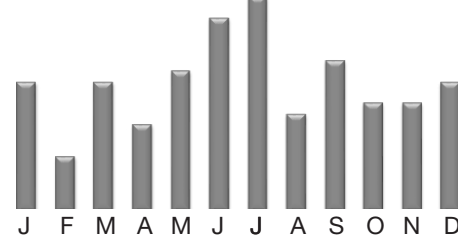


144

Total Number of Sales

6% increase from 2017's total number of sales for Waterfront, Boston.

July had the highest number of sales with 20 units while February had the lowest number of sales with 5 units.

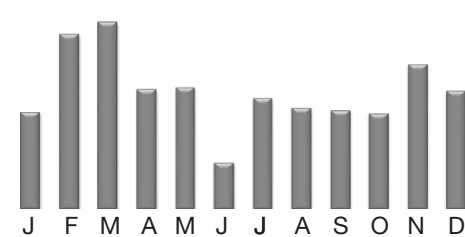


63

Average Days To Offer

31% increase from 2017's average days to offer for Waterfront, Boston.

March had the highest average days to offer at 106 days. June experienced the lowest average DTO at 26 days.

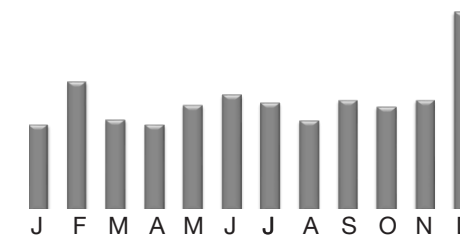


\$1.35M

Average Sale Price

3% decrease from 2017's average sale price for Waterfront, Boston.

February had the highest average sale price at \$1.5M while April faced the lowest average sale price at \$1M.



\$1,040

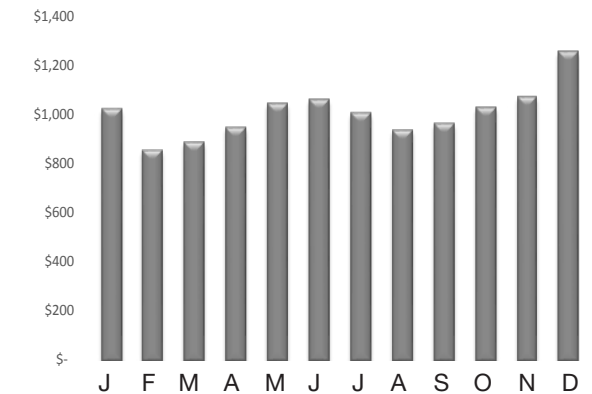
Average List \$/SqFt

Year Over Year Average \$/SqFt:

2018	List: \$1,040	Sale: \$1,018
2017	List: \$1,018	Sale: \$989
2016	List: \$978	Sale: \$947
2015	List: \$923	Sale: \$889
2014	List: \$876	Sale: \$851

\$1,018

Average Sale \$/SqFt



WATERFRONT

Market Report | 2018



LUXURY \$2M+

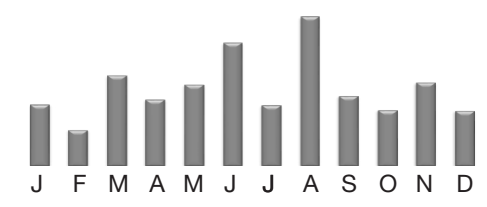
Market Report | 2018

\$1.3B

Total Market Volume

3% decrease from 2017's total market volume for \$2M+ Luxury Condo Sales in Boston.

August had the highest sales volume with \$203.7M while February faced the lowest sales volume with \$48.67M.

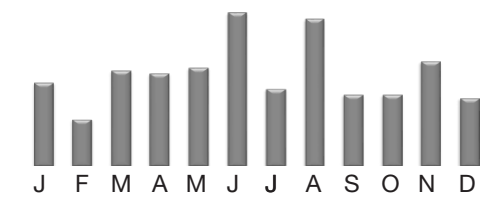


368

Total Number of Sales

2% increase from 2017's total number of sales for \$2M+ Luxury Condo Sales in Boston.

June had the highest number of sales with 50 units while February had the lowest number of sales with 15 units.

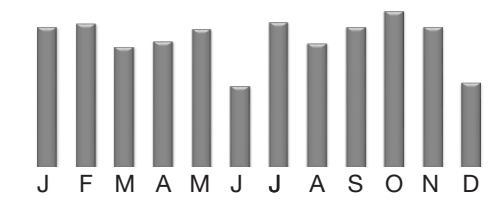


71

Average Days To Offer

10% decrease from 2017's average days to offer for \$2M+ Luxury Condo Sales in Boston.

July had the highest average DTO at 82 days. June experienced the lowest average DTO at 46 days.

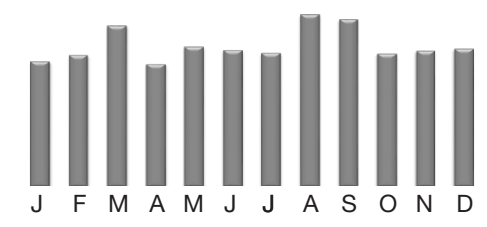


\$3.5M

Average Sale Price

5% decrease from 2017's average sale price for \$2M+ Luxury Condo Sales in Boston.

August had the highest average sale price at \$4.24M while April faced the lowest average sale price at \$3M.



\$1,355

Average List \$/SqFt

Year Over Year Average \$/SqFt:

2018	List: \$1,355	Sale: \$1,326
2017	List: \$1,356	Sale: \$1,312
2016	List: \$1,365	Sale: \$1,316
2015	List: \$1,214	Sale: \$1,181
2014	List: \$1,219	Sale: \$1,130

\$1,326

Average Sale \$/SqFt

