

# Q1 2020 NORTH END

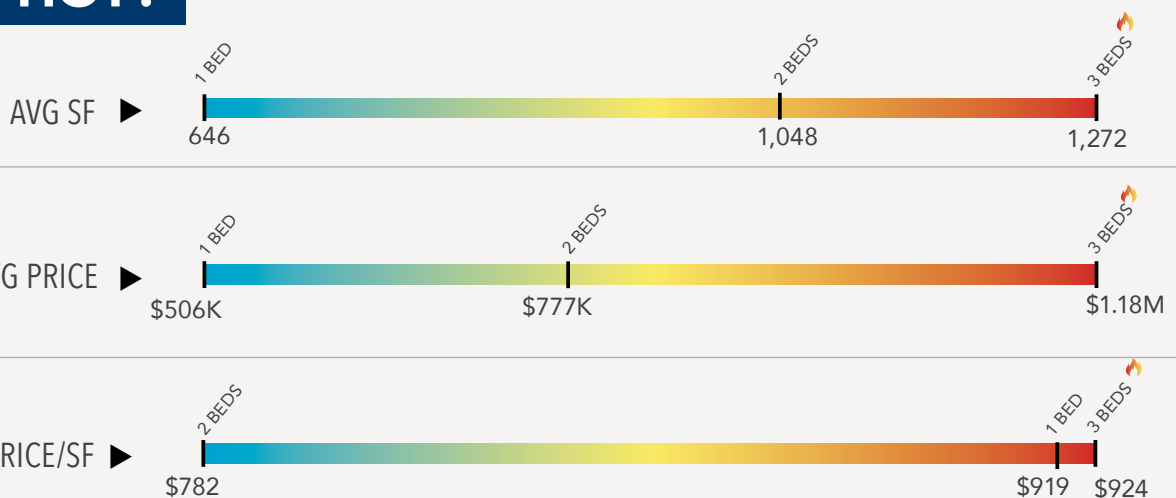


## TRENDS & INSIGHTS

- North End has been one of Boston's least volatile neighborhoods from a pricing standpoint in the past 10 years and Q1 2020 continues this trend. Buoyed by favorable geography and perennially low supply, the North End should be one of the neighborhoods least impacted by the COVID-19 pandemic.
- One of Boston's oldest neighborhoods, North End is a very small area that blends into the Waterfront (its own submarket), and has little room for new condominium development. Any new developments are typically very small in nature (6-9 units).
- The North End is traditionally a supply constrained submarket (under 2 months' supply of inventory), with no significant new construction on the horizon but has always been a favorite destination for Bostonians searching for the "best" Italian food in Boston.



## WHAT'S HOT?



NOTE: No North End studios Sold/UAG in MLS from 1/1/20 to 3/31/20

## AVERAGE SALES PRICE



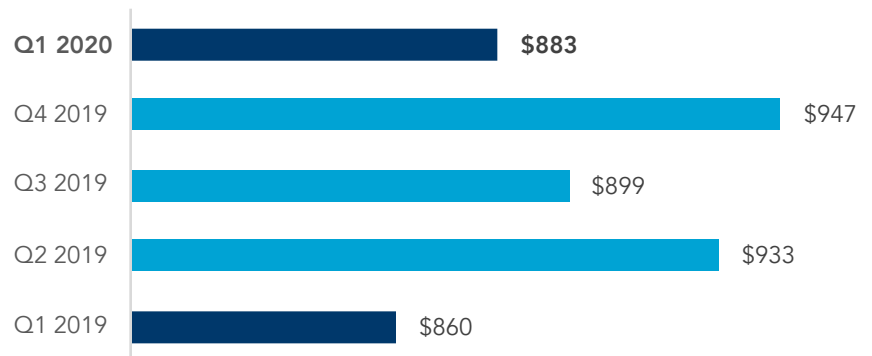
**↑ 28.3%**  
 YEAR OVER YEAR  
**\$171,618**  
 INCREASE



## AVERAGE COST PER SQ FT



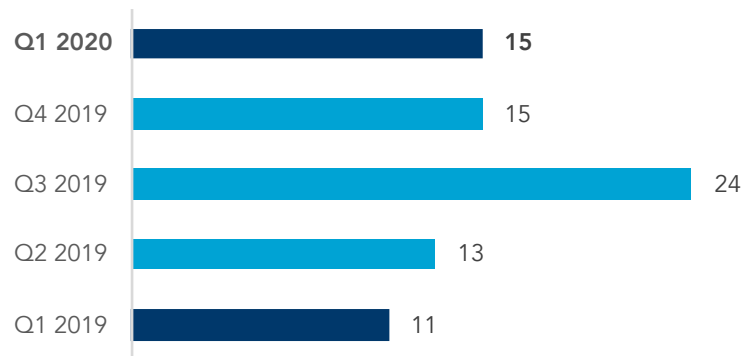
**↑ 2.7%**  
 YEAR OVER YEAR  
**\$23**  
 INCREASE



## NUMBER OF CLOSINGS



**↑ 36.4%**  
 YEAR OVER YEAR  
**4 UNIT**  
 INCREASE



*Note: Data is sourced from MLS and Link*