

Q2 2020 NORTH END



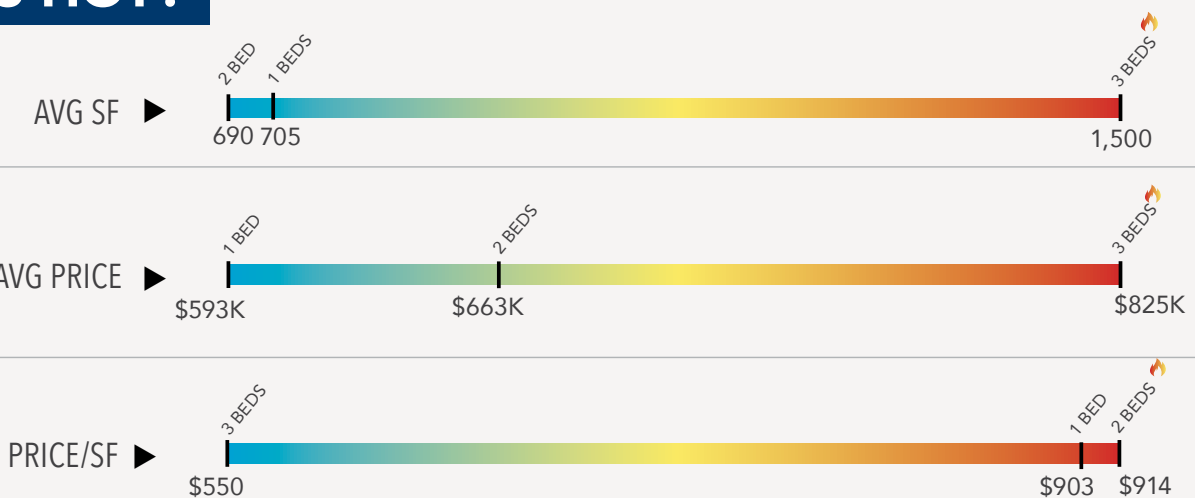
TRENDS & INSIGHTS

- The North End market showed minimal COVID impact during Q2 as year-over-year sales price declined 1% and market volume rose by 61% (8 units). The North End market is traditionally one of Boston's most insulated from outside factors, with consistent supply and housing type (smaller multi-family condo).

 - The average price per sq/ft vs Q1 increased during Q2 by \$5 to \$888.
 - 1 & 2 bed condos in the North End represent some of Boston's best and most stable values at \$903 & \$915 per sq/ft, respectively.
- As one of Boston's oldest and smallest neighborhoods, prices have been historically stable despite the global pandemic due to the limited supply of active inventory



WHAT'S HOT?



NOTE: No North End studios Sold/UAG in MLS from 4/1/20 to 6/30/20

AVERAGE SALES PRICE



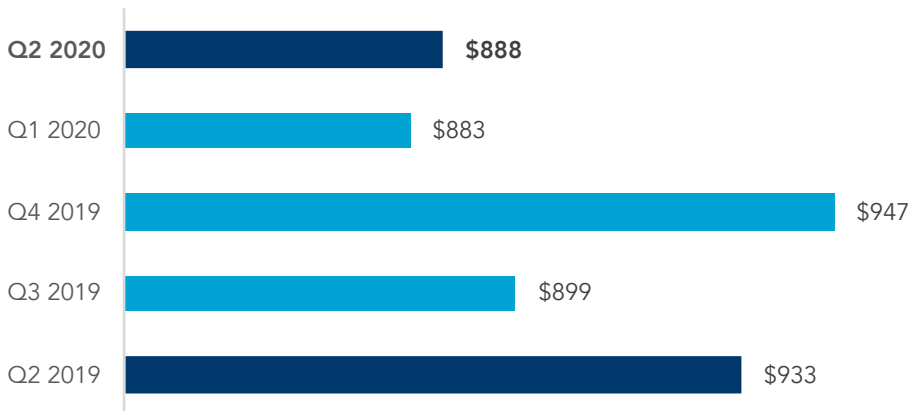
↓ **0.4%**
YEAR OVER YEAR
\$2,171
DECREASE



AVERAGE COST PER SQ FT



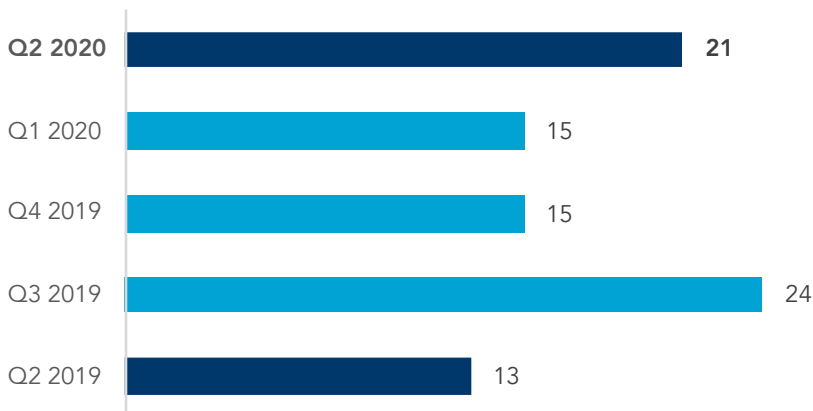
↓ **4.8%**
YEAR OVER YEAR
\$45
DECREASE



NUMBER OF CLOSINGS



↑ **61.5%**
YEAR OVER YEAR
8 UNIT
INCREASE



Note: Data is sourced from MLS and Link