

Q2 2020 WATERFRONT



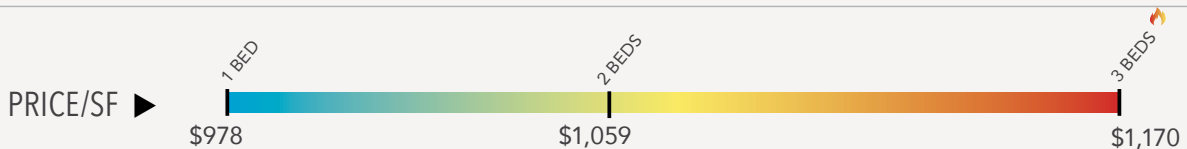
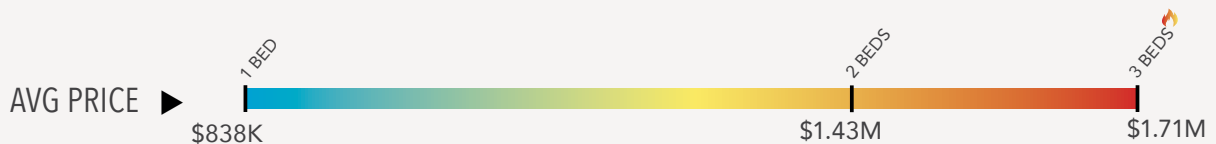
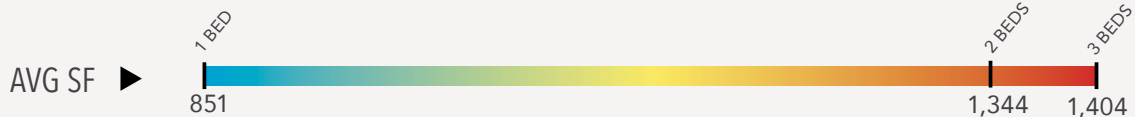
TRENDS & INSIGHTS

🔗 The Waterfront continues to be one of Boston's most stable housing markets, with relatively minimal COVID impact during Q2. Year-over year sales volume decreased by only 10 units (27%) while the average sale price saw a modest decline of 17%. The Waterfront continues to be one of Boston's most affordable markets, with 1 bed condos averaging under \$1,000 per sq/ft (\$838,000).

- The average price per sq/ft vs. Q1 only declined \$8.
- The number of closings vs. Q1 only declined by 2 during Q2.
- Very little new construction and limited inventory help control values year-over-year on the Waterfront.
- Proximity to the North End, Airport, and Faneuil Hall continues to drive demand in the Waterfront



WHAT'S HOT?



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

AVERAGE SALES PRICE



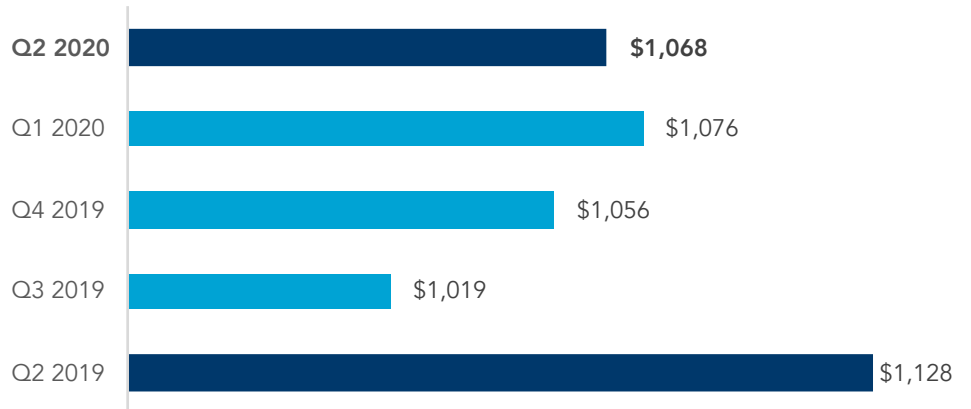
↓ **17.5%**
 YEAR OVER YEAR
\$254,702
 DECREASE



AVERAGE COST PER SQ FT



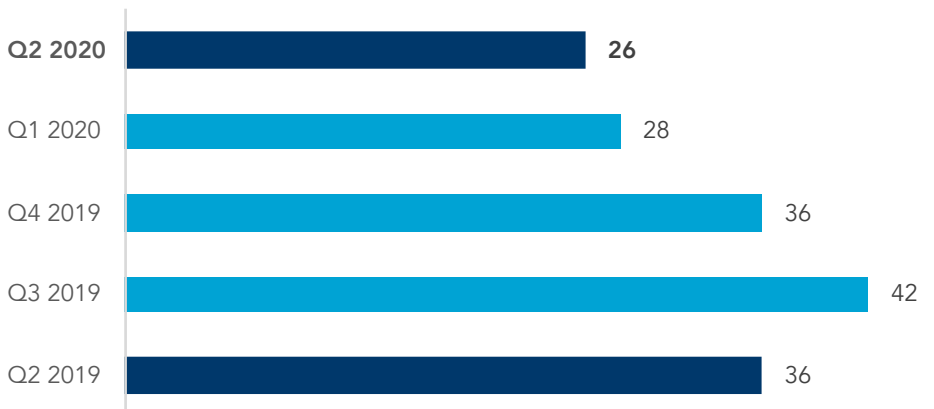
↓ **5.3%**
 YEAR OVER YEAR
\$60
 DECREASE



NUMBER OF CLOSINGS



↓ **27.8%**
 YEAR OVER YEAR
10 UNIT
 DECREASE



Note: Data is sourced from MLS and Link