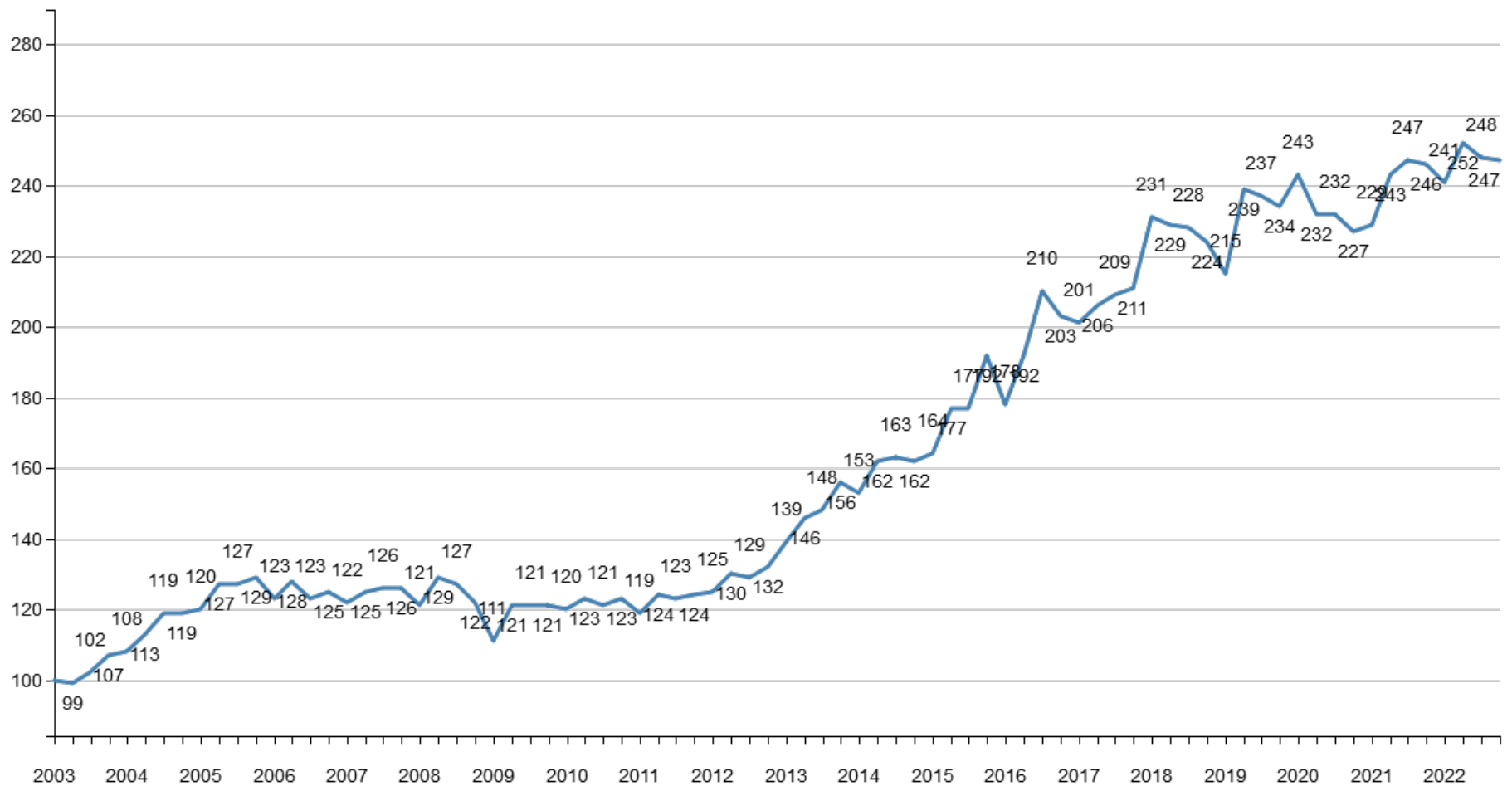


LINK

BOSTON
**QUARTERLY SALES
SUMMARY**
FOURTH QUARTER 2022

LINK

Citywide Twenty Year Price Index (Appreciation Rate)

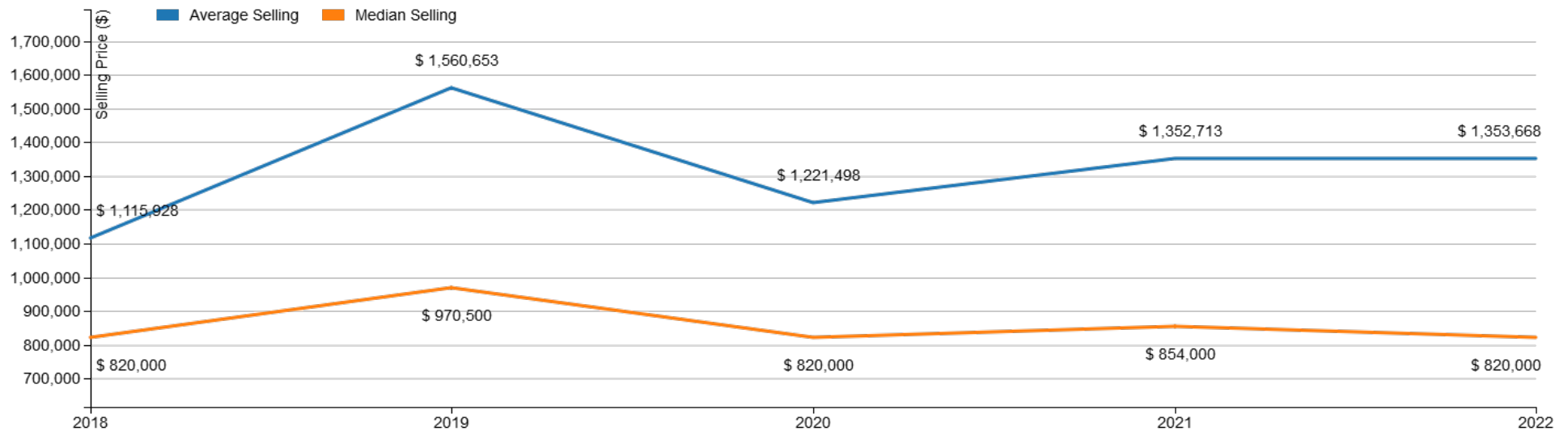




Citywide
Quarterly Sales Summary
4th Quarter 2022

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
2018	626	-	\$1,115,928	-	\$820,000	-	\$972	-	\$928	-	58
2019	686	10%	\$1,560,653	40%	\$970,500	18%	\$1,122	15%	\$984	6%	73
2020	713	4%	\$1,221,498	-22%	\$820,000	-16%	\$978	-13%	\$884	-10%	64
2021	865	21%	\$1,352,713	11%	\$854,000	4%	\$1,059	8%	\$947	7%	63
2022	581	-33%	\$1,353,668	0%	\$820,000	-4%	\$1,097	4%	\$983	4%	66

Average / Median Selling Price





Quarterly Sales By Area

4th Quarter 2022

Area	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
Luxe	95	-45%	\$3,003,836	10%	\$2,275,000	23%	\$1,795	11%	\$1,634	8%	84
Back Bay	75	-34%	\$1,851,137	-37%	\$1,150,000	-12%	\$1,343	-13%	\$1,255	-4%	105
Beacon Hill	42	-7%	\$1,934,774	34%	\$920,000	2%	\$1,283	6%	\$1,222	6%	52
Charlestown	51	-35%	\$859,734	0%	\$752,000	1%	\$828	4%	\$827	5%	51
East Boston	83	-15%	\$668,552	3%	\$646,000	7%	\$677	-5%	\$677	0%	-
Fenway	21	-16%	\$813,209	5%	\$537,500	-14%	\$954	-5%	\$940	-4%	-
Downtown	64	146%	\$1,502,414	-20%	\$912,500	-37%	\$1,339	10%	\$1,351	14%	210
North End	17	-29%	\$1,035,176	20%	\$896,000	32%	\$960	6%	\$1,004	11%	-
Seaport	38	-24%	\$3,204,250	61%	\$2,292,500	44%	\$2,055	36%	\$2,050	30%	12
South Boston	71	-59%	\$777,808	-14%	\$735,000	-5%	\$751	-6%	\$756	-5%	36
South End	85	-53%	\$1,406,537	8%	\$1,075,000	11%	\$1,168	-1%	\$1,148	0%	46
Waterfront	25	-26%	\$1,290,104	-8%	\$775,000	-38%	\$1,031	2%	\$1,048	12%	94
West End	9	-47%	\$825,000	14%	\$540,000	-16%	\$673	-13%	\$581	-24%	168



Citywide

Sales Comparison by Number of Bedrooms

4th Quarter 2022

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
Studio	2020	26	18%	\$589,883	-74%	\$499,750	-8%	\$1,213	-13%	\$1,294	5%	62
	2021	48	85%	\$590,480	0%	\$533,000	7%	\$1,078	-11%	\$1,079	-17%	65
	2022	47	-2%	\$609,269	3%	\$599,000	12%	\$1,190	10%	\$1,234	14%	40
One Bed	2020	194	-11%	\$764,583	-1%	\$639,000	-5%	\$974	-6%	\$915	-8%	59
	2021	277	43%	\$779,543	2%	\$694,500	9%	\$1,019	5%	\$978	7%	71
	2022	192	-31%	\$793,996	2%	\$700,000	1%	\$1,095	7%	\$1,041	6%	70
Two Beds	2020	378	12%	\$1,204,055	-21%	\$895,000	-13%	\$955	-15%	\$859	-10%	64
	2021	395	4%	\$1,264,949	5%	\$910,000	2%	\$1,011	6%	\$885	3%	52
	2022	251	-36%	\$1,321,722	4%	\$908,000	0%	\$1,028	2%	\$889	0%	45
Three Plus Beds	2020	115	6%	\$2,192,429	-29%	\$1,240,000	-36%	\$1,008	-19%	\$769	-23%	72
	2021	144	25%	\$2,937,605	34%	\$1,977,500	59%	\$1,259	25%	\$1,095	42%	74
	2022	91	-37%	\$3,007,097	2%	\$2,175,000	10%	\$1,247	-1%	\$1,051	-4%	103



Citywide

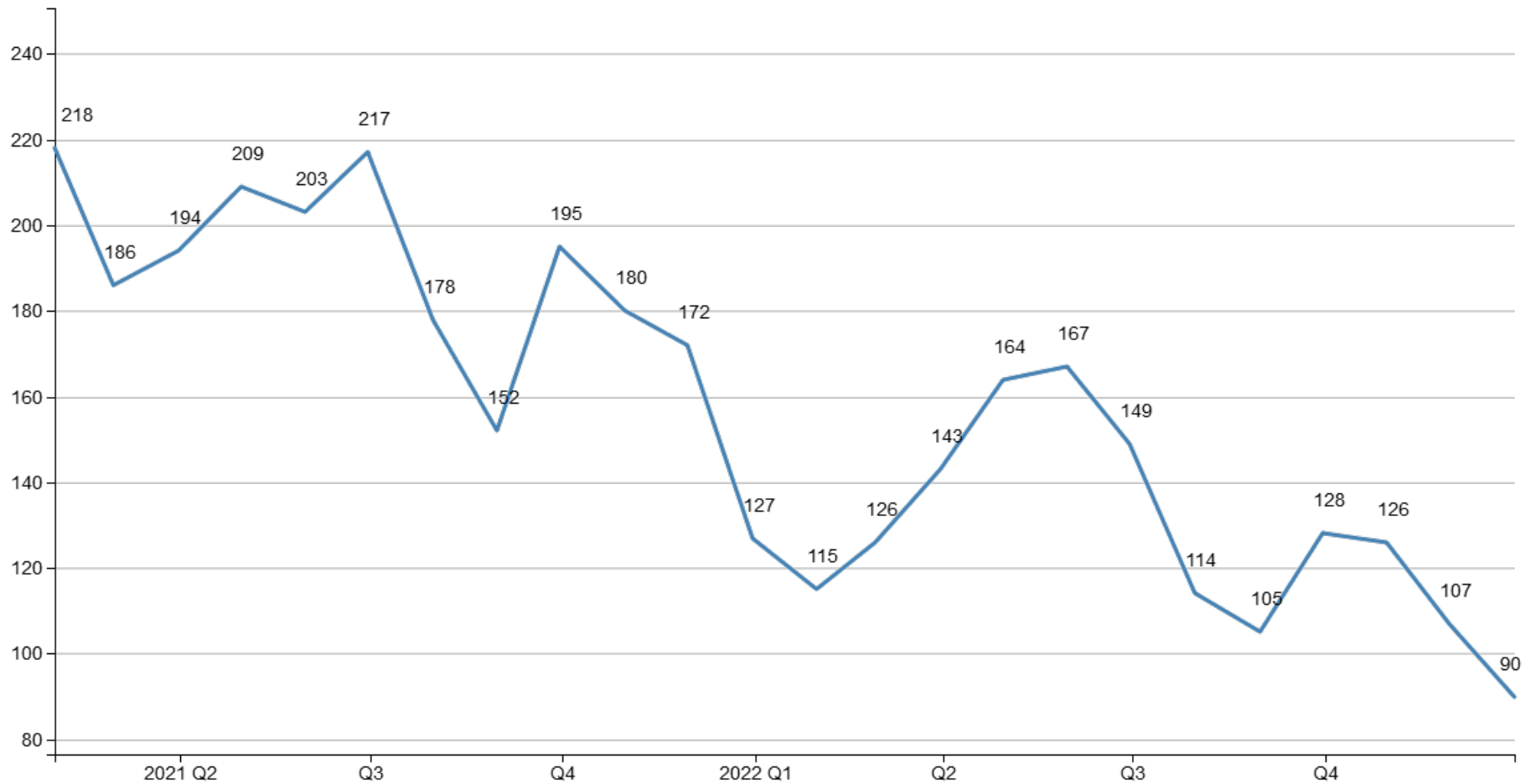
Sales Comparison by Square Footage

4th Quarter 2022

Sq Feet	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
700 or less	2020	150	10%	\$581,358	-3%	\$553,500	1%	\$1,029	-4%	\$960	-7%	54
	2021	181	21%	\$586,099	1%	\$555,000	0%	\$1,040	1%	\$1,016	6%	79
	2022	160	-12%	\$624,942	7%	\$602,500	9%	\$1,145	10%	\$1,126	11%	57
701- 1000	2020	165	1%	\$727,122	-13%	\$700,000	-10%	\$861	-13%	\$818	-13%	59
	2021	261	58%	\$787,630	8%	\$737,500	5%	\$943	9%	\$875	7%	59
	2022	149	-43%	\$806,150	2%	\$725,000	-2%	\$939	0%	\$837	-4%	40
1001- 1500	2020	257	14%	\$1,124,501	-14%	\$970,000	-7%	\$921	-12%	\$827	-6%	62
	2021	254	-1%	\$1,153,877	3%	\$1,015,000	5%	\$956	4%	\$850	3%	43
	2022	152	-40%	\$1,180,613	2%	\$975,000	-4%	\$960	0%	\$842	-1%	58
1501- 1800	2020	60	13%	\$1,527,612	-10%	\$1,450,000	-12%	\$928	-10%	\$945	-1%	84
	2021	65	8%	\$1,870,122	22%	\$1,825,000	26%	\$1,149	24%	\$1,111	17%	68
	2022	46	-29%	\$1,899,139	2%	\$1,617,500	-11%	\$1,140	-1%	\$1,072	-4%	24
1801- 2400	2020	50	-11%	\$2,188,215	-21%	\$1,904,575	-19%	\$1,077	-20%	\$965	-18%	76
	2021	62	24%	\$2,735,297	25%	\$2,614,500	37%	\$1,325	23%	\$1,305	35%	70
	2022	41	-34%	\$2,912,290	6%	\$2,625,000	0%	\$1,428	8%	\$1,324	1%	137
Over 2400	2020	30	-42%	\$5,768,167	-4%	\$4,862,500	-14%	\$1,788	-4%	\$1,806	6%	91
	2021	41	37%	\$6,611,224	15%	\$5,250,000	8%	\$1,967	10%	\$1,734	-4%	96
	2022	33	-20%	\$5,459,288	-17%	\$4,400,000	-16%	\$1,741	-11%	\$1,416	-18%	116

LINK

Citywide Inventory 4th Quarter 2022



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LUXURY CONDOMINIUMS
QUARTERLY SALES
SUMMARY
FOURTH QUARTER 2022



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Luxe Condominium Buildings

Hotel Luxe

Battery Wharf
The Carlton House
Four Seasons
The Intercontinental
The Mandarin
One Dalton Four Seasons
Ritz Tower I
Ritz Tower II
Rowes Wharf
W Boston

Luxe Boutique

1-3 Commonwealth
100 Beacon
109 Commonwealth
24 Commonwealth
25 Beacon
274 Beacon
36A Street Lofts
45 Commonwealth
49-51 Commonwealth
Amory on the Park
Arlington House
Boulevard on The Greenway
The Bradley Mansion
Burrage Mansion
Chanel No. 6
The Factory
Four51 Marlborough
Haddon Hall
The Henry
Le Jardin
The Lucas
The Lydon
Maison Vernon
The Marais
Residences at 9 Arlington St
Signet Residences
The Thorndike
The Tudor
The Whitwell
Zero Marlborough

Luxe Full Service

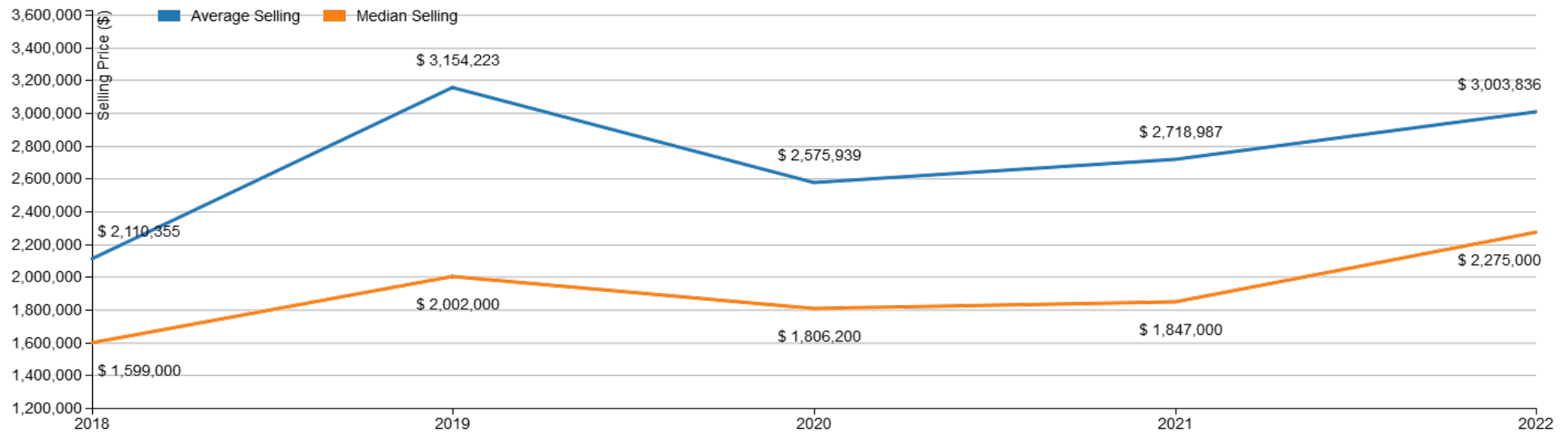
1 Charles St South
100 Shawmut
180 Beacon
330 Beacon St
44 Prince
45 Province
50 Liberty
Albert A Pope
The Archer Residences
Atelier 505
Belvedere
The Bryant Back Bay
Burroughs Wharf
Church Court
The Clarendon
The Cosmopolitan
Echelon Tower One
Echelon Tower Two
Grandview
Heritage
Lovejoy Wharf
The Mezz
Millennium Place
Millennium Tower
Pier Four
Pierce Boston
The Quinn
Sepia the Condos @ Ink Block
Siena the Condos @ Ink Block
Slip45
Slip65
St Regis Residences
The Sudbury
Trinity Place
Twenty Two Liberty

LINK

Luxury Condominiums Sales Summary 4th Quarter 2022

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
2018	83	-	\$2,110,355	-	\$1,599,000	-	\$1,418	-	\$1,306	-	111
2019	153	84%	\$3,154,223	49%	\$2,002,000	25%	\$1,814	28%	\$1,619	24%	117
2020	110	-28%	\$2,575,939	-18%	\$1,806,200	-10%	\$1,586	-13%	\$1,538	-5%	137
2021	172	56%	\$2,718,987	6%	\$1,847,000	2%	\$1,616	2%	\$1,517	-1%	67
2022	95	-45%	\$3,003,836	10%	\$2,275,000	23%	\$1,795	11%	\$1,634	8%	84

Average / Median Selling Price



LINK

Luxury Condominiums

Sales by Number of Bedrooms

4th Quarter 2022

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
Studio	2020	11	83%	\$721,618	-89%	\$772,500	-9%	\$1,334	-36%	\$1,460	-25%	-
	2021	16	45%	\$655,848	-9%	\$654,950	-15%	\$1,083	-19%	\$1,027	-30%	51
	2022	5	-69%	\$702,000	7%	\$705,000	8%	\$1,295	20%	\$1,233	20%	77
One Bed	2020	31	-23%	\$1,482,986	28%	\$1,210,800	5%	\$1,375	-4%	\$1,432	-5%	76
	2021	51	65%	\$1,206,965	-19%	\$1,175,000	-3%	\$1,406	2%	\$1,391	-3%	80
	2022	30	-41%	\$1,398,553	16%	\$1,292,750	10%	\$1,588	13%	\$1,612	16%	61
Two Beds	2020	55	-35%	\$2,647,290	-14%	\$2,150,000	-15%	\$1,607	-14%	\$1,551	-12%	189
	2021	70	27%	\$2,624,405	-1%	\$2,141,150	0%	\$1,620	1%	\$1,548	0%	74
	2022	39	-44%	\$3,069,715	17%	\$3,020,000	41%	\$1,824	13%	\$1,786	15%	87
Three Plus Beds	2020	13	-43%	\$6,449,385	7%	\$4,925,000	-17%	\$2,210	0%	\$1,888	-11%	38
	2021	35	169%	\$6,054,534	-6%	\$4,000,000	-19%	\$2,158	-2%	\$1,936	3%	10
	2022	21	-40%	\$5,722,805	-5%	\$4,600,000	15%	\$2,154	0%	\$2,061	6%	115



Luxury Condominiums
Sales by Square Footage
4th Quarter 2022

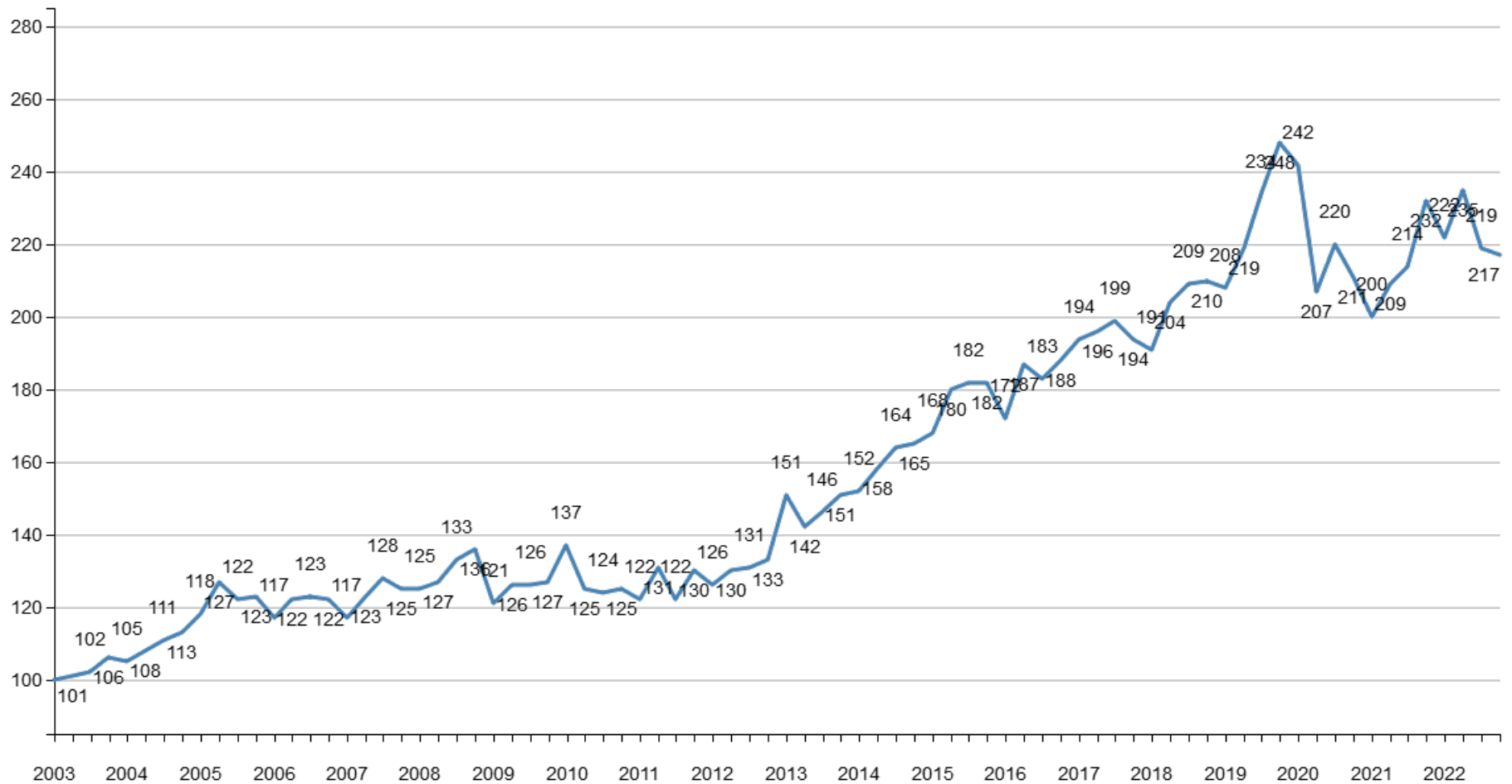
Sq Feet	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
700 or less	2020	19	58%	\$818,913	-17%	\$810,000	-23%	\$1,393	-15%	\$1,496	-6%	-
	2021	24	26%	\$768,586	-6%	\$800,000	-1%	\$1,284	-8%	\$1,305	-13%	34
	2022	13	-46%	\$867,612	13%	\$814,900	2%	\$1,413	10%	\$1,365	5%	86
701- 1000	2020	13	-55%	\$972,522	-16%	\$875,000	-26%	\$1,196	-16%	\$1,030	-30%	76
	2021	35	169%	\$1,184,734	22%	\$1,228,900	40%	\$1,414	18%	\$1,354	31%	117
	2022	16	-54%	\$1,384,541	17%	\$1,278,500	4%	\$1,597	13%	\$1,573	16%	1
1001- 1500	2020	42	-26%	\$1,885,876	-15%	\$1,824,200	-8%	\$1,498	-11%	\$1,538	-1%	299
	2021	46	10%	\$1,763,671	-6%	\$1,697,500	-7%	\$1,430	-5%	\$1,526	-1%	71
	2022	22	-52%	\$2,207,109	25%	\$2,168,750	28%	\$1,702	19%	\$1,717	12%	69
1501- 1800	2020	11	-15%	\$2,276,127	-5%	\$1,975,000	-8%	\$1,363	-9%	\$1,207	-11%	148
	2021	26	136%	\$2,489,727	9%	\$2,362,500	20%	\$1,550	14%	\$1,453	20%	92
	2022	12	-54%	\$3,025,283	22%	\$2,950,000	25%	\$1,790	16%	\$1,841	27%	-
1801- 2400	2020	13	-32%	\$3,362,769	-20%	\$2,940,000	-41%	\$1,716	-15%	\$1,623	-29%	77
	2021	22	69%	\$3,824,482	14%	\$3,747,500	27%	\$1,847	8%	\$1,857	14%	74
	2022	19	-14%	\$3,920,526	3%	\$3,700,000	-1%	\$1,918	4%	\$1,786	-4%	125
Over 2400	2020	12	-48%	\$8,932,583	3%	\$8,050,000	3%	\$2,682	-2%	\$2,653	-11%	41
	2021	19	58%	\$9,355,458	5%	\$8,500,000	6%	\$2,681	0%	\$2,688	1%	11
	2022	13	-32%	\$7,121,769	-24%	\$7,399,000	-13%	\$2,399	-11%	\$2,339	-13%	26

LINK

BACK BAY
**QUARTERLY SALES
SUMMARY**
FOURTH QUARTER 2022

LINK

Back Bay Twenty Year Price Index (Appreciation Rate)

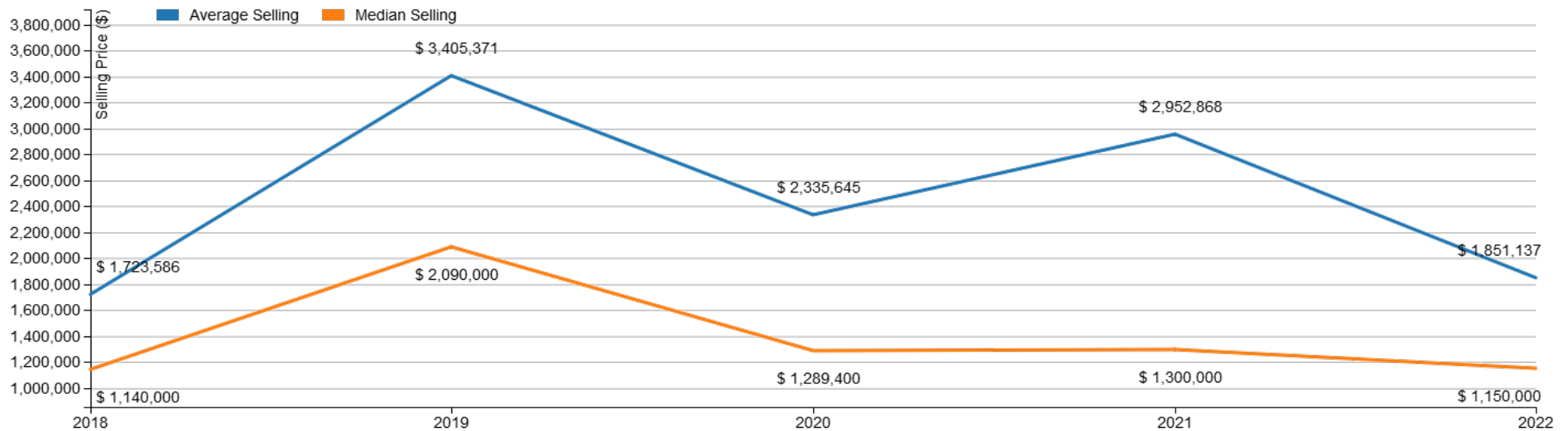


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Back Bay Sales Summary 4th Quarter 2022

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
2018	101	-	\$1,723,586	-	\$1,140,000	-	\$1,297	-	\$1,172	-	62
2019	125	24%	\$3,405,371	98%	\$2,090,000	83%	\$1,736	34%	\$1,438	23%	103
2020	98	-22%	\$2,335,645	-31%	\$1,289,401	-38%	\$1,387	-20%	\$1,169	-19%	80
2021	113	15%	\$2,952,868	26%	\$1,300,000	1%	\$1,550	12%	\$1,311	12%	65
2022	75	-34%	\$1,851,137	-37%	\$1,150,000	-12%	\$1,343	-13%	\$1,255	-4%	105

Average / Median Selling Price





Back Bay

Sales by Number of Bedrooms

4th Quarter 2022

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
Studio	2020	9	50%	\$527,667	-92%	\$480,000	-51%	\$1,408	-33%	\$1,411	-31%	62
	2021	9	0%	\$563,000	7%	\$532,000	11%	\$1,177	-16%	\$1,154	-18%	-
	2022	8	-11%	\$521,219	-7%	\$508,500	-4%	\$1,202	2%	\$1,268	10%	-
One Bed	2020	21	-28%	\$1,073,526	31%	\$710,000	-5%	\$1,102	-4%	\$1,059	-4%	91
	2021	46	119%	\$868,877	-19%	\$747,000	5%	\$1,191	8%	\$1,078	2%	44
	2022	27	-41%	\$836,833	-4%	\$686,000	-8%	\$1,174	-1%	\$1,146	6%	87
Two Beds	2020	51	-18%	\$1,982,455	-37%	\$1,525,000	-41%	\$1,293	-29%	\$1,146	-32%	76
	2021	32	-37%	\$3,147,445	59%	\$2,275,625	49%	\$1,729	34%	\$1,637	43%	60
	2022	28	-13%	\$2,253,071	-28%	\$1,947,500	-14%	\$1,430	-17%	\$1,310	-20%	62
Three Plus Beds	2020	17	-39%	\$5,911,471	-1%	\$3,800,000	-35%	\$2,008	-4%	\$1,697	-17%	89
	2021	26	53%	\$7,227,712	22%	\$5,375,000	41%	\$2,095	4%	\$1,628	-4%	89
	2022	12	-54%	\$4,082,083	-44%	\$3,650,000	-32%	\$1,616	-23%	\$1,471	-10%	175



Back Bay

Sales Comparison by Square Footage

4th Quarter 2022

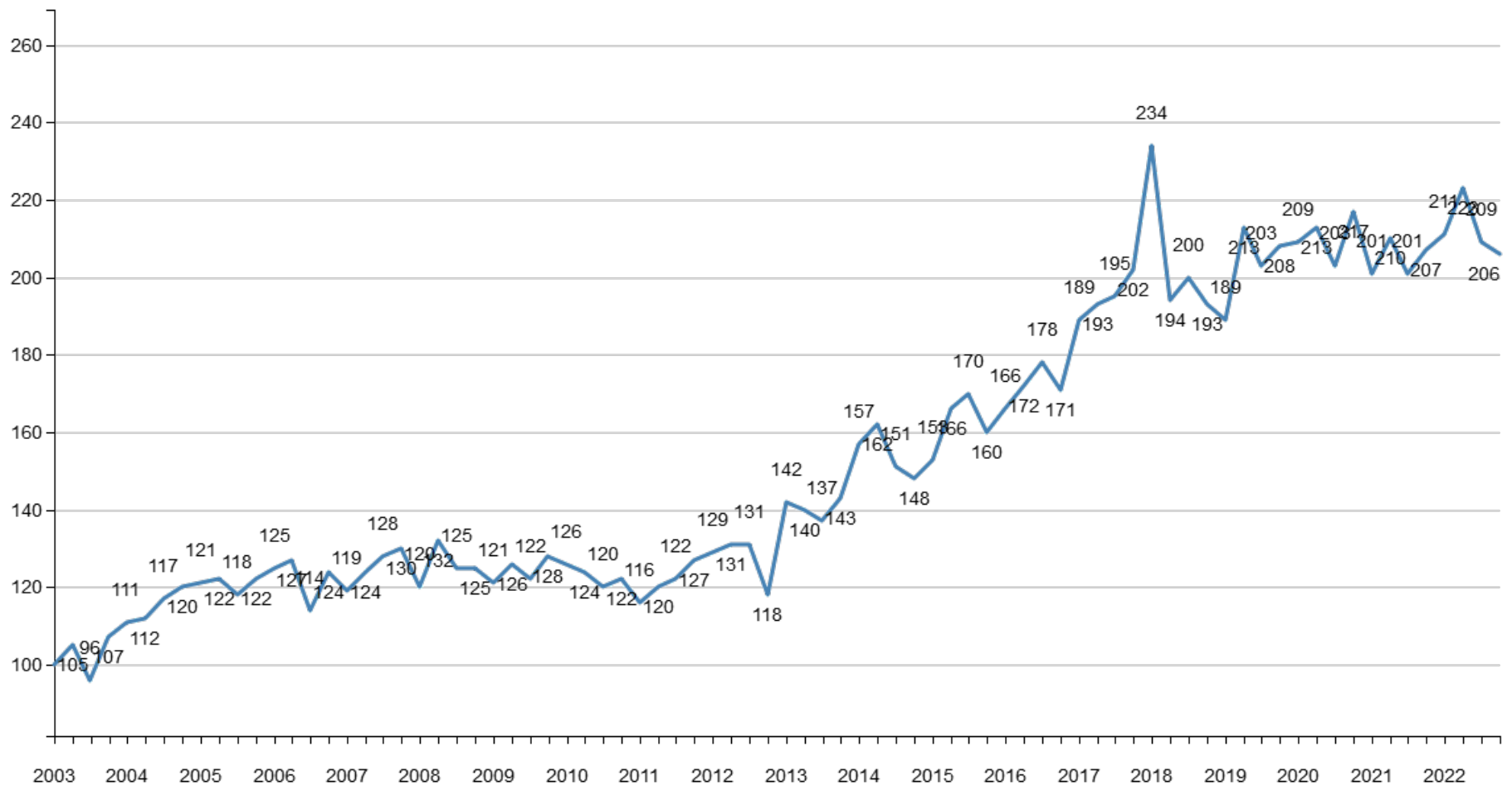
Sq Feet	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
700 or less	2020	23	21%	\$600,609	-12%	\$580,000	-12%	\$1,219	-5%	\$1,188	0%	68
	2021	34	48%	\$666,731	11%	\$660,000	14%	\$1,181	-3%	\$1,125	-5%	49
	2022	23	-32%	\$585,598	-12%	\$605,000	-8%	\$1,180	0%	\$1,170	4%	49
701- 1000	2020	13	-32%	\$835,419	-13%	\$840,000	-1%	\$1,039	-9%	\$1,055	0%	94
	2021	24	85%	\$949,729	14%	\$868,500	3%	\$1,134	9%	\$1,030	-2%	49
	2022	14	-42%	\$1,061,464	12%	\$995,000	15%	\$1,203	6%	\$1,084	5%	60
1001- 1500	2020	26	-24%	\$1,491,635	-32%	\$1,367,500	-13%	\$1,224	-27%	\$1,128	-11%	70
	2021	13	-50%	\$1,838,942	23%	\$1,895,000	39%	\$1,475	21%	\$1,601	42%	67
	2022	14	8%	\$1,567,643	-15%	\$1,342,500	-29%	\$1,224	-17%	\$1,150	-28%	125
1501- 1800	2020	14	133%	\$1,967,593	-5%	\$1,962,500	5%	\$1,206	-7%	\$1,195	7%	145
	2021	9	-36%	\$2,607,111	33%	\$2,500,000	27%	\$1,640	36%	\$1,521	27%	27
	2022	9	0%	\$2,096,000	-20%	\$2,175,000	-13%	\$1,286	-22%	\$1,363	-10%	54
1801- 2400	2020	8	-56%	\$3,218,875	-21%	\$3,025,000	-40%	\$1,592	-18%	\$1,421	-37%	91
	2021	11	38%	\$3,838,091	19%	\$3,875,000	28%	\$1,788	12%	\$1,761	24%	44
	2022	8	-27%	\$3,824,375	0%	\$3,775,000	-3%	\$1,899	6%	\$1,972	12%	41
Over 2400	2020	14	-52%	\$8,009,929	-1%	\$7,912,500	13%	\$2,351	-5%	\$2,143	-13%	59
	2021	22	57%	\$9,028,295	13%	\$8,120,000	3%	\$2,463	5%	\$2,297	7%	111
	2022	7	-68%	\$5,585,714	-38%	\$5,000,000	-38%	\$1,838	-25%	\$1,630	-29%	262

LINK

BEACON HILL
**QUARTERLY SALES
SUMMARY**
FOURTH QUARTER 2022

LINK

Beacon Hill Twenty Year Price Index (Appreciation Rate)

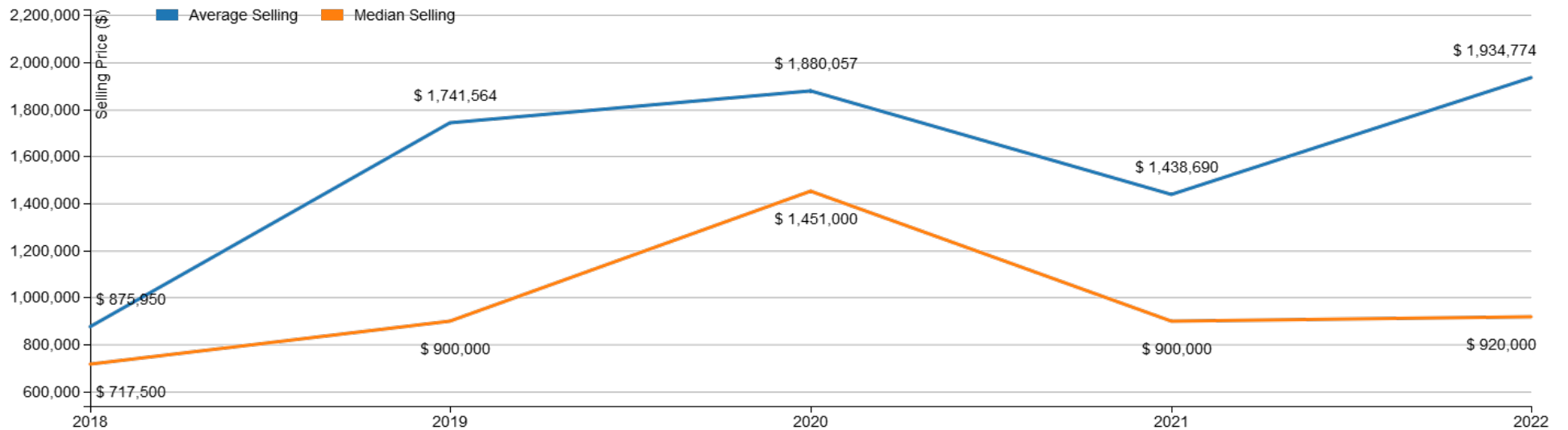




Beacon Hill
Sales Summary
4th Quarter 2022

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
2018	25	-	\$875,950	-	\$717,500	-	\$1,075	-	\$1,036	-	46
2019	46	84%	\$1,741,564	99%	\$900,000	25%	\$1,261	17%	\$1,129	9%	100
2020	50	9%	\$1,880,057	8%	\$1,451,000	61%	\$1,300	3%	\$1,204	7%	77
2021	45	-10%	\$1,438,690	-23%	\$900,000	-38%	\$1,211	-7%	\$1,152	-4%	73
2022	42	-7%	\$1,934,774	34%	\$920,000	2%	\$1,283	6%	\$1,222	6%	52

Average / Median Selling Price





Beacon Hill

Sales by Number of Bedrooms

4th Quarter 2022

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
Studio	2020	1	-83%	\$369,000	-26%	\$369,000	-25%	\$1,408	17%	\$1,408	20%	-
	2021	2	100%	\$372,500	1%	\$372,500	1%	\$1,440	2%	\$1,440	2%	-
	2022	4	100%	\$478,750	29%	\$462,500	24%	\$1,287	-11%	\$1,293	-10%	32
One Bed	2020	16	-6%	\$1,215,959	49%	\$1,212,500	73%	\$1,234	2%	\$1,236	11%	19
	2021	19	19%	\$803,055	-34%	\$700,000	-42%	\$1,119	-9%	\$1,088	-12%	14
	2022	17	-11%	\$749,780	-7%	\$675,000	-4%	\$1,162	4%	\$1,209	11%	33
Two Beds	2020	25	67%	\$1,697,680	33%	\$1,425,000	16%	\$1,232	11%	\$1,148	4%	49
	2021	17	-32%	\$1,479,235	-13%	\$980,000	-31%	\$1,173	-5%	\$1,179	3%	65
	2022	13	-24%	\$1,882,633	27%	\$1,690,000	72%	\$1,321	13%	\$1,270	8%	21
Three Plus Beds	2020	8	0%	\$3,967,063	-28%	\$3,900,000	-17%	\$1,629	-4%	\$1,685	7%	160
	2021	7	-13%	\$3,370,143	-15%	\$3,250,000	-17%	\$1,487	-9%	\$1,336	-21%	123
	2022	8	14%	\$5,265,625	56%	\$3,500,000	8%	\$1,478	-1%	\$1,176	-12%	89



Beacon Hill

Sales Comparison by Square Footage

4th Quarter 2022

Sq Feet	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
700 or less	2020	9	-50%	\$547,150	-8%	\$525,000	-6%	\$1,106	-10%	\$1,043	-7%	19
	2021	11	22%	\$530,355	-3%	\$526,000	0%	\$1,179	7%	\$1,152	10%	6
	2022	19	73%	\$567,892	7%	\$560,000	6%	\$1,152	-2%	\$1,170	2%	33
701- 1000	2020	10	25%	\$893,500	7%	\$852,500	4%	\$1,062	2%	\$1,049	-3%	51
	2021	15	50%	\$887,160	-1%	\$857,000	1%	\$1,076	1%	\$1,034	-1%	56
	2022	5	-67%	\$1,058,260	19%	\$950,000	11%	\$1,243	15%	\$1,209	17%	33
1001- 1500	2020	21	110%	\$1,594,214	14%	\$1,560,000	13%	\$1,243	8%	\$1,267	9%	53
	2021	10	-52%	\$1,397,475	-12%	\$1,402,500	-10%	\$1,117	-10%	\$1,197	-5%	-
	2022	5	-50%	\$1,811,847	30%	\$1,550,000	11%	\$1,440	29%	\$1,373	15%	14
1501- 1800	2020	3	200%	\$2,550,000	53%	\$2,400,000	44%	\$1,502	36%	\$1,511	37%	36
	2021	3	0%	\$2,433,333	-5%	\$2,450,000	2%	\$1,486	-1%	\$1,457	-4%	-
	2022	3	0%	\$1,975,000	-19%	\$1,950,000	-20%	\$1,173	-21%	\$1,143	-22%	23
1801- 2400	2020	1	-50%	\$3,400,000	-10%	\$3,400,000	-10%	\$1,870	6%	\$1,870	6%	-
	2021	3	200%	\$3,525,000	4%	\$3,800,000	12%	\$1,691	-10%	\$1,699	-9%	-
	2022	5	67%	\$2,859,000	-19%	\$2,750,000	-28%	\$1,347	-20%	\$1,324	-22%	126
Over 2400	2020	6	-14%	\$5,935,833	5%	\$5,757,500	19%	\$1,991	22%	\$1,926	26%	213
	2021	3	-50%	\$4,583,333	-23%	\$3,675,000	-36%	\$1,555	-22%	\$1,336	-31%	123
	2022	5	67%	\$7,180,000	57%	\$5,700,000	55%	\$1,670	7%	\$1,416	6%	49

LINK

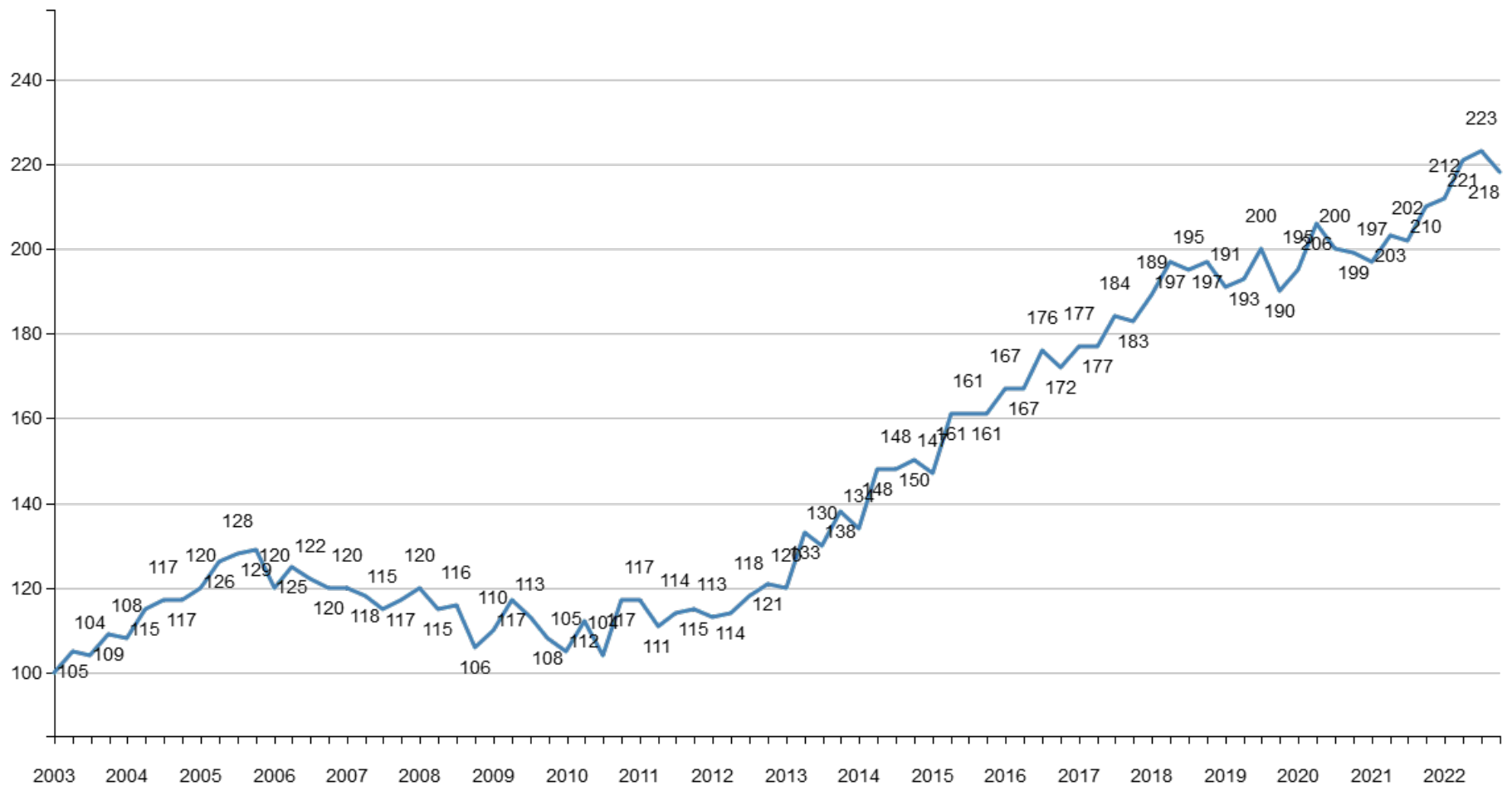
CHARLESTOWN
**QUARTERLY SALES
SUMMARY**
FOURTH QUARTER 2022

LINK

Charlestown

Twenty Year Price Index

(Appreciation Rate)

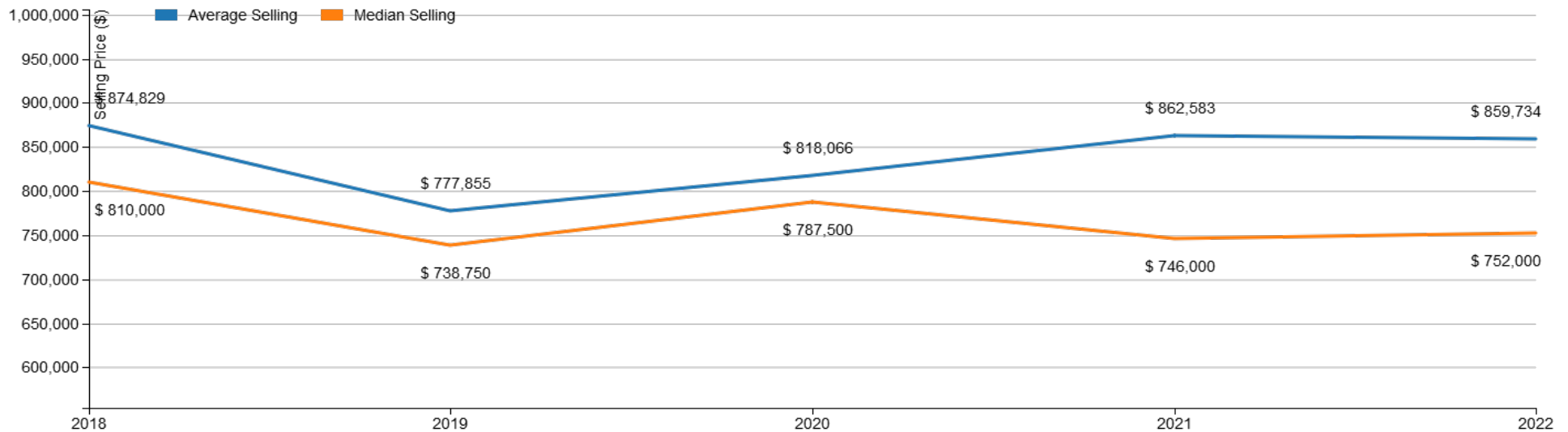


LINK

Charlestown Sales Summary 4th Quarter 2022

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
2018	49	-	\$874,829	-	\$810,000	-	\$731	-	\$721	-	34
2019	72	47%	\$777,855	-11%	\$738,750	-9%	\$722	-1%	\$716	-1%	49
2020	98	36%	\$818,066	5%	\$787,500	7%	\$750	4%	\$757	6%	43
2021	79	-19%	\$862,583	5%	\$746,000	-5%	\$796	6%	\$785	4%	36
2022	51	-35%	\$859,734	0%	\$752,000	1%	\$828	4%	\$827	5%	51

Average / Median Selling Price





Charlestown

Sales by Number of Bedrooms

4th Quarter 2022

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
Studio	2020	1	-	\$396,500	-	\$396,500	-	\$858	-	\$858	-	-
	2021	1	0%	\$519,000	31%	\$519,000	31%	\$717	-16%	\$717	-16%	-
	2022	1	0%	\$459,000	-12%	\$459,000	-12%	\$810	13%	\$810	13%	-
One Bed	2020	28	27%	\$597,866	12%	\$580,125	12%	\$803	6%	\$821	10%	46
	2021	25	-11%	\$561,879	-6%	\$569,000	-2%	\$801	0%	\$773	-6%	52
	2022	14	-44%	\$585,600	4%	\$531,250	-7%	\$850	6%	\$839	8%	117
Two Beds	2020	48	50%	\$828,000	8%	\$812,500	9%	\$743	3%	\$750	6%	41
	2021	43	-10%	\$937,247	13%	\$890,000	10%	\$796	7%	\$798	6%	32
	2022	26	-40%	\$806,865	-14%	\$753,250	-15%	\$818	3%	\$825	3%	40
Three Plus Beds	2020	21	17%	\$1,109,036	1%	\$1,050,000	6%	\$689	1%	\$690	0%	42
	2021	10	-52%	\$1,327,650	20%	\$1,300,000	24%	\$793	15%	\$721	5%	17
	2022	10	0%	\$1,421,055	7%	\$1,305,000	0%	\$824	4%	\$815	13%	37



Charlestown

Sales Comparison by Square Footage

4th Quarter 2022

Sq Feet	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
700 or less	2020	19	27%	\$519,329	6%	\$505,000	0%	\$845	6%	\$874	10%	38
	2021	12	-37%	\$525,667	1%	\$521,000	3%	\$869	3%	\$890	2%	-
	2022	11	-8%	\$534,945	2%	\$520,000	0%	\$876	1%	\$851	-4%	57
701- 1000	2020	24	41%	\$677,958	8%	\$679,000	11%	\$769	4%	\$769	6%	53
	2021	28	17%	\$636,553	-6%	\$640,288	-6%	\$770	0%	\$745	-3%	40
	2022	18	-36%	\$670,250	5%	\$675,000	5%	\$800	4%	\$814	9%	46
1001- 1500	2020	39	34%	\$885,955	4%	\$870,000	5%	\$738	4%	\$735	4%	32
	2021	27	-31%	\$1,002,226	13%	\$1,000,000	15%	\$831	13%	\$801	9%	26
	2022	16	-41%	\$1,008,284	1%	\$990,275	-1%	\$845	2%	\$858	7%	55
1501- 1800	2020	7	17%	\$1,000,143	-2%	\$949,000	-11%	\$624	1%	\$599	-8%	33
	2021	3	-57%	\$1,095,000	9%	\$1,050,000	11%	\$701	12%	\$688	15%	45
	2022	1	-67%	\$1,185,000	8%	\$1,185,000	13%	\$684	-2%	\$684	-1%	37
1801- 2400	2020	7	250%	\$1,402,714	5%	\$1,445,000	8%	\$692	0%	\$683	-1%	46
	2021	6	-14%	\$1,324,167	-6%	\$1,300,000	-10%	\$696	0%	\$692	1%	61
	2022	4	-33%	\$1,482,500	12%	\$1,502,500	16%	\$757	9%	\$772	12%	-
Over 2400	2020	2	-33%	\$1,330,000	-13%	\$1,330,000	-18%	\$504	-13%	\$504	-17%	95
	2021	3	50%	\$1,907,500	43%	\$1,870,000	41%	\$740	47%	\$750	49%	-
	2022	1	-67%	\$2,650,000	39%	\$2,650,000	42%	\$963	30%	\$963	28%	-

LINK

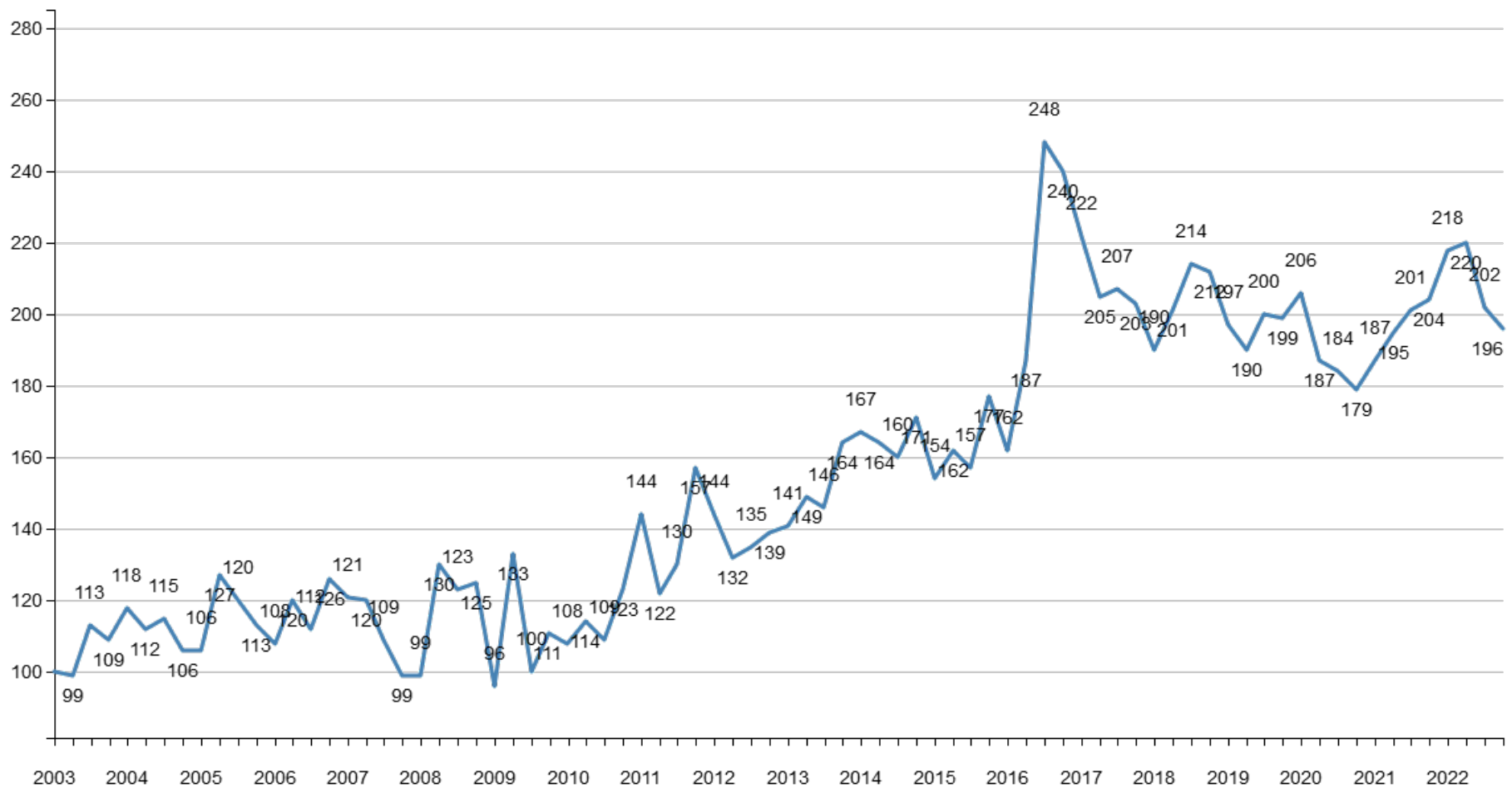
EAST BOSTON
**QUARTERLY SALES
SUMMARY**
FOURTH QUARTER 2022

LINK

East Boston

Twenty Year Price Index

(Appreciation Rate)

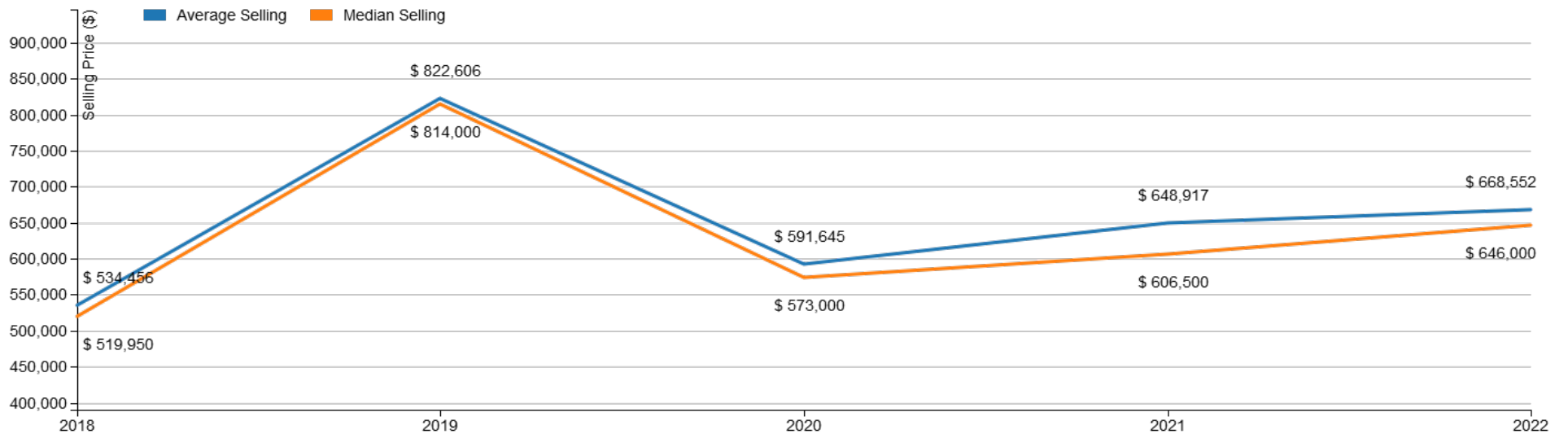




East Boston
Sales Summary
4th Quarter 2022

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
2018	56	-	\$534,456	-	\$519,950	-	\$545	-	\$542	-	49
2019	8	-86%	\$822,606	54%	\$814,000	57%	\$888	63%	\$897	66%	53
2020	64	700%	\$591,645	-28%	\$573,000	-30%	\$548	-38%	\$576	-36%	52
2021	98	53%	\$648,917	10%	\$606,500	6%	\$714	30%	\$680	18%	110
2022	83	-15%	\$668,552	3%	\$646,000	7%	\$677	-5%	\$677	0%	-

Average / Median Selling Price





East Boston

Sales by Number of Bedrooms

4th Quarter 2022

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
Studio	2020	0	-	-	-	-	-	-	-	-	-	-
	2021	8	-	\$710,963	-	\$532,500	-	\$983	-	\$1,037	-	11
	2022	3	-63%	\$647,300	-9%	\$699,900	31%	\$759	-23%	\$757	-27%	-
One Bed	2020	8	167%	\$516,486	-31%	\$516,500	-33%	\$632	-36%	\$608	-41%	-
	2021	24	200%	\$562,797	9%	\$530,000	3%	\$770	22%	\$738	21%	291
	2022	19	-21%	\$560,153	0%	\$535,000	1%	\$768	0%	\$746	1%	-
Two Beds	2020	39	680%	\$561,760	-35%	\$570,000	-35%	\$541	-34%	\$577	-29%	55
	2021	57	46%	\$666,701	19%	\$627,500	10%	\$668	23%	\$644	12%	69
	2022	48	-16%	\$666,867	0%	\$650,000	4%	\$662	-1%	\$670	4%	-
Three Plus Beds	2020	17	-	\$695,574	-	\$699,000	-	\$522	-	\$479	-	44
	2021	9	-47%	\$710,790	2%	\$699,000	0%	\$611	17%	\$599	25%	-
	2022	13	44%	\$838,108	18%	\$789,000	13%	\$577	-6%	\$524	-13%	-



East Boston

Sales Comparison by Square Footage

4th Quarter 2022

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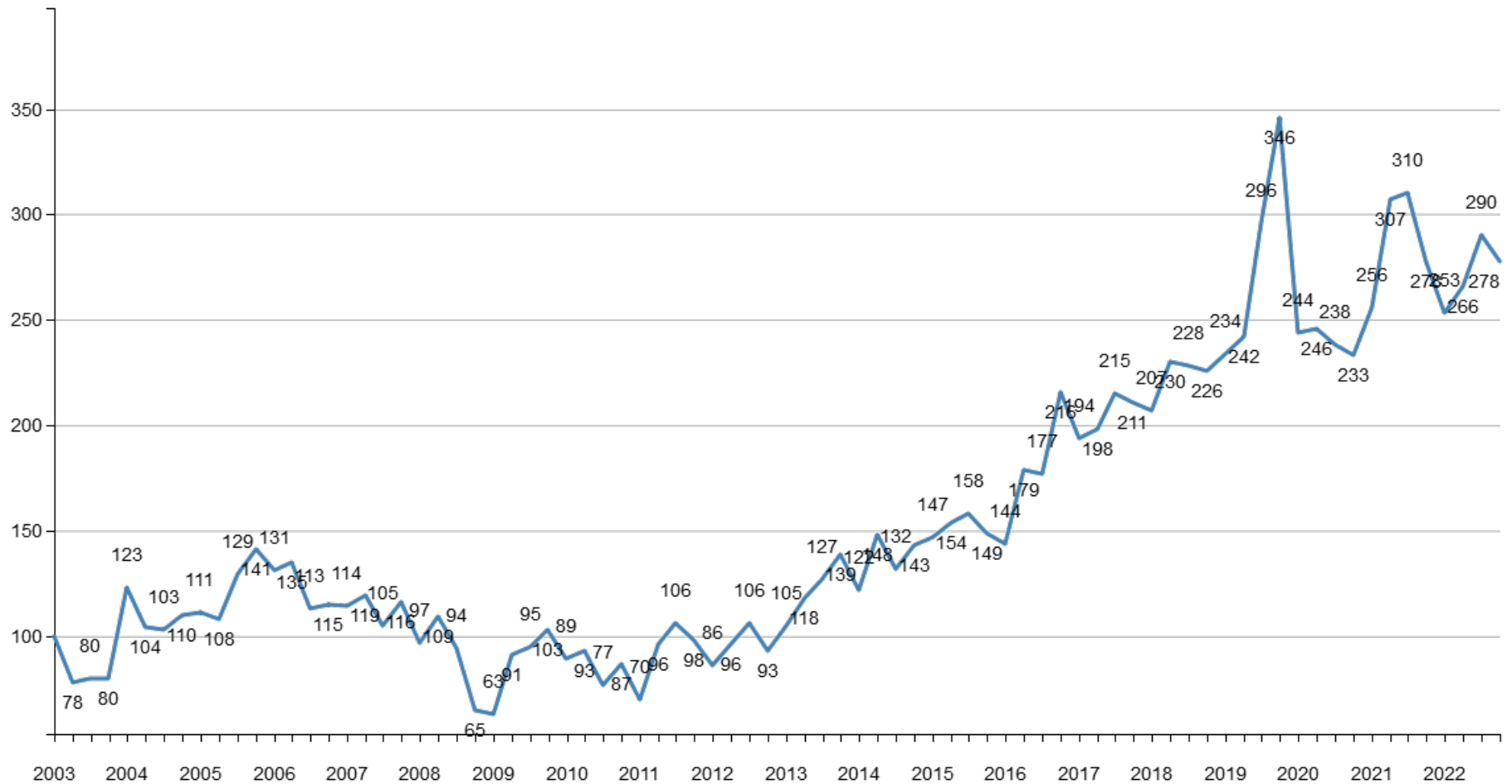
FENWAY
**QUARTERLY SALES
SUMMARY**
FOURTH QUARTER 2022

LINK

Fenway

Twenty Year Price Index

(Appreciation Rate)

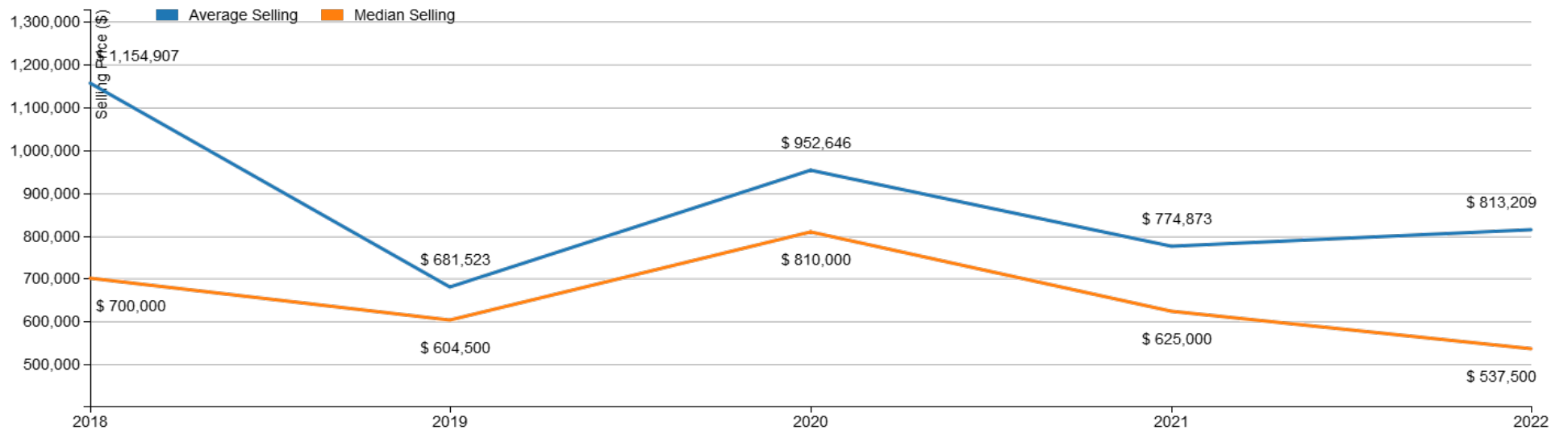




Fenway
Sales Summary
4th Quarter 2022

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
2018	27	-	\$1,154,907	-	\$700,000	-	\$1,136	-	\$1,045	-	20
2019	24	-11%	\$681,523	-41%	\$604,500	-14%	\$1,000	-12%	\$1,019	-2%	34
2020	19	-21%	\$952,646	40%	\$810,000	34%	\$980	-2%	\$927	-9%	21
2021	25	32%	\$774,873	-19%	\$625,000	-23%	\$1,004	2%	\$979	6%	68
2022	21	-16%	\$813,209	5%	\$537,500	-14%	\$954	-5%	\$940	-4%	-

Average / Median Selling Price





Fenway

Sales by Number of Bedrooms

4th Quarter 2022

[illegible]



Fenway

Sales Comparison by Square Footage

4th Quarter 2022

[illegible]

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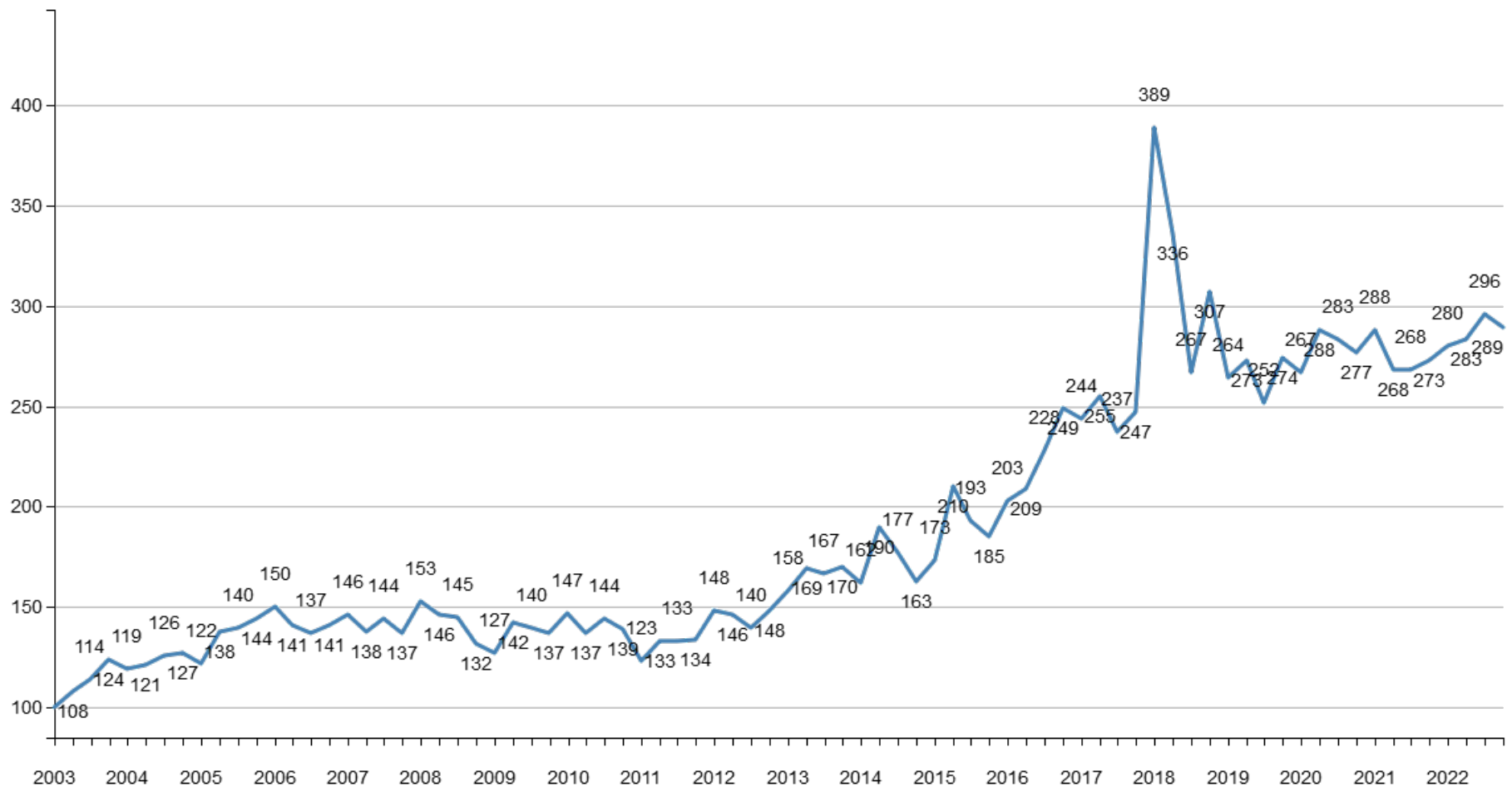
DOWNTOWN *(formerly Midtown)*
**QUARTERLY SALES
SUMMARY**
FOURTH QUARTER 2022

LINK

Downtown *(formerly Midtown)*

Twenty Year Price Index

(Appreciation Rate)





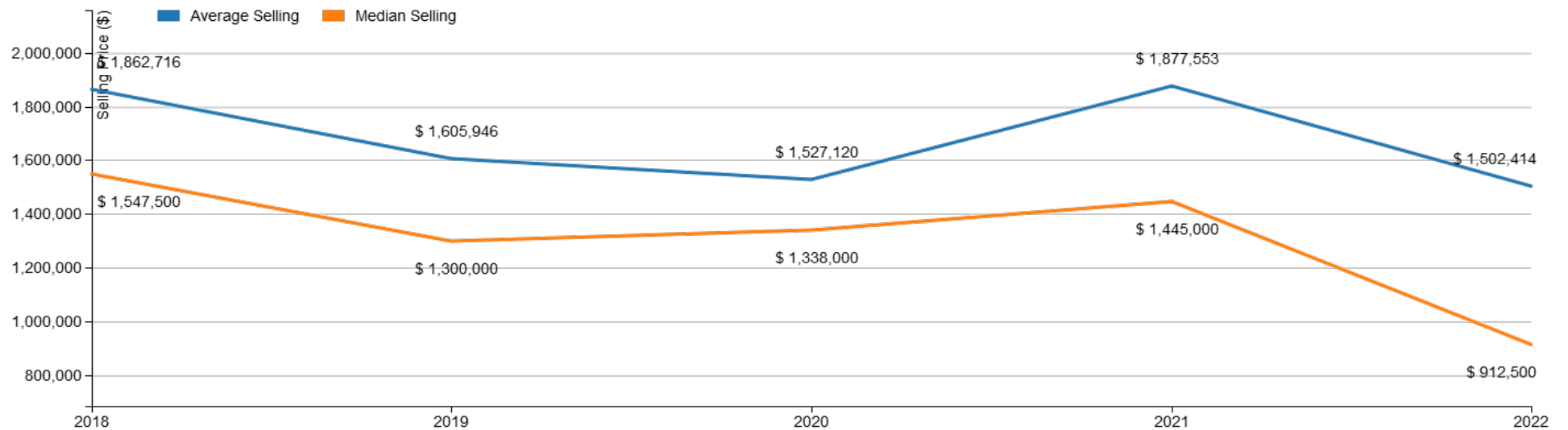
Downtown (formerly Midtown)

Sales Summary

4th Quarter 2022

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
2018	40	-	\$1,862,716	-	\$1,547,500	-	\$1,233	-	\$1,211	-	124
2019	37	-8%	\$1,605,946	-14%	\$1,300,000	-16%	\$1,162	-6%	\$1,112	-8%	97
2020	20	-46%	\$1,527,120	-5%	\$1,338,000	3%	\$1,044	-10%	\$1,039	-7%	56
2021	26	30%	\$1,877,553	23%	\$1,445,000	8%	\$1,217	17%	\$1,181	14%	25
2022	64	146%	\$1,502,414	-20%	\$912,500	-37%	\$1,339	10%	\$1,351	14%	210

Average / Median Selling Price





Downtown *(formerly Midtown)*

Sales by Number of Bedrooms

4th Quarter 2022

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
Studio	2020	0	-	-	-	-	-	-	-	-	-	-
	2021	1	-	\$540,000	-	\$540,000	-	\$1,015	-	\$1,015	-	-
	2022	14	1,300%	\$745,571	38%	\$680,000	26%	\$1,409	39%	\$1,358	34%	-
One Bed	2020	7	-46%	\$845,714	-25%	\$800,000	-31%	\$953	-15%	\$1,030	-7%	69
	2021	7	0%	\$925,699	9%	\$760,000	-5%	\$1,028	8%	\$885	-14%	42
	2022	29	314%	\$852,414	-8%	\$800,000	5%	\$1,316	28%	\$1,436	62%	-
Two Beds	2020	9	-53%	\$1,682,933	-11%	\$1,650,000	-11%	\$1,070	-15%	\$1,120	-4%	44
	2021	12	33%	\$1,474,708	-12%	\$1,445,000	-12%	\$1,114	4%	\$1,143	2%	-
	2022	15	25%	\$2,254,767	53%	\$2,175,000	51%	\$1,288	16%	\$1,171	2%	215
Three Plus Beds	2020	4	-20%	\$2,369,000	35%	\$1,663,000	-5%	\$1,142	28%	\$1,030	1%	55
	2021	6	50%	\$4,016,667	70%	\$3,900,000	135%	\$1,677	47%	\$1,634	59%	8
	2022	6	0%	\$4,529,167	13%	\$3,642,500	-7%	\$1,419	-15%	\$1,295	-21%	204



Downtown *(formerly Midtown)*

Sales Comparison by Square Footage

4th Quarter 2022

Sq Feet	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
700 or less	2020	2	-	\$675,000	-	\$675,000	-	\$1,053	-	\$1,053	-	62
	2021	2	0%	\$542,500	-20%	\$542,500	-20%	\$950	-10%	\$950	-10%	-
	2022	37	1,750%	\$789,595	46%	\$770,000	42%	\$1,412	49%	\$1,396	47%	-
701- 1000	2020	3	-57%	\$756,667	-36%	\$800,000	-29%	\$962	-30%	\$1,030	-26%	76
	2021	4	33%	\$1,056,223	40%	\$1,007,000	26%	\$1,296	35%	\$1,234	20%	-
	2022	3	-25%	\$1,016,667	-4%	\$1,030,000	2%	\$1,092	-16%	\$1,086	-12%	-
1001- 1500	2020	7	-53%	\$1,329,857	-14%	\$1,225,000	-6%	\$1,052	-11%	\$1,120	8%	-
	2021	10	43%	\$1,144,400	-14%	\$1,067,500	-13%	\$973	-7%	\$939	-16%	42
	2022	9	-10%	\$1,305,778	14%	\$1,210,000	13%	\$1,037	7%	\$1,047	11%	-
1501- 1800	2020	3	-67%	\$1,987,467	-1%	\$1,900,000	0%	\$1,186	-2%	\$1,111	-7%	-
	2021	4	33%	\$1,990,625	0%	\$1,856,250	-2%	\$1,191	0%	\$1,171	5%	-
	2022	3	-25%	\$1,731,000	-13%	\$1,615,000	-13%	\$1,114	-7%	\$1,074	-8%	-
1801- 2400	2020	3	-40%	\$1,692,000	3%	\$1,500,000	22%	\$848	4%	\$732	19%	81
	2021	3	0%	\$3,966,667	134%	\$4,000,000	167%	\$1,827	115%	\$1,821	149%	8
	2022	6	100%	\$3,195,000	-19%	\$3,260,000	-19%	\$1,633	-11%	\$1,659	-9%	210
Over 2400	2020	2	100%	\$3,287,500	93%	\$3,287,500	93%	\$1,207	78%	\$1,207	78%	31
	2021	3	50%	\$4,066,667	24%	\$3,800,000	16%	\$1,527	26%	\$1,446	20%	-
	2022	6	100%	\$4,629,083	14%	\$3,642,500	-4%	\$1,283	-16%	\$998	-31%	-

LINK

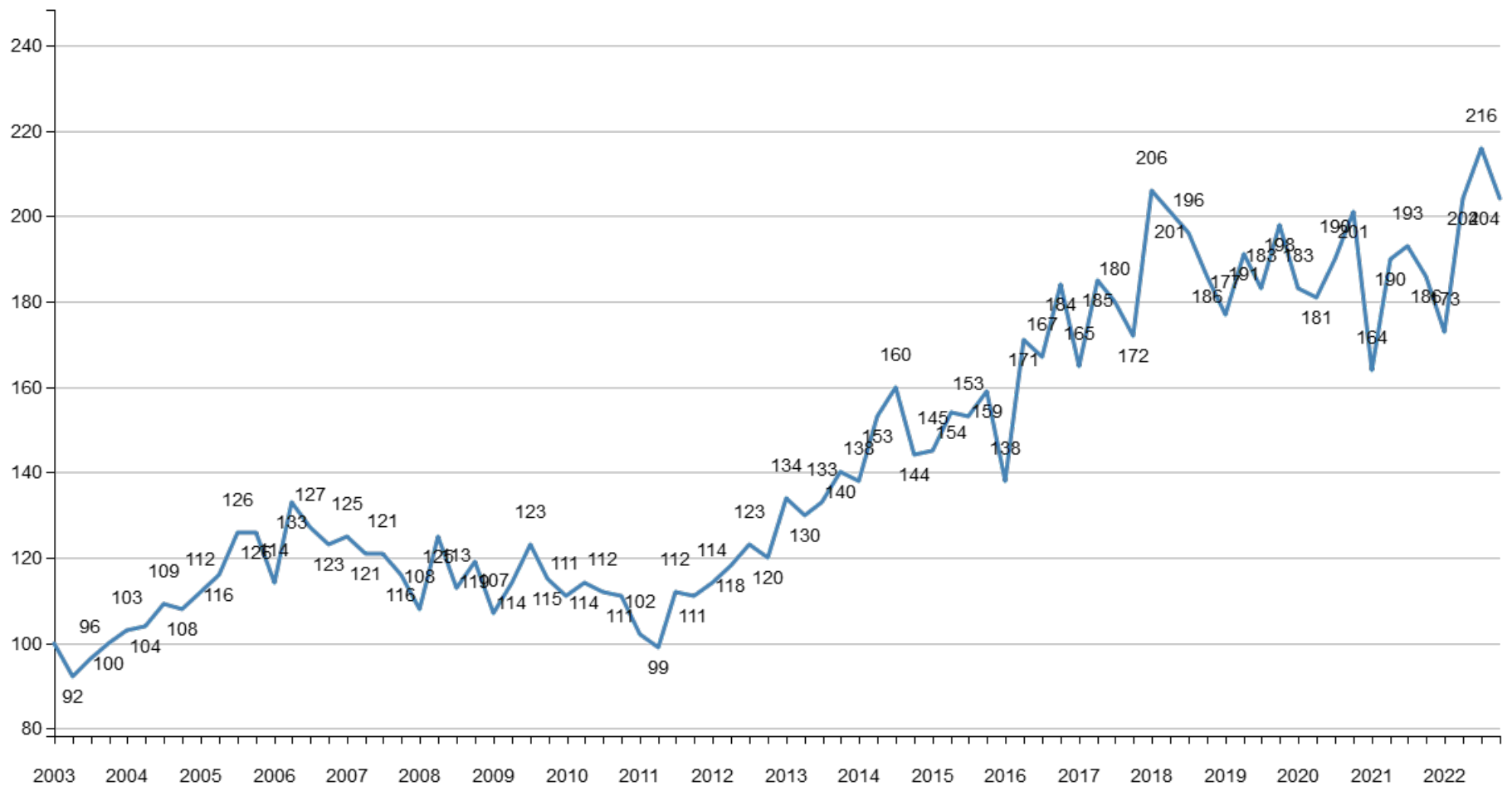
NORTH END
**QUARTERLY SALES
SUMMARY**
FOURTH QUARTER 2022

LINK

North End

Twenty Year Price Index

(Appreciation Rate)

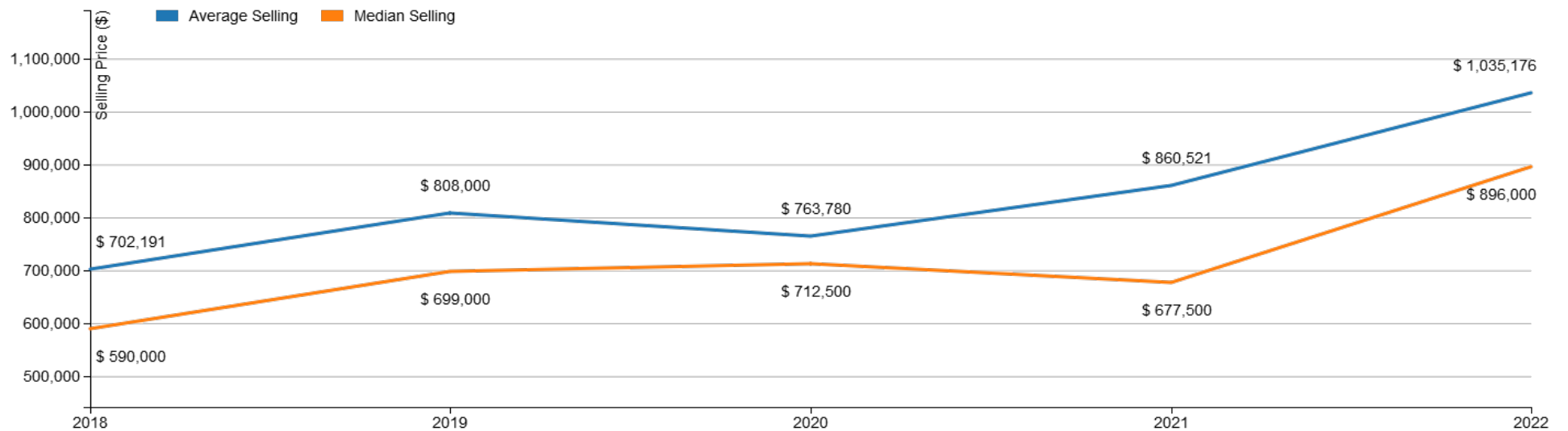




North End
Sales Summary
4th Quarter 2022

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
2018	19	-	\$702,191	-	\$590,000	-	\$921	-	\$902	-	53
2019	15	-21%	\$808,000	15%	\$699,000	18%	\$947	3%	\$913	1%	76
2020	25	67%	\$763,780	-5%	\$712,500	2%	\$980	3%	\$916	0%	76
2021	24	-4%	\$860,521	13%	\$677,500	-5%	\$904	-8%	\$905	-1%	107
2022	17	-29%	\$1,035,176	20%	\$896,000	32%	\$960	6%	\$1,004	11%	-

Average / Median Selling Price





North End

Sales by Number of Bedrooms

4th Quarter 2022

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
Studio	2020	0	-	-	-	-	-	-	-	-	-	-
	2021	0	-	-	-	-	-	-	-	-	-	-
	2022	0	-	-	-	-	-	-	-	-	-	-
One Bed	2020	13	86%	\$638,192	18%	\$580,000	14%	\$1,049	13%	\$991	10%	85
	2021	12	-8%	\$559,417	-12%	\$556,000	-4%	\$927	-12%	\$927	-6%	131
	2022	4	-67%	\$607,500	9%	\$602,500	8%	\$949	2%	\$993	7%	-
Two Beds	2020	11	57%	\$922,091	-9%	\$950,000	-2%	\$911	-10%	\$900	-7%	67
	2021	8	-27%	\$868,688	-6%	\$689,500	-27%	\$890	-2%	\$882	-2%	83
	2022	8	0%	\$945,625	9%	\$892,500	29%	\$1,025	15%	\$1,037	18%	-
Three Plus Beds	2020	1	0%	\$655,000	-49%	\$655,000	-49%	\$831	38%	\$831	38%	-
	2021	3	200%	\$1,280,000	95%	\$1,245,000	90%	\$847	2%	\$915	10%	-
	2022	5	67%	\$1,520,600	19%	\$1,225,000	-2%	\$865	2%	\$849	-7%	-



North End

Sales Comparison by Square Footage

4th Quarter 2022

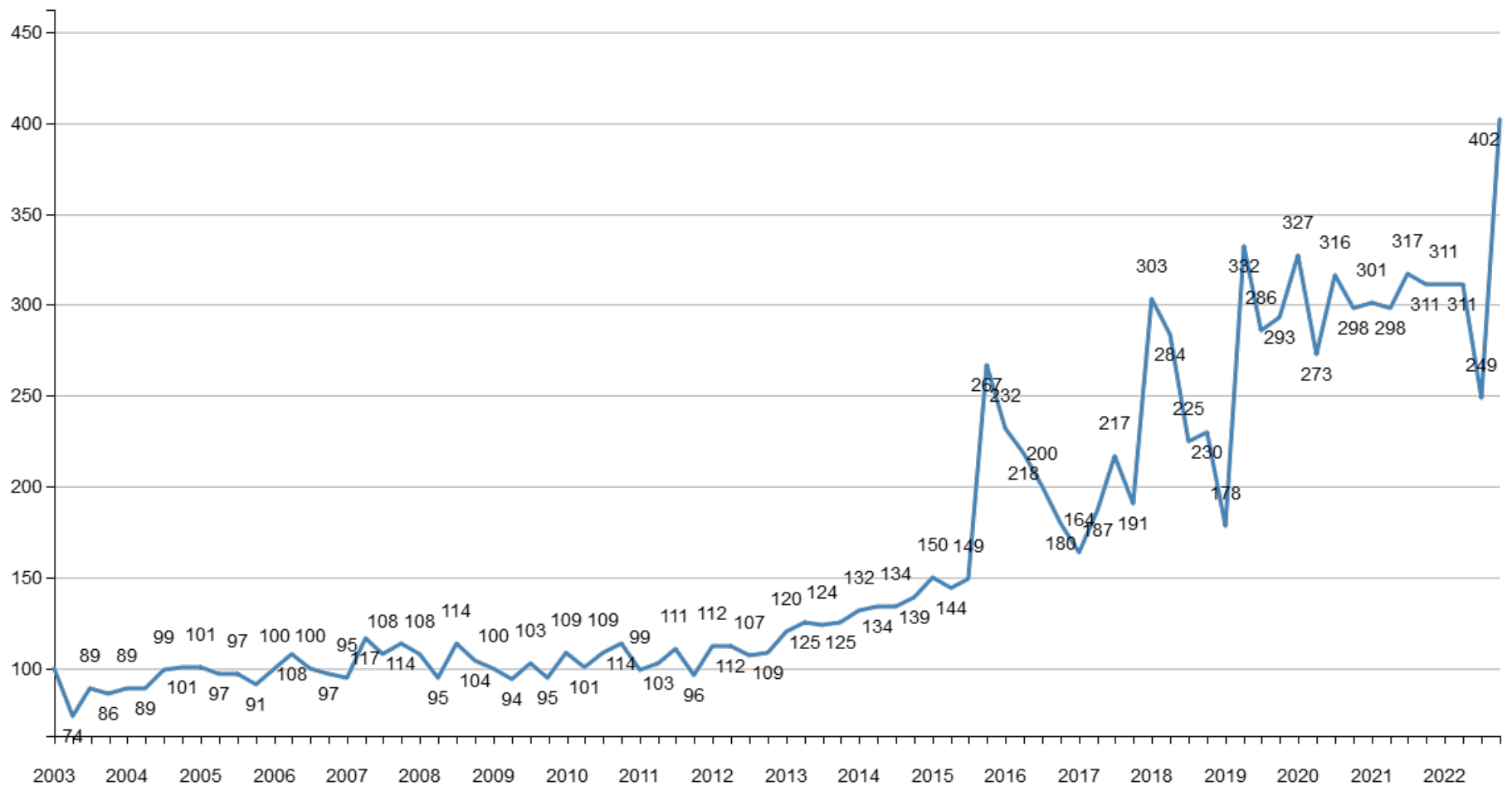
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SEAPORT
**QUARTERLY SALES
SUMMARY**
FOURTH QUARTER 2022

LINK

Seaport Twenty Year Price Index (Appreciation Rate)

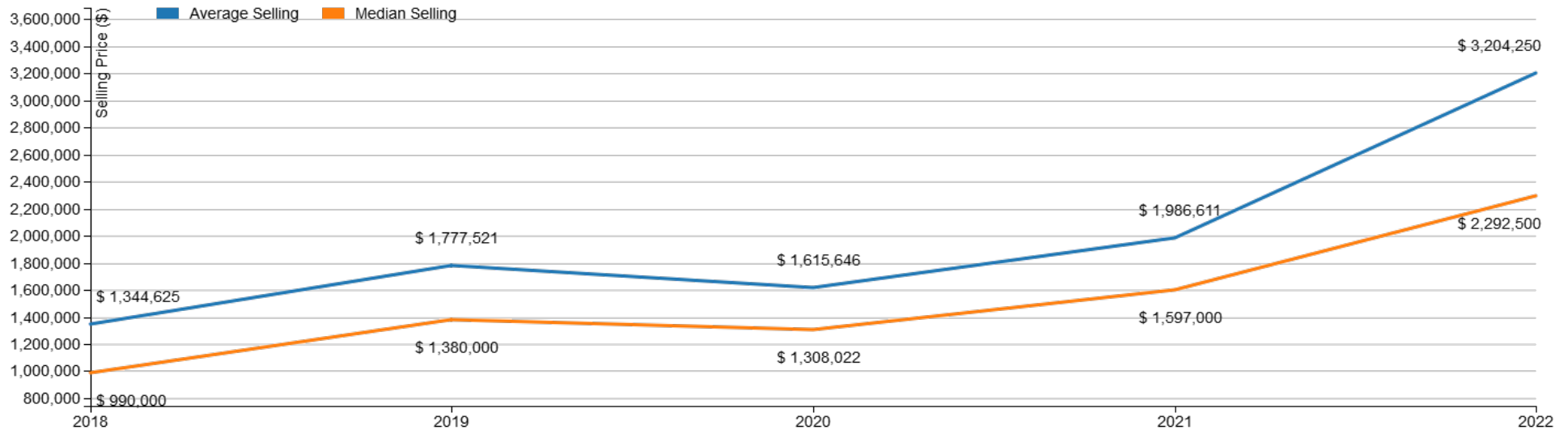




Seaport Sales Summary 4th Quarter 2022

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
2018	28	-	\$1,344,625	-	\$990,000	-	\$1,150	-	\$1,145	-	97
2019	67	139%	\$1,777,521	32%	\$1,380,000	39%	\$1,426	24%	\$1,522	33%	66
2020	48	-28%	\$1,615,646	-9%	\$1,308,022	-5%	\$1,449	2%	\$1,578	4%	30
2021	50	4%	\$1,986,611	23%	\$1,597,000	22%	\$1,508	4%	\$1,579	0%	63
2022	38	-24%	\$3,204,250	61%	\$2,292,500	44%	\$2,055	36%	\$2,050	30%	12

Average / Median Selling Price





Seaport

Sales by Number of Bedrooms

4th Quarter 2022

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
Studio	2020	7	250%	\$769,853	23%	\$810,000	29%	\$1,409	18%	\$1,553	30%	-
	2021	4	-43%	\$646,238	-16%	\$605,125	-25%	\$1,205	-14%	\$1,125	-28%	104
	2022	3	-25%	\$704,667	9%	\$725,000	20%	\$1,248	4%	\$1,190	6%	12
One Bed	2020	19	-32%	\$1,149,434	2%	\$1,048,800	-8%	\$1,317	-5%	\$1,563	2%	30
	2021	13	-32%	\$1,190,000	4%	\$1,175,000	12%	\$1,489	13%	\$1,593	2%	-
	2022	15	15%	\$1,570,967	32%	\$1,649,000	40%	\$1,689	13%	\$1,927	21%	-
Two Beds	2020	21	-30%	\$2,284,419	9%	\$2,050,000	9%	\$1,600	8%	\$1,618	6%	-
	2021	27	29%	\$1,964,459	-14%	\$1,695,000	-17%	\$1,436	-10%	\$1,545	-5%	55
	2022	14	-48%	\$3,256,357	66%	\$3,362,500	98%	\$2,072	44%	\$2,272	47%	-
Three Plus Beds	2020	1	-86%	\$2,350,000	-30%	\$2,350,000	-22%	\$1,064	-23%	\$1,064	9%	-
	2021	6	500%	\$4,705,867	100%	\$3,947,500	68%	\$2,075	95%	\$1,996	87%	-
	2022	6	0%	\$8,415,667	79%	\$8,000,000	103%	\$3,331	61%	\$3,344	68%	-



Seaport

Sales Comparison by Square Footage

4th Quarter 2022

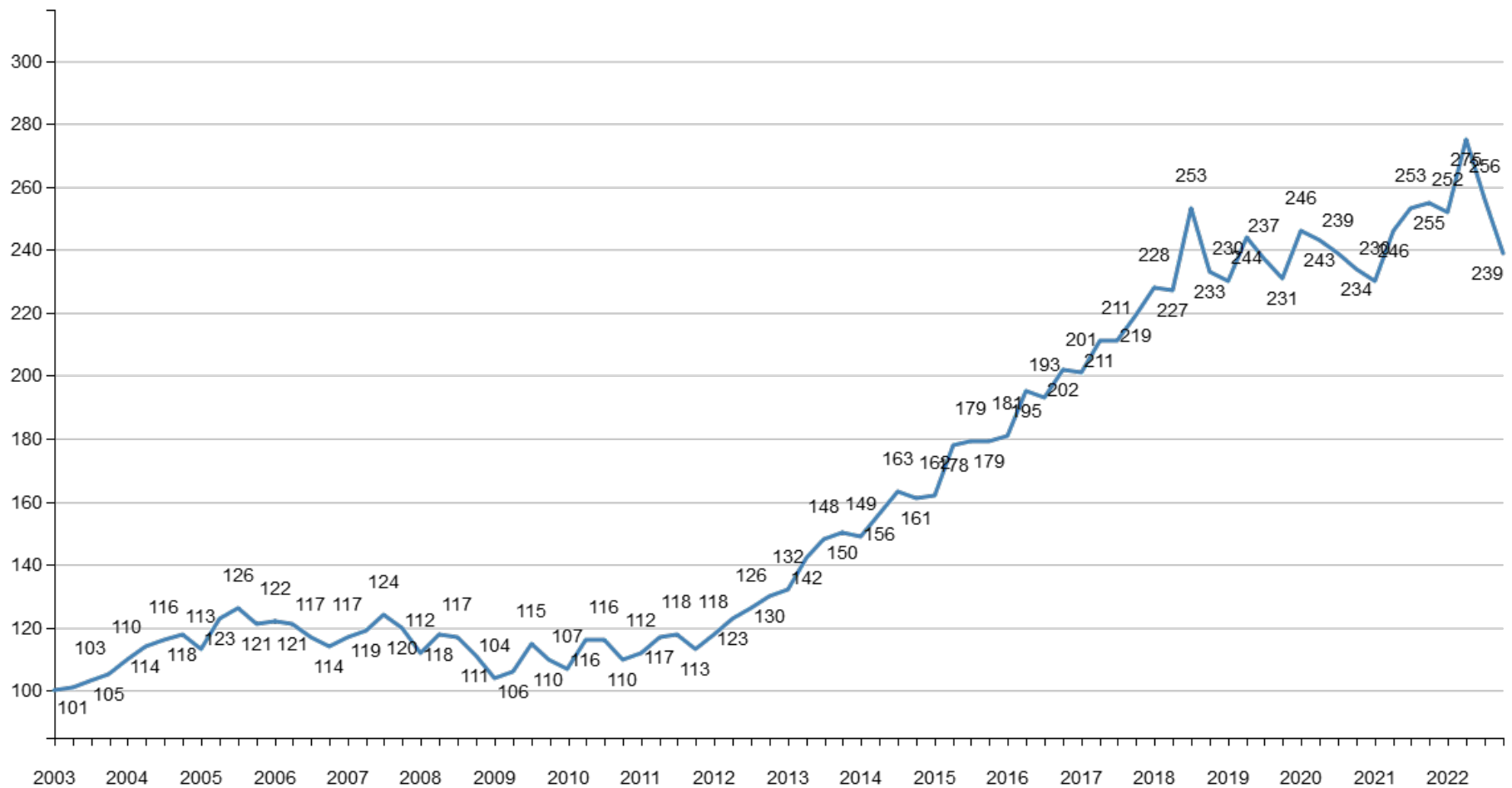
Sq Feet	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
700 or less	2020	11	10%	\$936,927	-8%	\$914,200	-16%	\$1,605	3%	\$1,579	0%	-
	2021	8	-27%	\$864,619	-8%	\$914,350	0%	\$1,417	-12%	\$1,534	-3%	104
	2022	5	-38%	\$1,012,600	17%	\$1,075,000	18%	\$1,654	17%	\$1,695	11%	-
701- 1000	2020	9	-47%	\$1,008,668	-11%	\$1,125,000	-5%	\$1,216	-13%	\$1,172	-23%	30
	2021	9	0%	\$1,256,000	25%	\$1,340,000	19%	\$1,494	23%	\$1,593	36%	-
	2022	6	-33%	\$1,493,000	19%	\$1,674,500	25%	\$1,746	17%	\$1,921	21%	12
1001- 1500	2020	22	-4%	\$1,748,945	-6%	\$1,872,950	4%	\$1,443	-1%	\$1,600	5%	-
	2021	19	-14%	\$1,637,358	-6%	\$1,665,000	-11%	\$1,380	-4%	\$1,490	-7%	28
	2022	14	-26%	\$2,242,786	37%	\$2,292,500	38%	\$1,746	26%	\$1,995	34%	-
1501- 1800	2020	0	-	-	-	-	-	-	-	-	-	-
	2021	4	-	\$3,013,625	-	\$2,987,000	-	\$1,831	-	\$1,832	-	-
	2022	6	50%	\$3,616,250	20%	\$4,131,250	38%	\$2,103	15%	\$2,358	29%	-
1801- 2400	2020	5	-50%	\$3,378,000	36%	\$2,940,000	58%	\$1,654	32%	\$1,623	75%	-
	2021	8	60%	\$3,062,388	-9%	\$3,332,500	13%	\$1,542	-7%	\$1,748	8%	96
	2022	3	-63%	\$5,565,000	82%	\$4,495,000	35%	\$2,600	69%	\$2,297	31%	-
Over 2400	2020	1	-67%	\$2,800,000	-35%	\$2,800,000	-24%	\$944	-36%	\$944	-3%	-
	2021	2	100%	\$6,723,100	140%	\$6,723,100	140%	\$2,363	150%	\$2,363	150%	-
	2022	4	100%	\$9,487,250	41%	\$8,650,000	29%	\$3,621	53%	\$3,454	46%	-

LINK

SOUTH BOSTON
**QUARTERLY SALES
SUMMARY**
FOURTH QUARTER 2022

LINK

South Boston Twenty Year Price Index (Appreciation Rate)

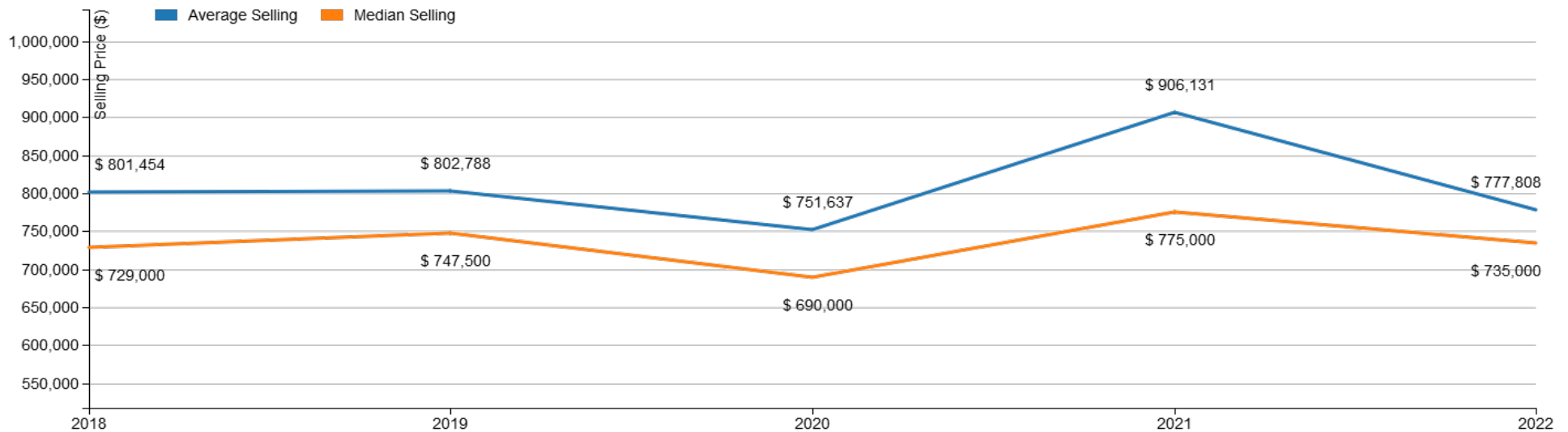




South Boston
Sales Summary
4th Quarter 2022

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
2018	119	-	\$801,454	-	\$729,000	-	\$725	-	\$728	-	27
2019	130	9%	\$802,788	0%	\$747,500	3%	\$712	-2%	\$701	-4%	72
2020	147	13%	\$751,637	-6%	\$690,000	-8%	\$744	5%	\$733	5%	47
2021	173	18%	\$906,131	21%	\$775,000	12%	\$802	8%	\$798	9%	86
2022	71	-59%	\$777,808	-14%	\$735,000	-5%	\$751	-6%	\$756	-5%	36

Average / Median Selling Price





South Boston

Sales by Number of Bedrooms

4th Quarter 2022

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
Studio	2020	4	300%	\$536,875	63%	\$530,000	61%	\$986	23%	\$974	21%	-
	2021	2	-50%	\$539,500	0%	\$539,500	2%	\$845	-14%	\$845	-13%	-
	2022	2	0%	\$649,500	20%	\$649,500	20%	\$656	-22%	\$656	-22%	-
One Bed	2020	35	35%	\$528,939	-5%	\$521,000	-3%	\$851	9%	\$853	9%	29
	2021	28	-20%	\$751,170	42%	\$561,000	8%	\$896	5%	\$891	4%	-
	2022	15	-46%	\$584,267	-22%	\$572,500	2%	\$866	-3%	\$878	-1%	35
Two Beds	2020	84	0%	\$758,302	-7%	\$720,000	-7%	\$714	1%	\$722	4%	55
	2021	102	21%	\$833,006	10%	\$777,000	8%	\$791	11%	\$792	10%	76
	2022	44	-57%	\$784,032	-6%	\$767,000	-1%	\$741	-6%	\$738	-7%	46
Three Plus Beds	2020	24	26%	\$1,088,871	-2%	\$1,054,500	-3%	\$652	6%	\$646	8%	40
	2021	41	71%	\$1,211,764	11%	\$1,015,000	-4%	\$762	17%	\$727	13%	97
	2022	10	-76%	\$1,066,400	-12%	\$1,159,500	14%	\$639	-16%	\$615	-15%	8



South Boston

Sales Comparison by Square Footage

4th Quarter 2022

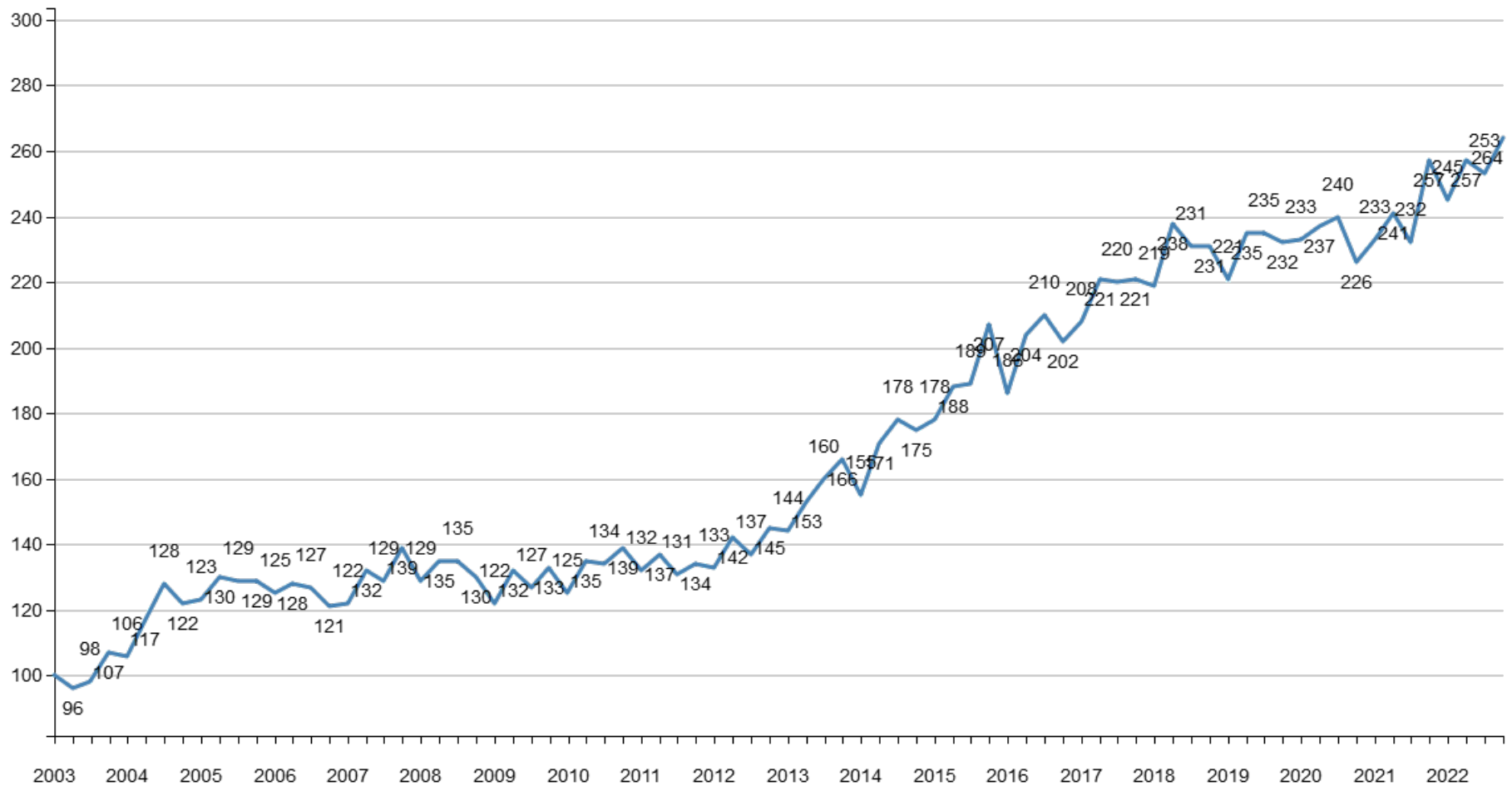
Sq Feet	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
700 or less	2020	36	64%	\$498,250	2%	\$491,250	0%	\$879	9%	\$874	10%	36
	2021	22	-39%	\$501,045	1%	\$526,500	7%	\$900	2%	\$918	5%	42
	2022	14	-36%	\$506,536	1%	\$499,000	-5%	\$850	-6%	\$857	-7%	-
701- 1000	2020	35	40%	\$639,836	3%	\$620,000	-3%	\$764	6%	\$739	6%	16
	2021	58	66%	\$703,787	10%	\$680,000	10%	\$829	8%	\$830	12%	107
	2022	21	-64%	\$675,762	-4%	\$649,000	-5%	\$766	-8%	\$769	-7%	37
1001- 1500	2020	56	-10%	\$823,400	-1%	\$800,000	-4%	\$689	1%	\$668	0%	67
	2021	61	9%	\$898,914	9%	\$870,000	9%	\$752	9%	\$746	12%	59
	2022	27	-56%	\$835,852	-7%	\$825,000	-5%	\$712	-5%	\$723	-3%	49
1501- 1800	2020	11	0%	\$1,042,636	-17%	\$1,100,000	-4%	\$629	-17%	\$645	-10%	-
	2021	17	55%	\$1,096,824	5%	\$1,065,500	-3%	\$666	6%	\$686	6%	-
	2022	4	-76%	\$1,151,250	5%	\$1,182,500	11%	\$690	4%	\$713	4%	8
1801- 2400	2020	8	33%	\$1,210,000	-10%	\$1,175,000	-14%	\$598	-10%	\$549	-22%	22
	2021	12	50%	\$1,530,277	26%	\$1,415,000	20%	\$750	25%	\$703	28%	123
	2022	4	-67%	\$1,317,225	-14%	\$1,315,000	-7%	\$700	-7%	\$690	-2%	-
Over 2400	2020	1	-75%	\$2,900,000	147%	\$2,900,000	176%	\$686	56%	\$686	64%	-
	2021	3	200%	\$4,358,333	50%	\$5,500,000	90%	\$1,537	124%	\$1,800	163%	-
	2022	1	-67%	\$1,500,000	-66%	\$1,500,000	-73%	\$529	-66%	\$529	-71%	-

LINK

SOUTH END
**QUARTERLY SALES
SUMMARY**
FOURTH QUARTER 2022

LINK

South End Twenty Year Price Index (Appreciation Rate)

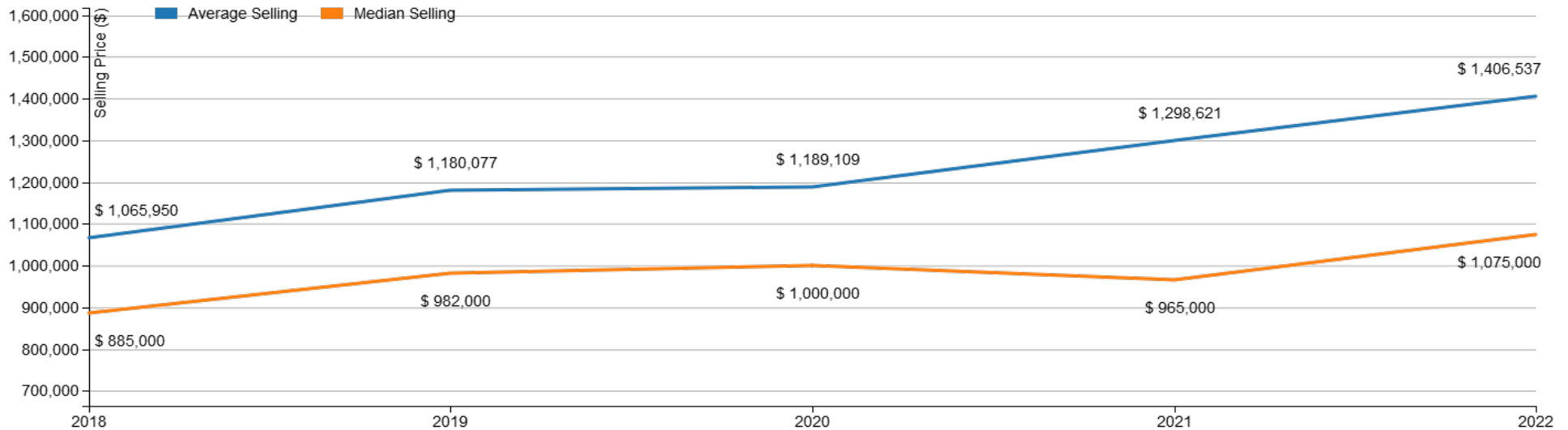


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South End Sales Summary 4th Quarter 2022

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
2018	118	-	\$1,065,950	-	\$885,000	-	\$1,053	-	\$1,018	-	47
2019	115	-3%	\$1,180,077	11%	\$982,000	11%	\$1,050	0%	\$1,021	0%	48
2020	109	-5%	\$1,189,109	1%	\$1,000,000	2%	\$1,015	-3%	\$1,022	0%	67
2021	181	66%	\$1,298,621	9%	\$965,000	-4%	\$1,176	16%	\$1,146	12%	62
2022	85	-53%	\$1,406,537	8%	\$1,075,000	11%	\$1,168	-1%	\$1,148	0%	46

Average / Median Selling Price





South End

Sales by Number of Bedrooms

4th Quarter 2022

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
Studio	2020	1	-67%	\$1,020,000	-37%	\$1,020,000	82%	\$802	-33%	\$802	-36%	-
	2021	16	1,500%	\$613,454	-40%	\$577,000	-43%	\$1,090	36%	\$1,066	33%	72
	2022	4	-75%	\$648,750	6%	\$692,500	20%	\$1,343	23%	\$1,365	28%	77
One Bed	2020	29	-15%	\$711,031	1%	\$700,000	7%	\$1,001	0%	\$1,011	0%	78
	2021	63	117%	\$861,929	21%	\$815,000	16%	\$1,122	12%	\$1,119	11%	74
	2022	27	-57%	\$828,624	-4%	\$750,000	-8%	\$1,139	2%	\$1,112	-1%	54
Two Beds	2020	59	-2%	\$1,113,703	-1%	\$1,050,000	2%	\$1,012	-3%	\$1,006	-1%	54
	2021	69	17%	\$1,330,886	20%	\$1,229,000	17%	\$1,181	17%	\$1,120	11%	52
	2022	36	-48%	\$1,195,524	-10%	\$1,150,000	-6%	\$1,094	-7%	\$1,111	-1%	22
Three Plus Beds	2020	20	11%	\$2,113,223	-4%	\$1,945,000	-5%	\$1,057	-7%	\$1,046	-5%	95
	2021	33	65%	\$2,397,046	13%	\$2,382,500	22%	\$1,312	24%	\$1,249	19%	53
	2022	18	-45%	\$2,863,828	19%	\$2,650,000	11%	\$1,318	0%	\$1,244	0%	63



South End

Sales Comparison by Square Footage

4th Quarter 2022

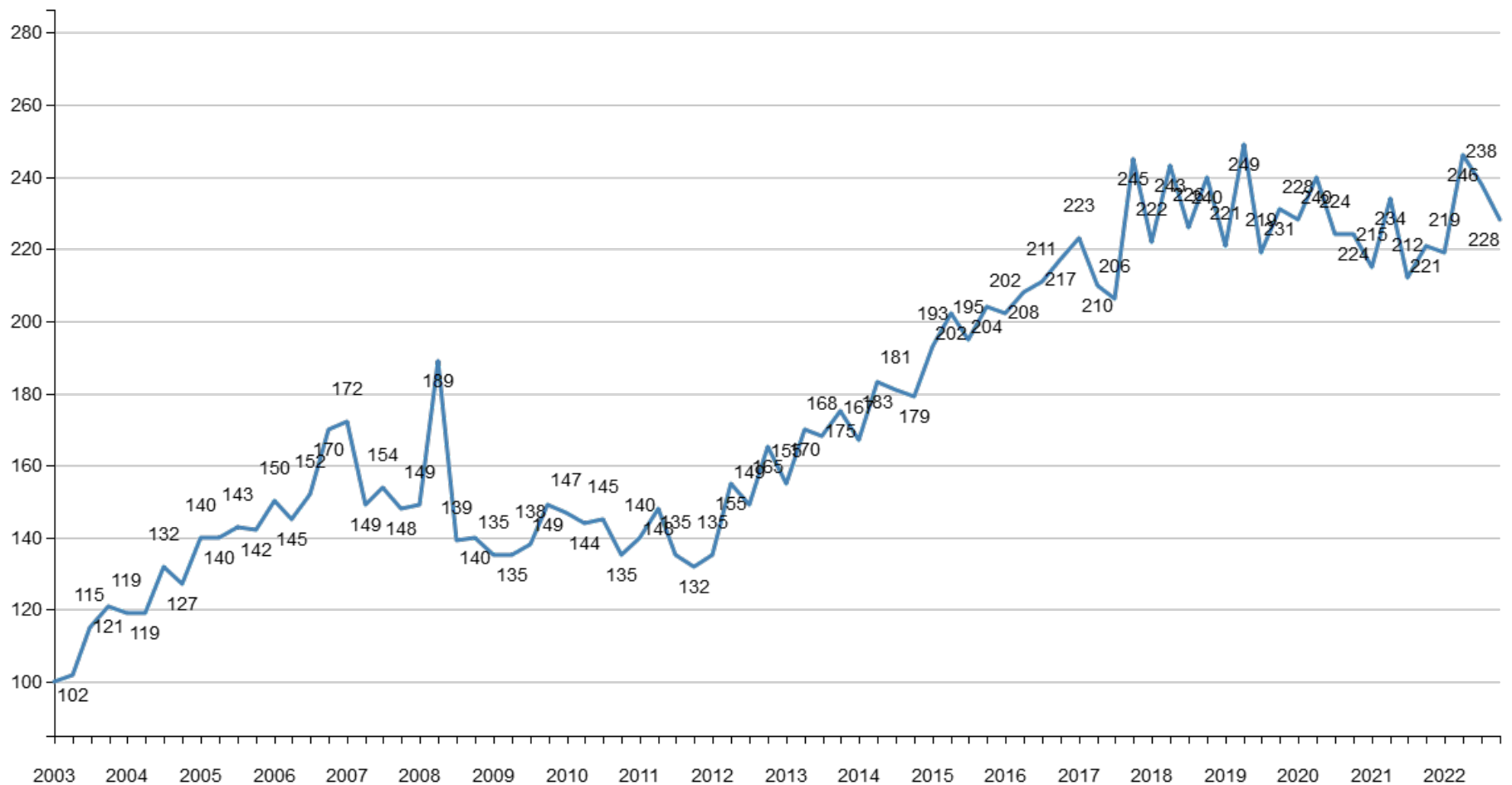
Sq Feet	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
700 or less	2020	22	-15%	\$659,518	9%	\$650,000	11%	\$1,075	1%	\$1,075	2%	71
	2021	44	100%	\$663,522	1%	\$664,950	2%	\$1,145	7%	\$1,129	5%	81
	2022	18	-59%	\$691,786	4%	\$703,600	6%	\$1,236	8%	\$1,200	6%	65
701- 1000	2020	35	-5%	\$817,486	-7%	\$755,000	-16%	\$959	-7%	\$931	-7%	66
	2021	55	57%	\$936,548	15%	\$875,050	16%	\$1,130	18%	\$1,113	19%	64
	2022	28	-49%	\$986,900	5%	\$990,000	13%	\$1,147	1%	\$1,136	2%	9
1001- 1500	2020	29	0%	\$1,265,797	5%	\$1,210,000	8%	\$996	1%	\$993	-1%	44
	2021	49	69%	\$1,382,326	9%	\$1,330,000	10%	\$1,124	13%	\$1,101	11%	38
	2022	17	-65%	\$1,256,347	-9%	\$1,200,000	-10%	\$1,048	-7%	\$1,093	-1%	31
1501- 1800	2020	9	-18%	\$1,774,222	-3%	\$1,735,000	-3%	\$1,079	0%	\$1,025	-3%	139
	2021	14	56%	\$2,292,886	29%	\$2,212,500	28%	\$1,386	29%	\$1,363	33%	80
	2022	11	-21%	\$1,847,670	-19%	\$1,620,000	-27%	\$1,107	-20%	\$1,069	-22%	5
1801- 2400	2020	11	22%	\$2,185,031	-14%	\$2,295,000	-6%	\$1,025	-16%	\$1,053	-19%	84
	2021	14	27%	\$2,876,214	32%	\$2,960,000	29%	\$1,446	41%	\$1,361	29%	106
	2022	4	-71%	\$2,488,750	-13%	\$2,500,000	-16%	\$1,211	-16%	\$1,189	-13%	176
Over 2400	2020	3	0%	\$3,260,000	2%	\$2,855,000	0%	\$1,181	3%	\$1,127	5%	-
	2021	5	67%	\$2,848,800	-13%	\$2,985,000	5%	\$1,127	-5%	\$1,227	9%	19
	2022	7	40%	\$3,976,143	40%	\$3,210,000	8%	\$1,437	27%	\$1,249	2%	37

LINK

WATERFRONT
**QUARTERLY SALES
SUMMARY**
FOURTH QUARTER 2022

LINK

Waterfront Twenty Year Price Index (Appreciation Rate)

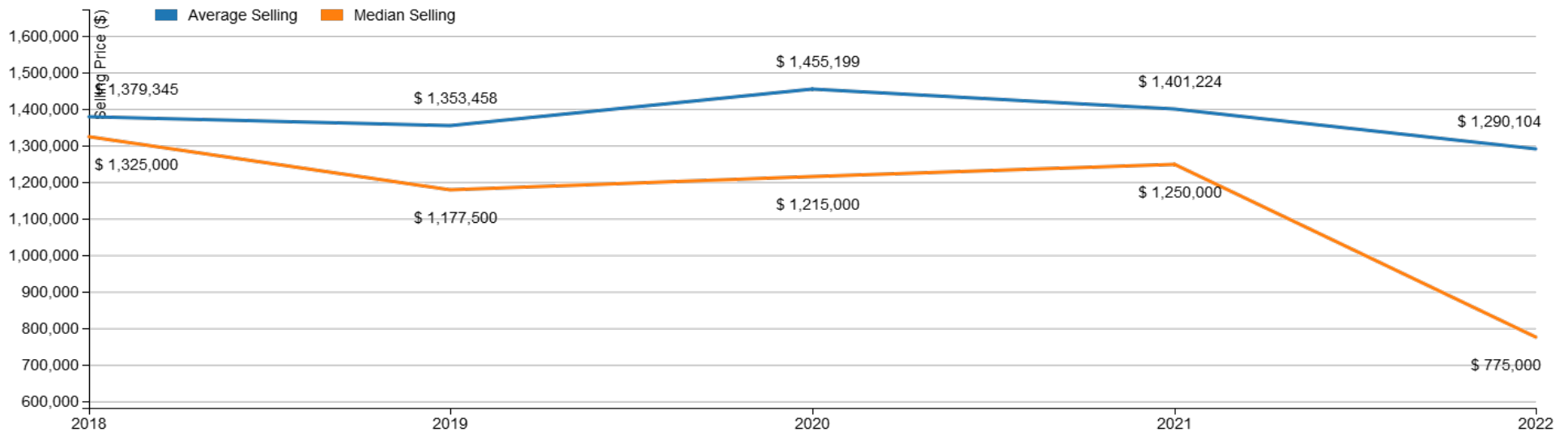




Waterfront Sales Summary 4th Quarter 2022

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
2018	30	-	\$1,379,345	-	\$1,325,000	-	\$1,089	-	\$1,110	-	54
2019	36	20%	\$1,353,458	-2%	\$1,177,500	-11%	\$1,056	-3%	\$1,013	-9%	114
2020	28	-22%	\$1,455,199	8%	\$1,215,000	3%	\$1,049	-1%	\$961	-5%	174
2021	34	21%	\$1,401,224	-4%	\$1,250,000	3%	\$1,012	-4%	\$935	-3%	52
2022	25	-26%	\$1,290,104	-8%	\$775,000	-38%	\$1,031	2%	\$1,048	12%	94

Average / Median Selling Price





Waterfront

Sales by Number of Bedrooms

4th Quarter 2022

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
Studio	2020	0	-	-	-	-	-	-	-	-	-	-
	2021	1	-	\$706,600	-	\$706,600	-	\$1,021	-	\$1,021	-	-
	2022	4	300%	\$553,500	-22%	\$578,000	-18%	\$1,092	7%	\$1,085	6%	-
One Bed	2020	8	-38%	\$619,375	-31%	\$624,500	-24%	\$760	-27%	\$721	-18%	-
	2021	17	113%	\$880,471	42%	\$775,000	24%	\$843	11%	\$834	16%	70
	2022	12	-29%	\$791,758	-10%	\$620,300	-20%	\$903	7%	\$867	4%	136
Two Beds	2020	19	12%	\$1,746,872	21%	\$1,550,000	12%	\$1,151	8%	\$1,135	6%	198
	2021	14	-26%	\$1,873,000	7%	\$1,624,500	5%	\$1,175	2%	\$1,167	3%	43
	2022	7	-50%	\$1,869,643	0%	\$2,050,000	26%	\$1,156	-2%	\$1,171	0%	51
Three Plus Beds	2020	1	-80%	\$2,600,000	9%	\$2,600,000	16%	\$1,428	44%	\$1,428	48%	31
	2021	2	100%	\$2,872,500	10%	\$2,872,500	10%	\$1,308	-8%	\$1,308	-8%	3
	2022	2	0%	\$3,725,000	30%	\$3,725,000	30%	\$1,244	-5%	\$1,244	-5%	-



Waterfront

Sales Comparison by Square Footage

4th Quarter 2022

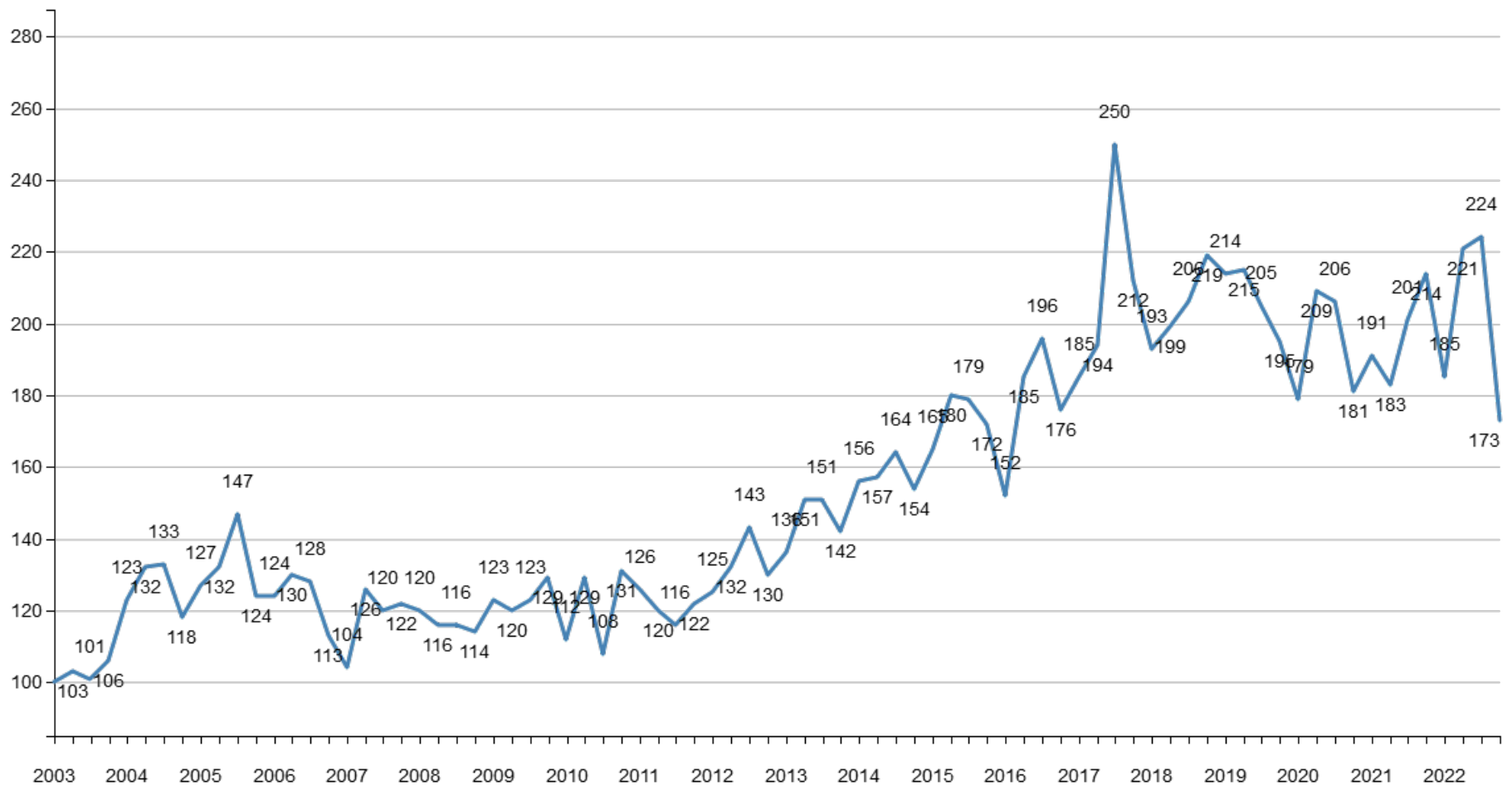
Sq Feet	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
700 or less	2020	2	0%	\$475,500	-24%	\$475,500	-24%	\$844	-28%	\$844	-28%	-
	2021	2	0%	\$570,800	20%	\$570,800	20%	\$821	-3%	\$821	-3%	-
	2022	7	250%	\$551,000	-3%	\$560,000	-2%	\$1,031	25%	\$1,029	25%	-
701- 1000	2020	6	-50%	\$640,667	-30%	\$640,000	-28%	\$765	-30%	\$737	-27%	-
	2021	10	67%	\$698,950	9%	\$701,000	10%	\$829	8%	\$843	14%	18
	2022	5	-50%	\$626,120	-10%	\$600,000	-14%	\$768	-7%	\$765	-9%	145
1001- 1500	2020	11	-8%	\$1,332,402	3%	\$1,280,000	-6%	\$1,062	3%	\$1,019	-2%	285
	2021	9	-18%	\$1,377,222	3%	\$1,200,000	-6%	\$1,088	2%	\$1,109	9%	55
	2022	7	-22%	\$1,280,714	-7%	\$1,287,500	7%	\$1,075	-1%	\$1,051	-5%	110
1501- 1800	2020	3	-40%	\$2,403,333	42%	\$1,950,000	-3%	\$1,421	36%	\$1,207	-5%	-
	2021	9	200%	\$1,630,056	-32%	\$1,575,000	-19%	\$1,021	-28%	\$970	-20%	78
	2022	2	-78%	\$1,862,500	14%	\$1,862,500	18%	\$1,115	9%	\$1,115	15%	10
1801- 2400	2020	6	100%	\$2,347,358	9%	\$2,500,000	40%	\$1,191	19%	\$1,231	28%	92
	2021	4	-33%	\$3,111,250	33%	\$3,272,500	31%	\$1,377	16%	\$1,406	14%	37
	2022	2	-50%	\$2,562,500	-18%	\$2,562,500	-22%	\$1,243	-10%	\$1,243	-12%	-
Over 2400	2020	0	-	-	-	-	-	-	-	-	-	-
	2021	0	-	-	-	-	-	-	-	-	-	-
	2022	2	-	\$3,725,000	-	\$3,725,000	-	\$1,244	-	\$1,244	-	-

LINK

WEST END
**QUARTERLY SALES
SUMMARY**
FOURTH QUARTER 2022

LINK

West End Twenty Year Price Index (Appreciation Rate)

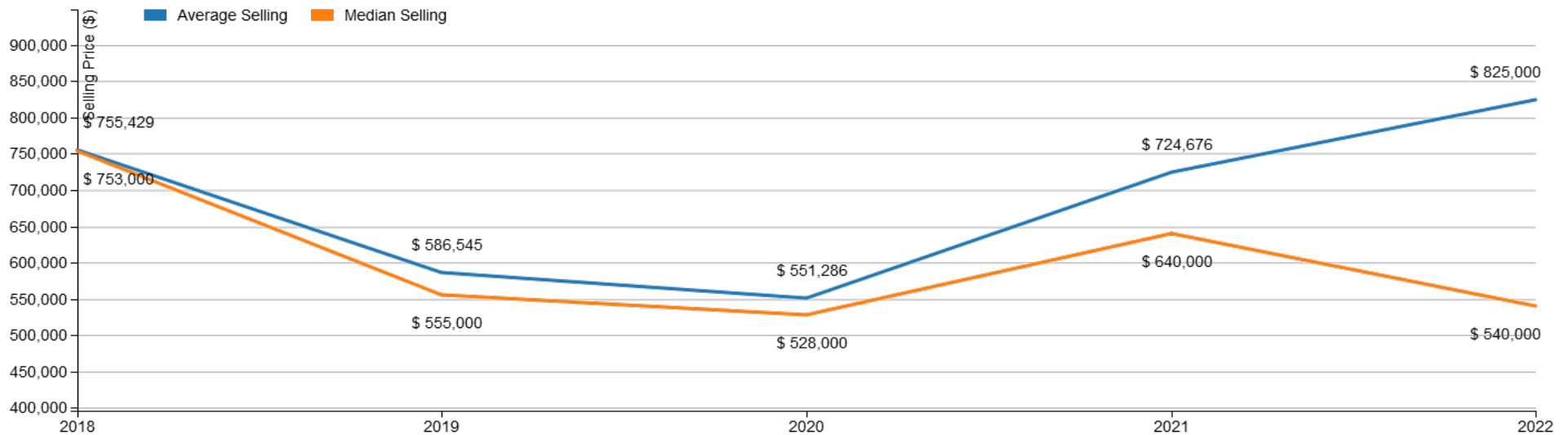




West End
Sales Summary
4th Quarter 2022

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
2018	14	-	\$755,429	-	\$753,000	-	\$796	-	\$791	-	95
2019	11	-21%	\$586,545	-22%	\$555,000	-26%	\$694	-13%	\$636	-20%	231
2020	7	-36%	\$551,286	-6%	\$528,000	-5%	\$653	-6%	\$659	4%	75
2021	17	143%	\$724,676	31%	\$640,000	21%	\$776	19%	\$768	17%	-
2022	9	-47%	\$825,000	14%	\$540,000	-16%	\$673	-13%	\$581	-24%	168

Average / Median Selling Price





West End

Sales by Number of Bedrooms

4th Quarter 2022

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
Studio	2020	3	200%	\$422,000	-7%	\$420,000	-8%	\$663	-8%	\$659	-8%	-
	2021	2	-33%	\$469,500	11%	\$469,500	12%	\$737	11%	\$737	12%	-
	2022	1	-50%	\$370,000	-21%	\$370,000	-21%	\$581	-21%	\$581	-21%	-
One Bed	2020	2	-78%	\$556,500	-5%	\$556,500	0%	\$676	-4%	\$676	6%	75
	2021	10	400%	\$659,500	19%	\$604,500	9%	\$791	17%	\$801	19%	-
	2022	3	-70%	\$471,667	-28%	\$460,000	-24%	\$559	-29%	\$498	-38%	-
Two Beds	2020	2	100%	\$740,000	6%	\$740,000	6%	\$614	1%	\$614	1%	-
	2021	4	100%	\$915,125	24%	\$956,500	29%	\$768	25%	\$747	22%	-
	2022	4	0%	\$786,250	-14%	\$795,000	-17%	\$687	-11%	\$650	-13%	-
Three Plus Beds	2020	0	-	-	-	-	-	-	-	-	-	-
	2021	1	-	\$1,125,000	-	\$1,125,000	-	\$743	-	\$743	-	-
	2022	1	0%	\$2,495,000	122%	\$2,495,000	122%	\$1,051	42%	\$1,051	42%	168



West End

Sales Comparison by Square Footage

4th Quarter 2022

[illegible]