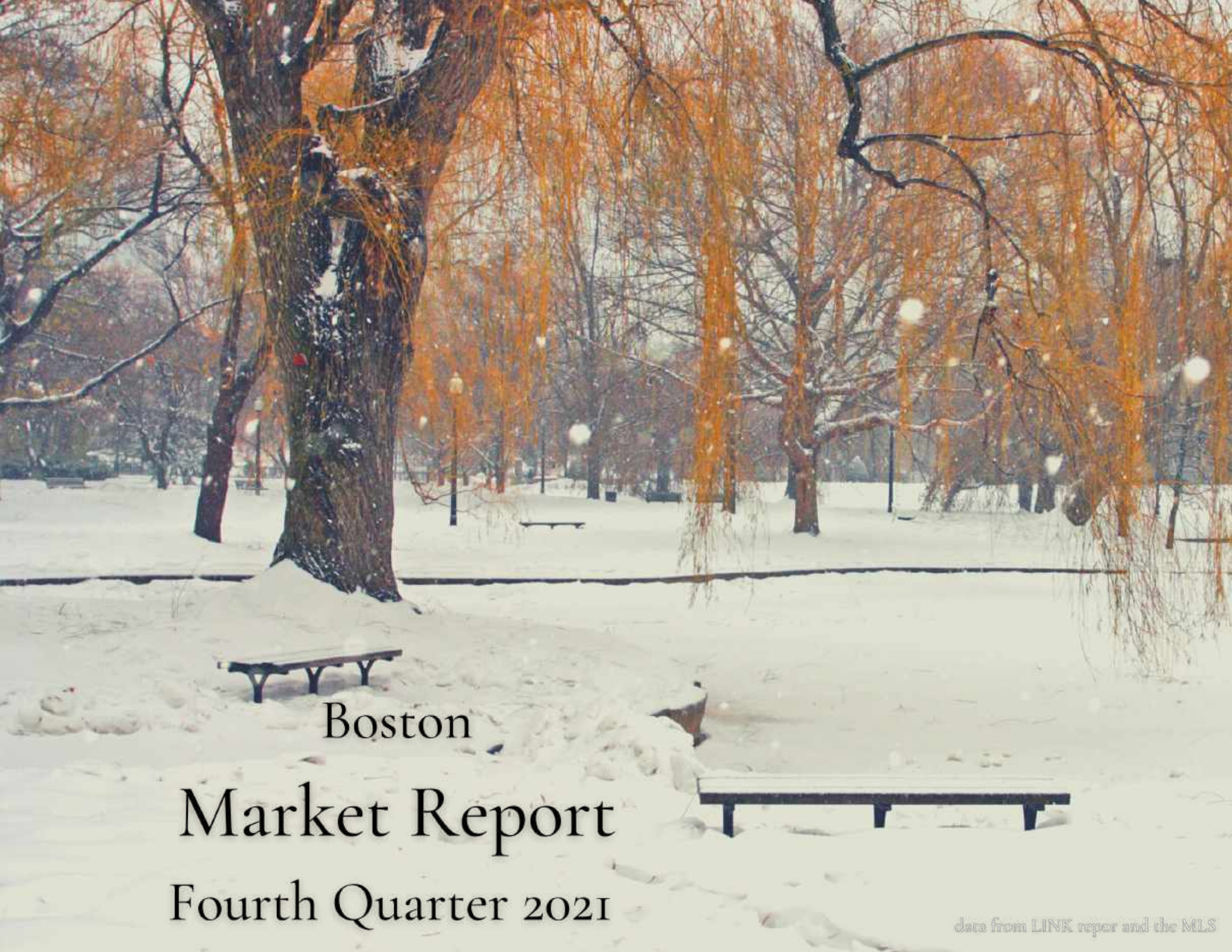




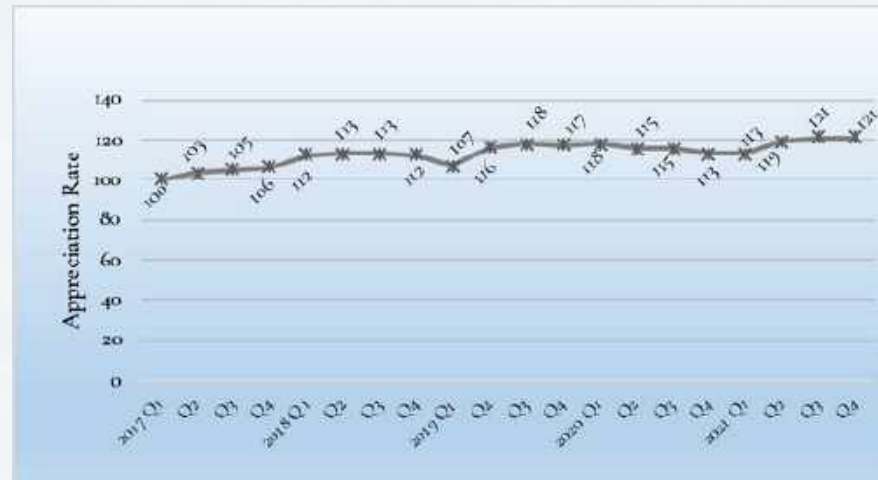
Boston

Market Report

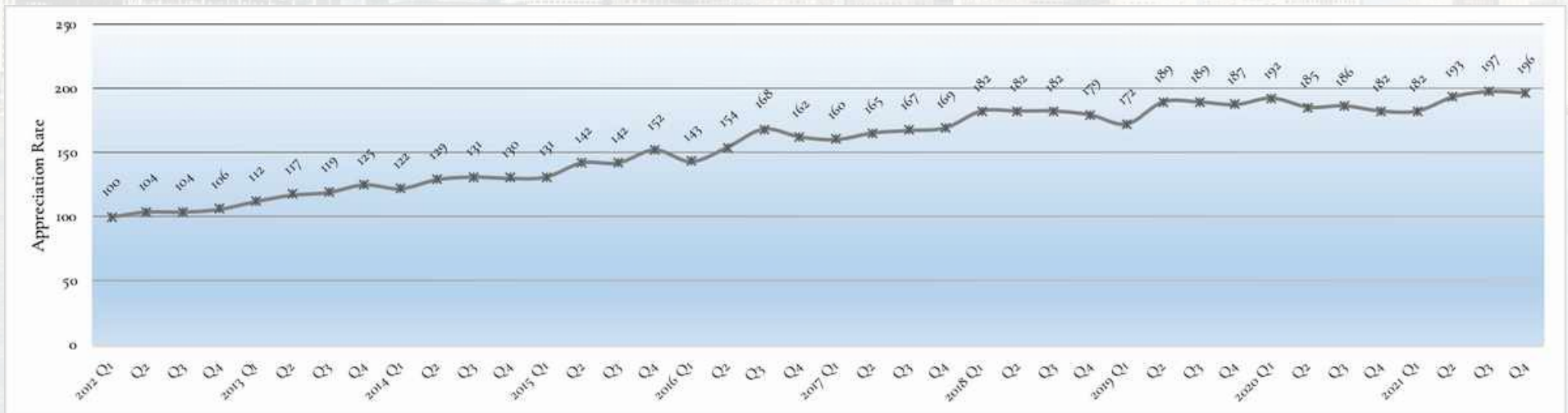
Fourth Quarter 2021

data from LINK report and the MLS

Citywide 5 Year Price Index



Citywide 10 Year Price Index



Citywide Quarterly Sales Summary

Year	Sales	%+-	Avg Sell	%+-	Med Sell	%+-	Avg Psf	%+-	Med Psf	%+-	Avg DOM
2017	762	-	\$1,099,535	-	\$774,500	-	\$893	-	\$839	-	52
2018	626	-18%	\$1,115,928	1%	\$820,000	6%	\$972	9%	\$928	11%	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	861	21%	\$1,352,752	11%	\$856,500	4%	\$1,059	8%	\$947	7%	60

Citywide Average/ Median Sale Price



Quarterly Sales by Area

Area	Sales	%+-	Avg Sell	%+-	Med Sell	%+-	Avg Psf	%+-	Med Psf	%+-	Avg DOM
Luxe	165	50%	\$2,449,236	-5%	\$1,825,000	1%	\$1,573	-1	\$1,505	-2	73
Allston/ Brighton	115	44%	\$702,639	11%	\$496,697	-33%	\$585	8%	\$554	-8%	84
Back Bay	112	14%	\$2,972,135	27%	\$1,307,500	1%	\$1,555	12%	\$1,312	12%	61
Beacon Hill	45	-10%	\$1,438,690	-23%	\$900,000	-38%	\$1,211	-7%	\$1,152	-4%	81
Charlestown	79	-19%	\$862,583	5%	\$746,000	-5%	\$796	6%	\$785	4%	36
East Boston	98	53%	\$648,917	10%	\$606,500	6%	\$714	30%	\$680	18%	143
Fenway	25	32%	\$774,873	-19%	\$625,000	-23%	\$1,004	2%	\$979	6%	68
Jamaica Plain	108	-18%	\$795,359	3%	\$722,130	1%	\$570	8%	\$568	972%	34
Midtown	26	30%	\$1,877,553	23%	\$1,445,000	8%	\$1,217	17%	\$1,181	14%	25
North End	24	-4%	\$860,521	13%	\$677,500	-5%	\$904	-8%	\$905	-1%	108
Seaport	50	4%	\$1,986,611	23%	\$1,597,000	22%	\$1,519	5%	\$1,587	1%	63
South Boston	174	18%	\$903,212	20%	\$775,000	12%	\$802	8%	\$799	9%	89
South End	117	62%	\$1,299,833	9%	\$975,500	-2%	\$1,177	16%	\$1,146	12%	49
Waterfront	34	21	\$1,401,224	-4%	1250000	3%	1012	-4	\$935	-3	52
West End	17	143%	\$724,676	31%	\$640,000	21%	\$776	19%	\$768	17%	-

Citywide

Sales Comparison by Number of Bedrooms

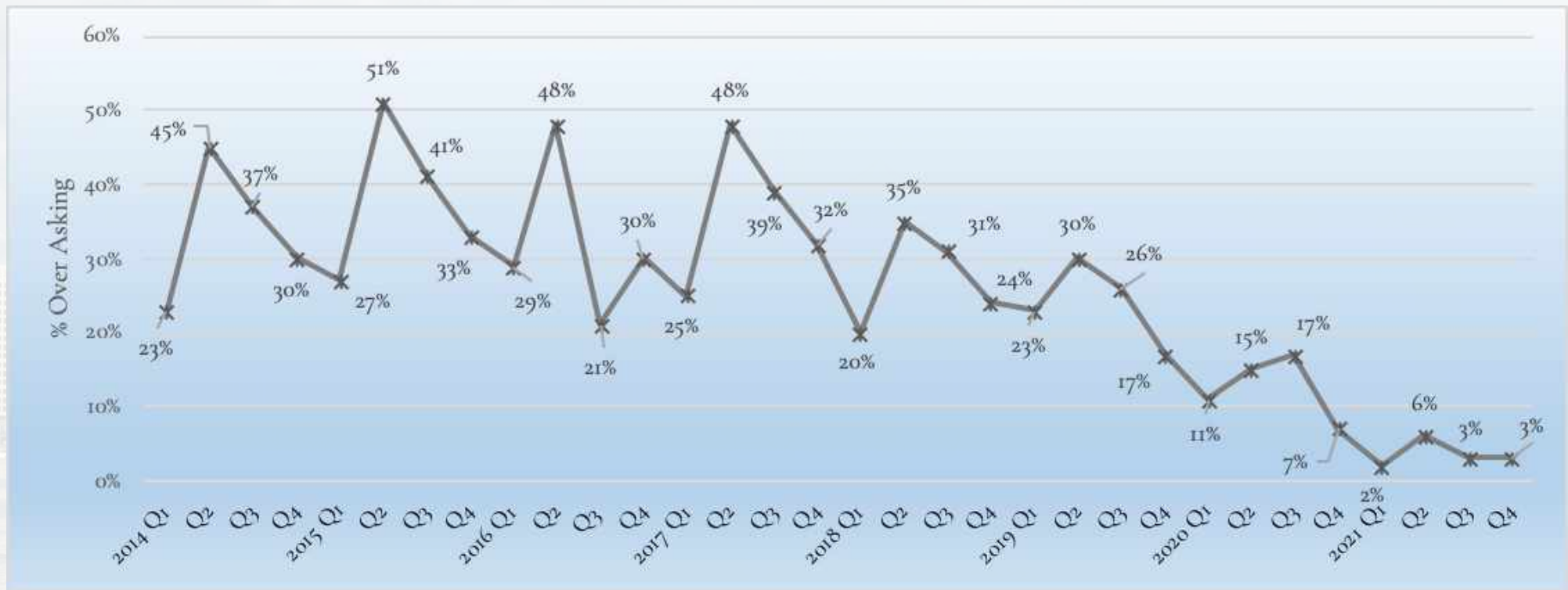
Bedrooms	Year	Sales	%+-	Avg Sell	%+-	Med Sell	%+-	Avg Psf	%+-	Med Psf	%+-	Avg DOM
Studio	2019	22	5%	\$ 2,249,151	117%	\$ 544,000	4%	\$ 1,397.00	7%	\$ 1,232.00	7%	98
	2020	26	18%	\$ 589,883	-74%	\$ 499,750	-8%	\$ 1,213.00	-13%	\$ 1,294.00	5%	62
	2021	49	88%	\$ 606,286	3%	\$ 534,000	7%	\$ 1,090.00	-10%	\$ 1,082.00	-16%	82
One Bed	2019	218	5%	\$ 769,123	4%	\$ 669,250	1%	\$ 1,033	4%	\$ 997	1%	70
	2020	194	-11%	\$ 764,583	-1%	\$ 639,000	-5%	\$ 974	-6%	\$ 915	-8%	59
	2021	274	41%	\$ 777,889	2%	\$ 691,000	8%	\$ 1,016	4%	\$ 975	6%	63
Two Beds	2019	337	7%	\$ 1,529,387	36%	\$ 1,030,000	14%	\$ 1,121	20%	\$ 960	11%	57
	2020	378	12%	\$ 1,204,055	-21%	\$ 895,000	-13%	\$ 955	-15%	\$ 859	-10%	64
	2021	394	4%	\$ 1,265,710	5%	\$ 910,000	2%	\$ 1,012	6%	\$ 883	3%	51
Three Plus Beds	2019	109	30%	\$ 3,101,418	52%	\$ 1,950,000	50%	\$ 1,247	27%	\$ 999	33%	112
	2020	115	6%	\$ 2,192,429	-29%	\$ 1,240,000	-36%	\$ 1,008	-19%	\$ 769	-23%	72
	2021	143	24%	\$ 2,937,274	34%	\$ 1,955,000	58%	\$ 1,259	25%	\$ 1,091	42%	72

Citywide

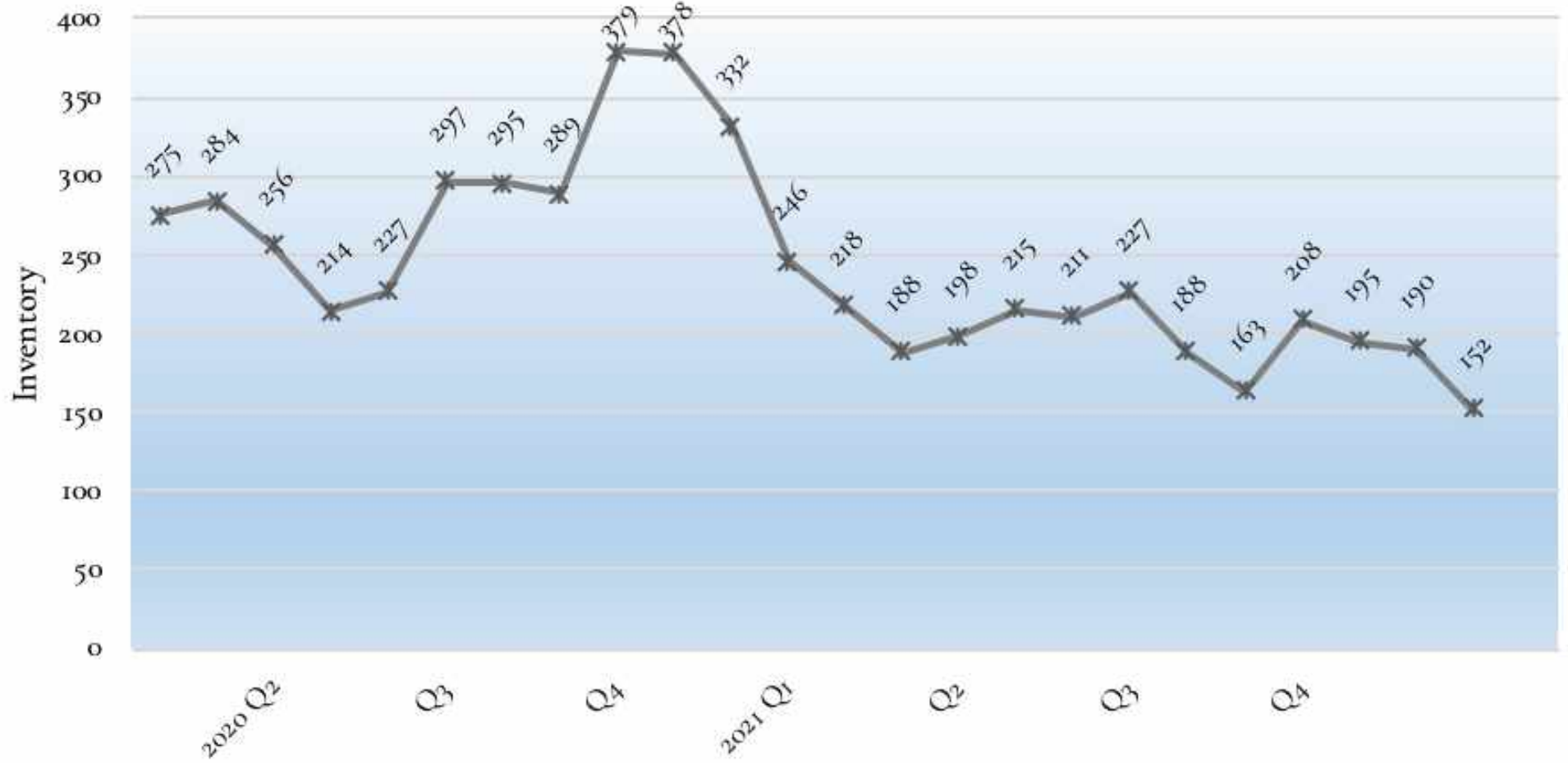
Sales Comparison by Square Footage

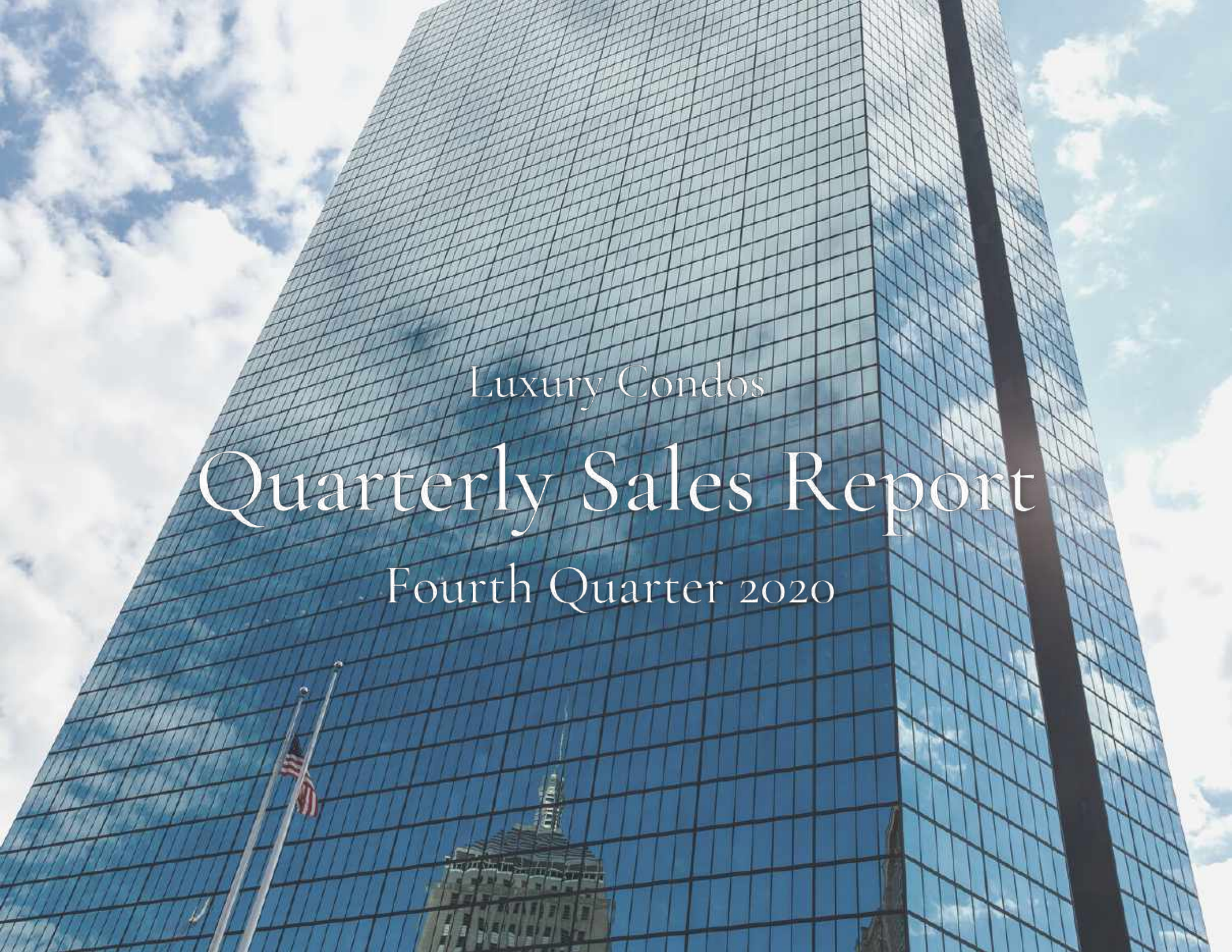
Sq Feet	Year	Sales	%±	Avg Sell	%±	Med Sell	%±	Avg Psf	%±	Med Psf	%±	Avg DOM
700 of less	2019	136	-1%	\$ 599,792	7%	\$ 549,500	2%	\$ 1,070	3%	\$ 1,038	2%	69
	2020	150	10%	\$ 581,358	-3%	\$ 553,500	1%	\$ 1,029	-4%	\$ 960	-7%	54
	2021	179	19%	\$ 583,727	0%	\$ 555,000	0%	\$ 1,039	1%	\$ 1,015	6%	66
701-1000	2019	164	-6%	\$ 835,469	12%	\$ 775,000	9%	\$ 993	12%	\$ 939	12%	58
	2020	165	1%	\$ 727,122	-13%	\$ 700,000	-10%	\$ 861	-13%	\$ 818	-13%	59
	2021	261	58%	\$ 790,963	9%	\$ 737,500	5%	\$ 946	10%	\$ 875	7%	59
1001-1500	2019	225	7%	\$ 1,308,055	13%	\$ 1,040,000	0%	\$ 1,044	12%	\$ 879	-1%	49
	2020	257	14%	\$ 1,124,501	-14%	\$ 970,000	-7%	\$ 921	-12%	\$ 827	-6%	62
	2021	253	-2%	\$ 1,151,857	2%	\$ 1,010,000	4%	\$ 954	4%	\$ 849	3%	43
1501-1800	2019	53	29%	\$ 1,692,526	13%	\$ 1,654,965	30%	\$ 1,029	12%	\$ 954	21%	88
	2020	60	13%	\$ 152,761	-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%	63
1801-2400	2019	56	27%	\$ 2,763,699	19%	\$ 2,350,000	-3%	\$ 1,343	20%	\$ 1,181	7%	138
	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%	\$ 1,324	23%	\$ 1,305	35%	70
Over 2400	2019	52	160%	\$ 6,023,768	41%	\$ 5,632,500	46%	\$ 1,862	27%	\$ 1,709	10%	144
	2020	30	-42%	\$ 5,768,167	-4%	\$ 4,862,500	-14%	\$ 1,788	-4%	\$ 1,806	6%	91
	2021	40	33%	\$ 6,701,880	16%	\$ 5,375,000	11%	\$ 1,985	11%	\$ 1,767	-2%	99

Citywide Sales Over Last Asking Price



Citywide Inventory





Luxury Condos

Quarterly Sales Report

Fourth Quarter 2020

Luxury Condos List

Hotels

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

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
Boulevard on the Greenway
The Bradley Mansion
Burrage Mansion
Chanel No. 6
Four51 Marlborough
Le Jardin
The Lucas
The Lydon
Maison Vernon
Residences at 9 Arlington St
The Tudor
The Whitwell
Zero Marlborough

Full Service

1 Charles St South
180 Beacon
330 Beacon St
44 Prince
45 Province
50 Liberty
Albert A Pope
Atelier 505
Belvedere
The Bryant Back Bay
Burroughs Wharf
Church Court
The Clarendon
EchelonSeaport
Grandview
Heritage
Lovejoy Wharf
Millennium Place
Millenium Tower
Pier Four
Pierce Boston
The Quinn
Sepia the Condos @ Ink Block
Siena the Condos @ Ink Block
Trinity Place
Twenty Two Liberty

Luxury Condos

Quarterly Sales Summary

Year	Sales	%±	Avg Sell	%±	Med Sell	%±	Avg Psf	%±	Med Psf	%±	Avg DOM
2017	117	-	\$2,207,688	-	\$1,750,000	-	\$1,276	-	\$206	-	113
2018	83	-29%	\$2,110,355	-4%	\$1,599,000	-9%	\$1,418	11%	\$1,306	8%	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	165	50%	\$2,449,236	-5%	\$1,825,000	1%	\$1,573	-1%	\$1,505	-2%	73

Luxury Condos

Average/ Median Sale Price



Luxury Condos

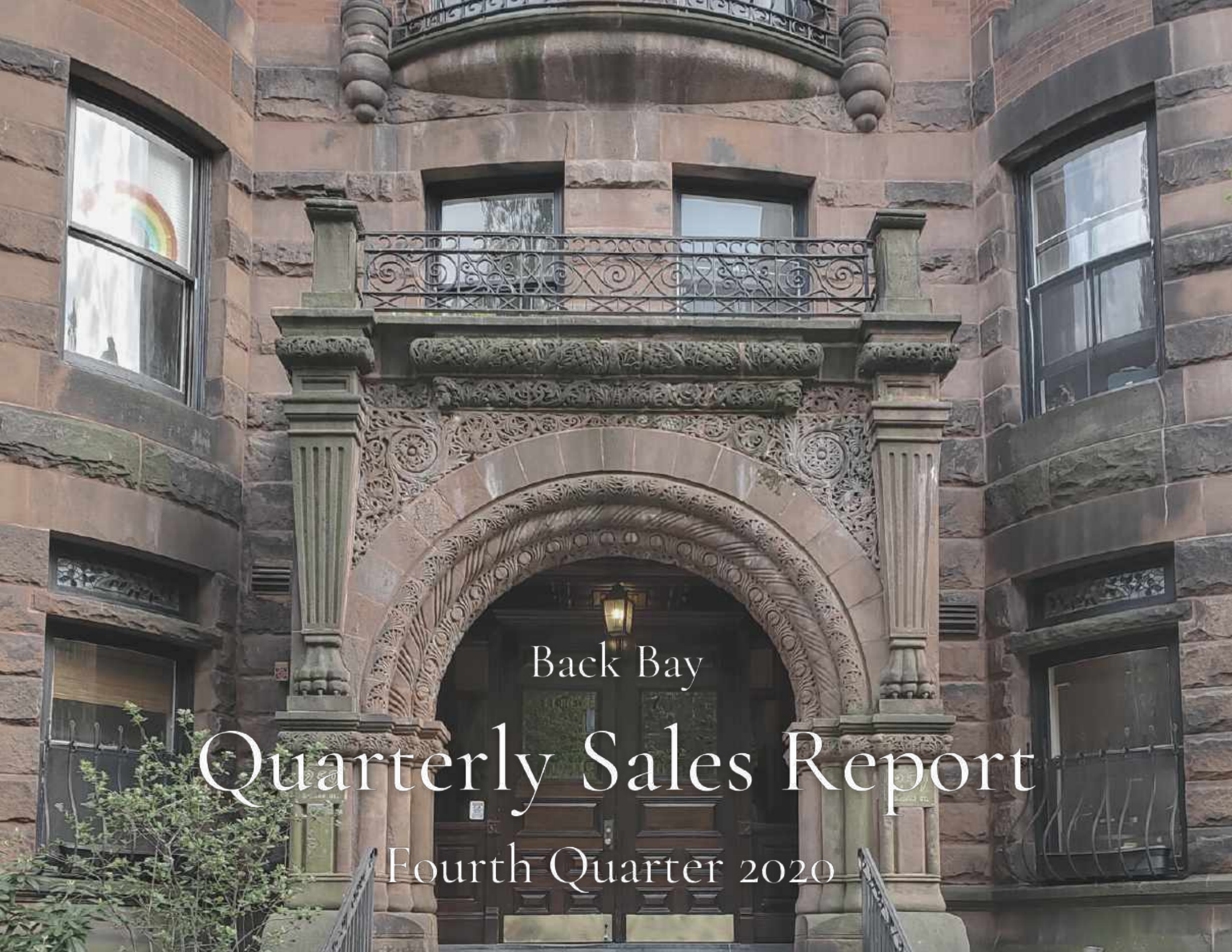
Sales by Number of Bedrooms

Bedrooms	Year	Sales	%±	Avg Sell	%±	Med Sell	%±	Avg Psf	%±	Med Psf	%±	Avg DOM
Studio	2019	6	200%	\$ 6,323,862	1060%	\$ 847,710	56%	\$ 2,080	95%	\$ 1,946	82%	138
	2020	11	83%	\$ 721,618	-89%	\$ 772,500	-9%	\$ 1,334	-36%	\$ 1,460	-25%	-
	2021	17	55%	\$ 697,563	-3%	\$ 660,000	-15%	\$ 1,117	-16%	\$ 1,033	-29%	91
One Bed	2019	40	60%	\$ 1,155,418	-8%	\$ 1,155,000	-7%	\$ 1,438	7%	\$ 1,507	14%	113
	2020	31	-23%	\$ 1,482,986	28%	\$ 1,210,800	5%	\$ 1,375	-4%	\$ 1,432	-5%	76
	2021	48	55%	\$ 1,219,756	-18%	\$ 1,187,500	-2%	\$ 1,411	3%	\$ 1,393	-3%	80
Two Beds	2019	84	105%	\$ 3,094,879	56%	\$ 2,542,500	45%	\$ 1,865	37%	\$ 1,757	40%	84
	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%	\$ 1,627	1%	\$ 154	0%	74
Three Plus Beds	2019	23	53%	\$ 6,020,278	48%	\$ 5,900,000	52%	\$ 2,214	28%	\$ 2,129	33%	261
	2020	13	-43%	\$ 6,449,385	7%	\$ 4,925,000	-17%	\$ 2,210	0%	\$ 1,888	-11%	38
	2021	30	131%	\$ 5,000,290	-22%	\$ 3,747,500	-24%	\$ 1,964	-11%	\$ 1,882	0%	8

Luxury Condos

Sales by Square Footage

Sq Feet	Year	Sales	%±	Avg Sell	%±	Med Sell	%±	Avg Psf	%±	Med Psf	%±	Avg DOM
700 or less	2019	12	140%	\$ 983,388	35%	\$ 1,054,550	39%	\$ 1,636	26%	\$ 1,586	20%	102
	2020	19	58%	\$ 818,913	-17%	\$ 810,000	-23%	\$ 1,393	-15%	\$ 1,496	-6%	-
	2021	23	21%	\$ 765,181	-7%	\$ 785,000	-3%	\$ 1,284	-8%	\$ 1,250	-16%	39
701-1000	2019	29	93%	\$ 1,162,466	3%	\$ 1,185,000	-1%	\$ 1,420	7%	\$ 1,475	16%	136
	2020	13	-55%	\$ 972,522	-16%	\$ 875,000	-26%	\$ 1,196	-16%	\$ 1,030	-30%	76
	2021	35	169%	\$ 1,209,591	24%	\$ 1,250,000	43%	\$ 1,442	21%	\$ 1,394	35%	117
1001-1500	2019	57	46%	\$ 2,211,032	28%	\$ 1,974,100	25%	\$ 1,687	29%	\$ 1,554	30%	56
	2020	42	-26%	\$ 1,885,876	-15%	\$ 1,824,200	-8%	\$ 1,498	-11%	\$ 1,538	-1%	299
	2021	45	7%	\$ 1,765,863	-6%	\$ 1,700,000	-7%	\$ 1,427	-5%	\$ 1,522	-1%	71
1501-1800	2019	13	117%	\$ 2,404,000	6%	\$ 2,137,500	8%	\$ 1,498	8%	\$ 1,355	5%	116
	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
1801-2400	2019	19	58%	\$ 4,222,016	25%	\$ 4,950,000	75%	\$ 2,012	25%	\$ 2,286	60%	116
	2020	13	-32%	\$ 3,362,767	-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
Over 2400	2019	23	283%	\$ 8,677,602	58%	\$ 7,850,000	80%	\$ 2,735	31%	\$ 2,976	74%	260
	2020	12	-48%	\$ 8,932,583	3%	\$ 8,050,000	3%	\$ 2,682	-2%	\$ 2,653	-11%	41
	2021	14	17%	\$ 8,275,264	-7%	\$ 6,585,000	-18%	\$ 2,452	-9%	\$ 2,363	-11%	-

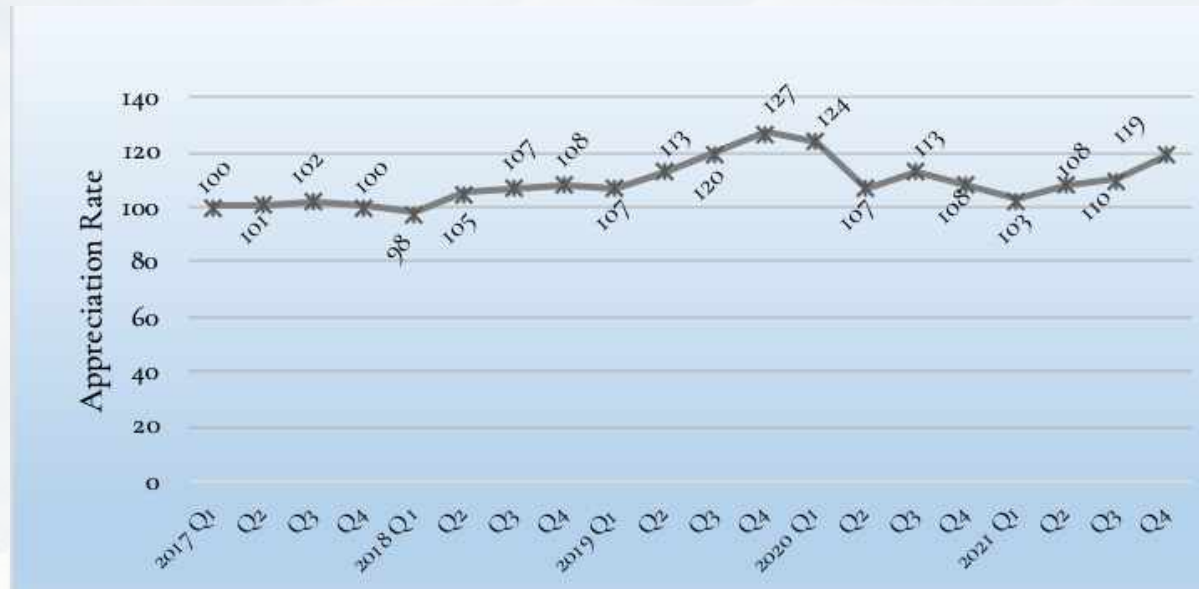
The image shows the entrance of a historic building with a large, ornate stone archway. The archway is flanked by two columns and has a balcony above it with a decorative metal railing. The building is made of stone and has several windows, some with decorative glass. The text "Back Bay" is written in a serif font above the archway, and "Quarterly Sales Report" is written in a larger serif font across the archway. Below the archway, the text "Fourth Quarter 2020" is written in a smaller serif font.

Back Bay

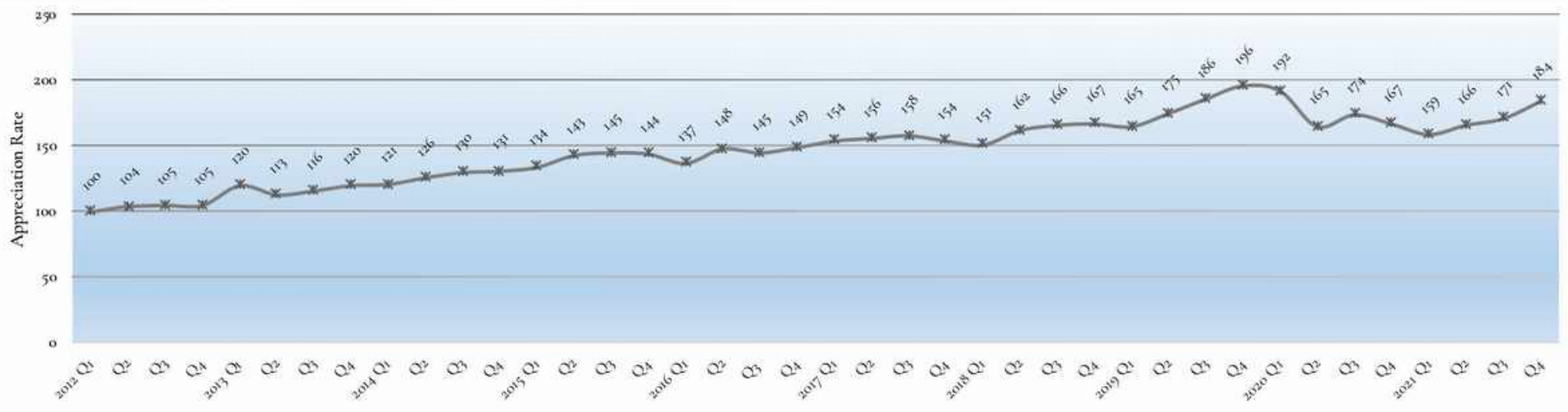
Quarterly Sales Report

Fourth Quarter 2020

Back Bay 5 Year Price Index



Back Bay 10 Year Price Index



Back Bay

Quarterly Sales Summary

Year	Sales	%+-	Avg Sell	%+-	Med Sell	%+-	Avg Psf	%+-	Med Psf	%+-	Avg DOM
2017	93	-	\$1,632,123	-	\$1,262,500	-	\$1,169	-	\$1,137	-	61
2018	101	9%	\$1,723,586	6%	\$1,140,000	-10%	\$1,297	11%	\$1,172	3%	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%	\$1,287	-20%	\$1,169	-19%	80
2021	112	14%	\$2,972,135	27%	\$1,307,500	1%	\$1,555	12%	\$1,312	12%	61

Back Bay

Average/ Median Sale Price



Back Bay

Sales by Number of Bedrooms

Bedrooms	Year	Sales	%+-	Avg Sell	%+-	Med Sell	%+-	Avg Psf	%+-	Med Psf	%+-	Avg DOM
Studio	2019	6	-45%	\$ 6,367,212	321%	\$ 980,260	88%	\$ 2,096	37%	\$ 2,039	70%	-
	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%	-
One Bed	2019	29	-19%	\$ 821,328	-6%	\$ 750,000	-9%	\$ 1,152	1%	\$ 1,107	-1%	76
	2020	21	-28%	\$ 1,073,526	31%	\$ 710,000	-5%	\$ 1,102	-4%	\$ 1,059	-4%	91
	2021	45	114%	\$ 870,519	-19%	\$ 735,000	4%	\$ 1,194	8%	\$ 1,081	2%	44
Two Beds	2019	62	51%	\$ 3,157,621	92%	\$ 2,587,500	75%	\$ 1,818	46%	\$ 1,675	42%	73
	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
Three Plus Beds	2019	28	115%	\$ 5,995,611	33%	\$ 5,887,500	67%	\$ 2,083	22%	\$ 2,045	32%	180
	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%	81

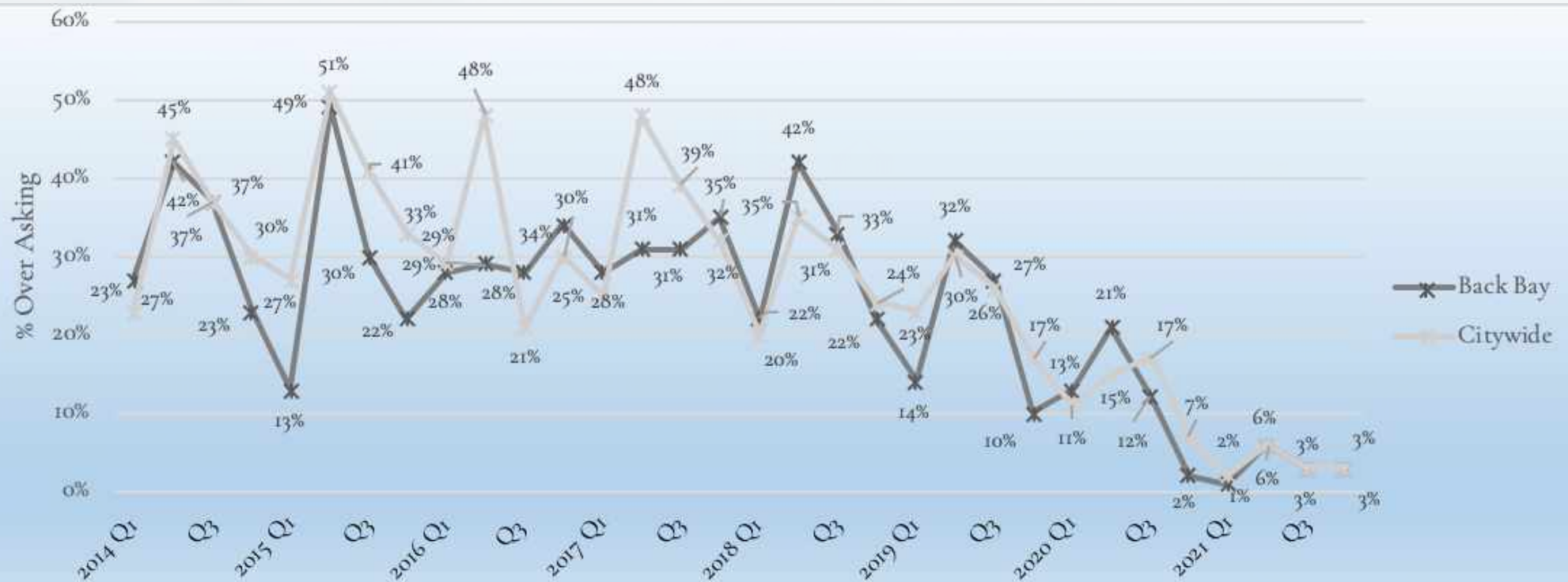
Back Bay

Sales by Square Footage

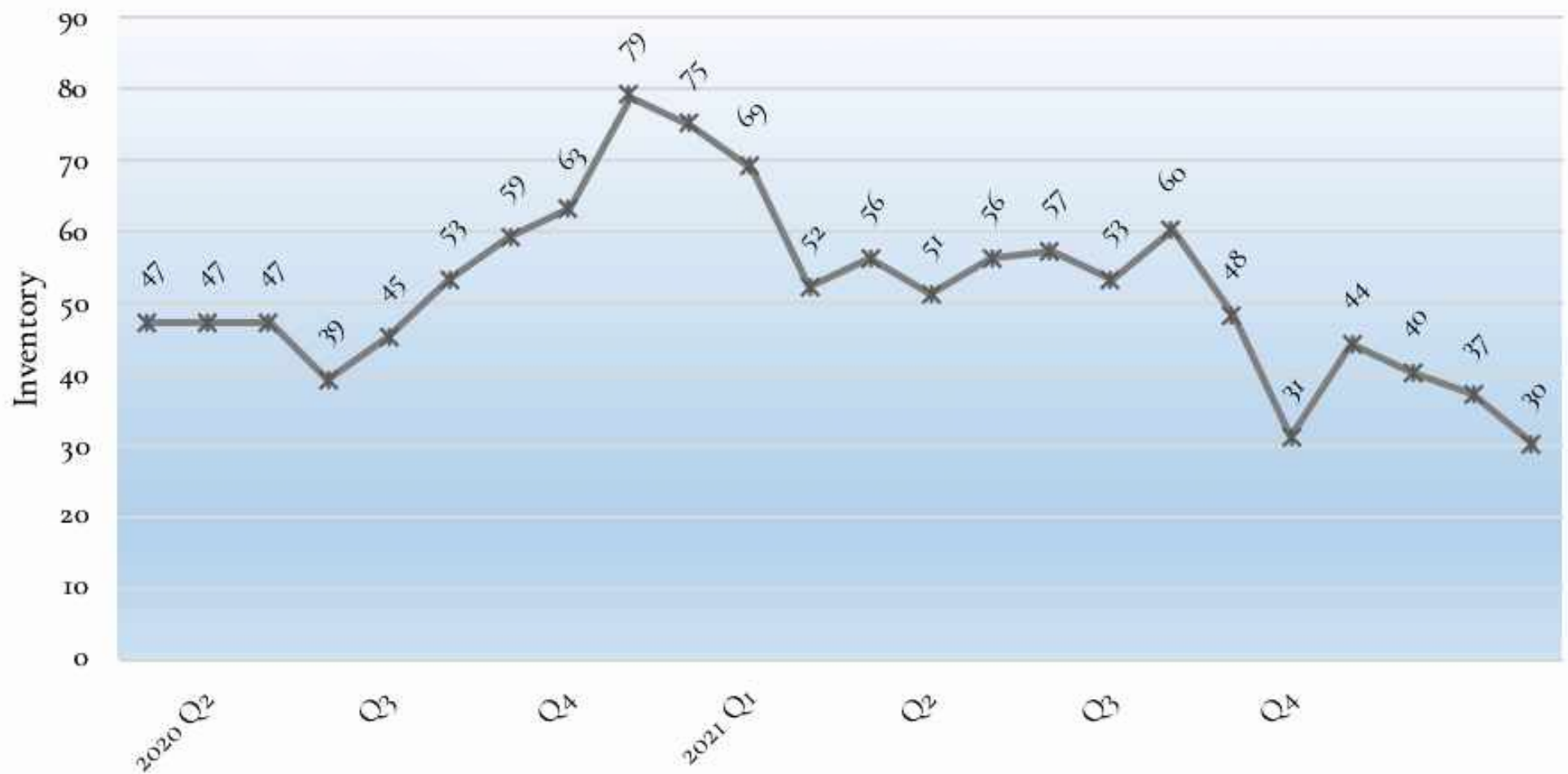
Sq Feet	Year	Sales	%±	Avg Sell	%±	Med Sell	%±	Avg Psf	%±	Med Psf	%±	Avg DOM
700 of less	2019	19	-27%	\$ 683,159	8%	\$ 658,000	11%	\$ 1,278	-1%	\$ 1,183	1%	108
	2020	23	21%	\$ 600,609	-12%	\$ 580,000	-12%	\$ 1,219	-5%	\$ 1,188	0%	68
	2021	34	48%	\$ 666,731	11%	\$ 660,000	14%	\$ 1,181	-3%	\$ 1,125	-5%	49
701-1000	2019	19	-5%	\$ 962,263	4%	\$ 850,000	-4%	\$ 1,145	6%	\$ 1,053	-5%	41
	2020	13	-32%	\$ 835,419	-13%	\$ 840,000	-1%	\$ 1,039	-9%	\$ 1,055	0%	94
	2021	23	77%	\$ 956,457	14%	\$ 870,000	4%	\$ 1,138	10%	\$ 1,016	-4%	49
1001-1500	2019	34	-3%	\$ 2,206,118	41%	\$ 1,573,500	7%	\$ 1,670	34%	\$ 1,264	8%	61
	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
1501-1800	2019	6	50%	\$ 2,061,250	-9%	\$ 1,862,500	-14%	\$ 1,291	-5%	\$ 1,113	-14%	-
	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
1801-2400	2019	18	125%	\$ 4,053,278	47%	\$ 5,025,000	77%	\$ 1,946	53%	\$ 2,268	79%	193
	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
Over 2400	2019	29	263%	\$ 8,071,512	21%	\$ 7,000,000	14%	\$ 2,463	19%	\$ 2,468	33%	160
	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%	103

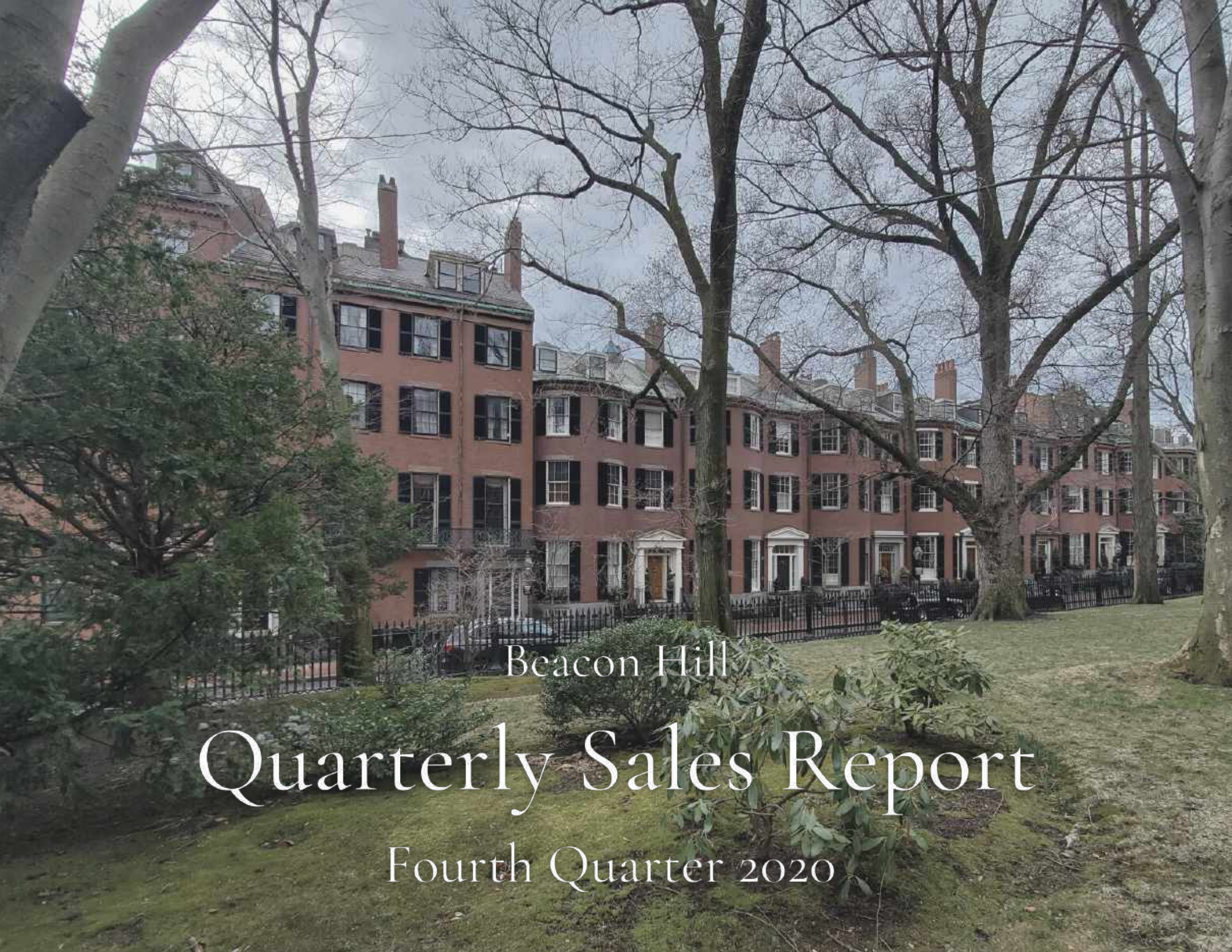
Back Bay

Sales Over Last Asking Price



Back Bay Inventory



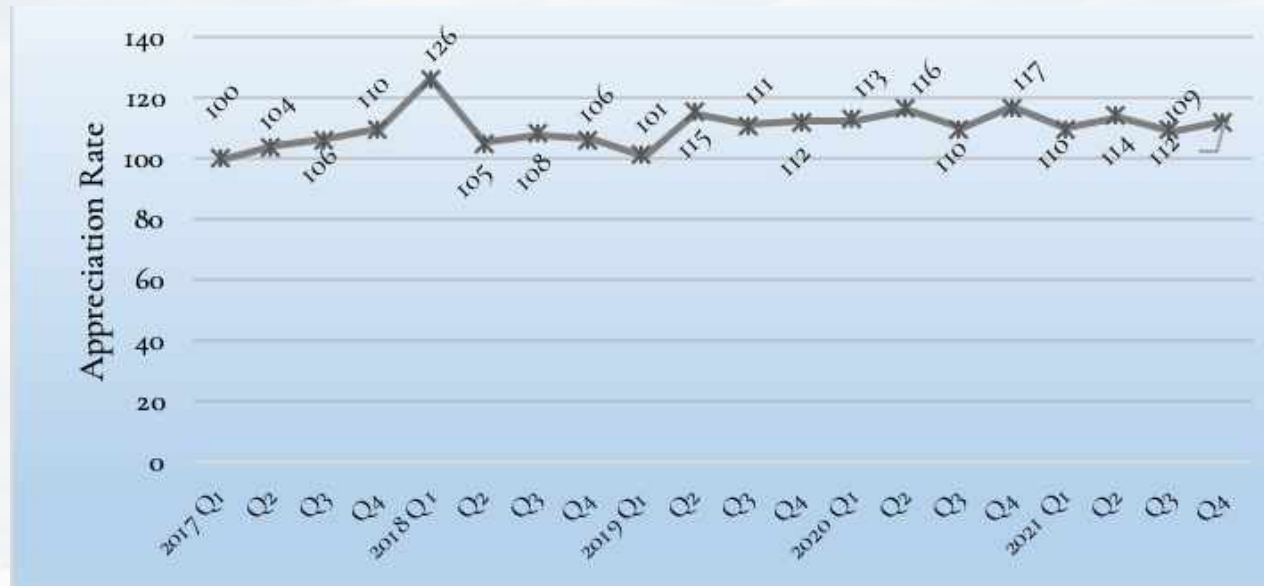


Beacon Hill

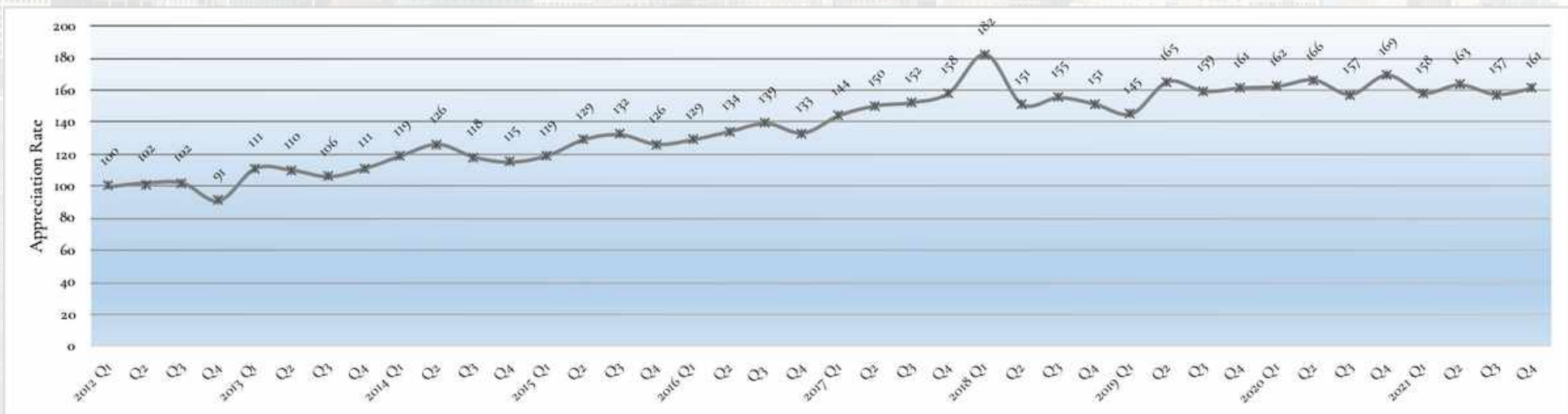
Quarterly Sales Report

Fourth Quarter 2020

Beacon Hill 5 Year Price Index



Beacon Hill 10 Year Price Index



Beacon Hill

Quarterly Sales Summary

Year	Sales	%+-	Avg Sell	%+-	Med Sell	%+-	Avg Psf	%+-	Med Psf	%+-	Avg DOM
2017	43	-	\$1,316,558	-	\$839,500	-	\$1,181	-	\$1,131	-	47
2018	25	-42%	\$875,950	-33%	\$717,500	-15%	\$1,075	-9%	\$1,036	-8%	46
2019	46	84%	\$1,741,564	99%	\$900,000	5%	\$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%	81

Beacon Hill

Average/ Median Sale Price



Beacon Hill

Sales by Number of Bedrooms

Bedrooms	Year	Sales	%+-	Avg Sell	%+-	Med Sell	%+-	Avg Psf	%+-	Med Psf	%+-	Avg DOM
Studio	2019	6	500%	\$ 496,192	6%	\$ 494,625	5%	\$ 1,208	19%	\$ 1,175	16%	59
	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%	-
One Bed	2019	17	55%	\$ 814,206	18%	\$ 699,000	4%	\$ 1,209	10%	\$ 1,110	6%	78
	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
Two Beds	2019	15	25%	\$ 1,275,733	38%	\$ 1,225,000	59%	\$ 1,113	7%	\$ 1,100	11%	79
	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%	\$ 1,174	-5%	\$ 1,185	3%	84
Three Plus Beds	2019	8	700%	\$ 5,519,662	97%	\$ 4,678,973	67%	\$ 1,690	42%	\$ 1,575	32%	187
	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

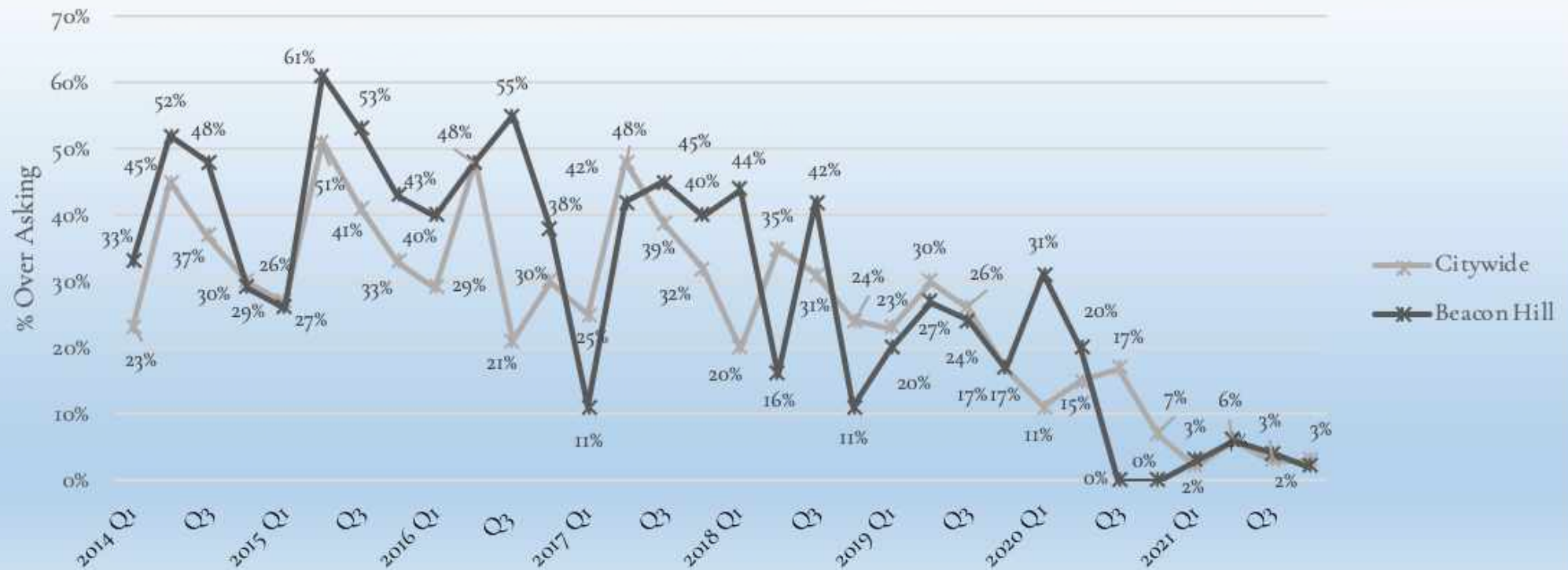
Beacon Hill

Sales by Square Footage

Sq Feet	Year	Sales	%+-	Avg Sell	%+-	Med Sell	%+-	Avg Psf	%+-	Med Psf	%+-	Avg DOM
700 of less	2019	18	50%	\$ 592,397	-6%	\$ 56,000	-11%	\$ 1,225	11%	\$ 1,125	8%	66
	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
701-1000	2019	8	-11%	\$ 836,000	-3%	\$ 816,000	-1%	\$ 1,044	1%	\$ 1,086	13%	127
	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%	\$ 1,077	1%	\$ 1,034	-1%	69
1001-1500	2019	10	233%	\$ 1,393,650	10%	\$ 1,377,000	0%	\$ 1,156	9%	\$ 1,162	18%	65
	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%	-
1501-1800	2019	1	-	\$ 1,667,000	-	\$ 1,667,000	-	\$ 1,100	-	\$ 1,100	-	89
	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%	-
1801-2400	2019	2	100%	\$ 3,761,473	34%	\$ 3,761,473	34%	\$ 1,769	49%	\$ 1,769	49%	-
	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%	-
Over 2400	2019	7	-	\$ 5,662,050	-	\$ 4,835,000	-	\$ 1,631	-	\$ 1,524	-	187
	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

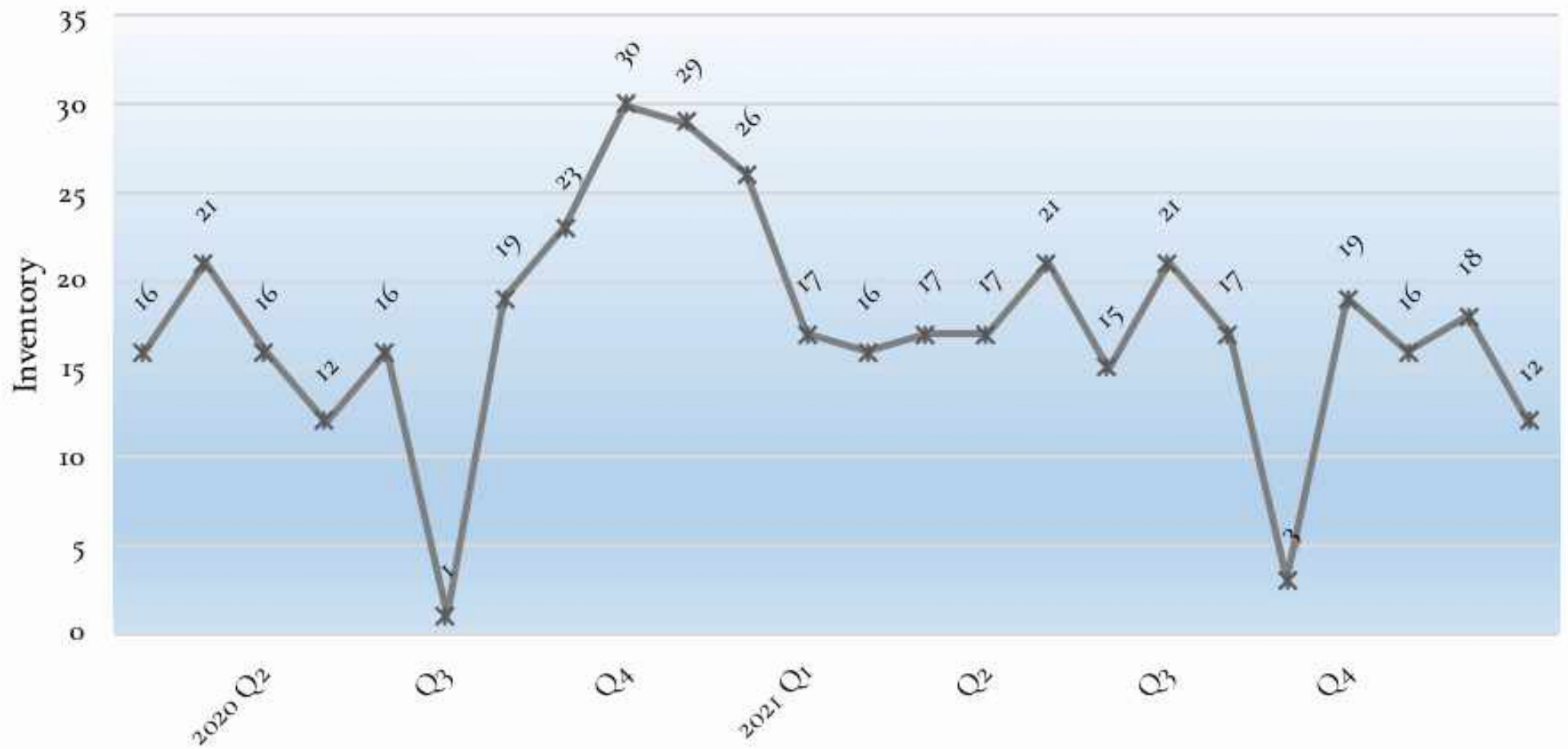
Beacon Hill

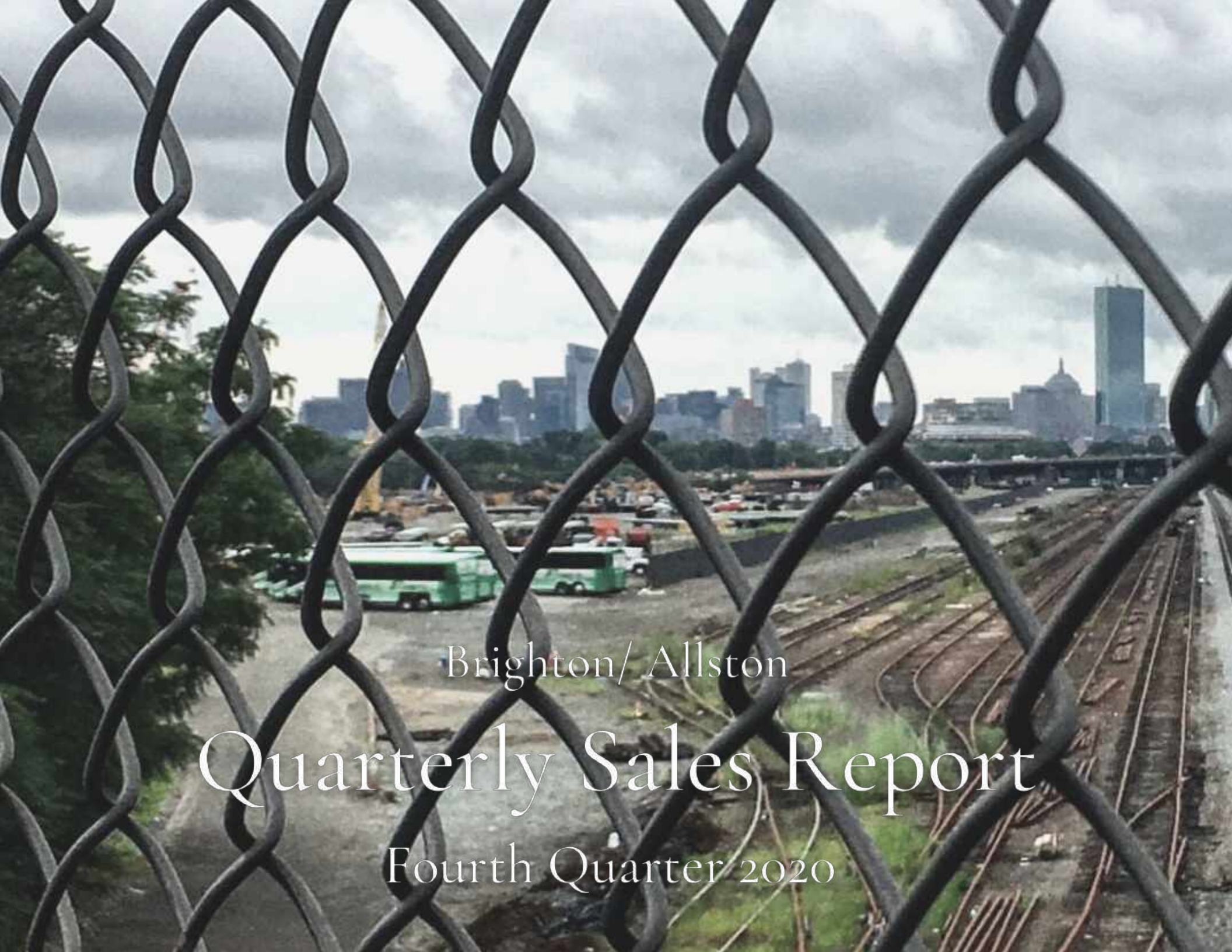
Sales Over Last Asking Price



Beacon Hill

Inventory





Brighton/ Allston

Quarterly Sales Report

Fourth Quarter 2020

Brighton/ Allston

Quarterly Sales Summary

Year	Sales	%±	Avg Sell	%±	Med Sell	%±	Avg Psf	%±	Med Psf	%±	Avg DOM
2017	96	-	\$601,106	-	\$556,219	-	\$524	-	\$522	-	27
2018	77	-20%	\$581,379	-3%	\$555,429	0%	\$566	8%	\$565	8%	36
2019	75	-3%	\$650,459	12%	\$616,187	11%	\$614	8%	\$617	9%	41
2020	80	7%	\$634,235	-2%	\$739,813	20%	\$544	-11%	\$603	-2%	39
2021	115	44%	\$702,639	11%	\$496,697	-33%	\$585	8%	\$554	-8%	84

Brighton/ Allston

Average/ Median Sale Price



Brighton/ Allston

Sales by Number of Bedrooms

Bedrooms	Year	Sales	%+-	Avg Sell	%+-	Med Sell	%+-	Avg Psf	%+-	Med Psf	%+-	Avg DOM
Studio	2019	1	-	\$ 288,088	-	\$ 288,088	-	\$ 750	-	\$ 750	-	15
	2020	2	100%	\$ 277,500	-4%	\$ 277,500	-4%	\$ 816	9%	\$ 816	9%	24
	2021	3	50%	\$ 291,667	5%	\$ 295,000	6%	\$ 882	8%	\$ 967	19%	30
One Bed	2019	18	-	\$ 400,289	-	\$ 381,900	-	\$ 728	-	\$ 702	-	43
	2020	20	11%	\$ 425,969	6%	\$ 399,500	5%	\$ 623	-14%	\$ 643	-8%	40
	2021	27	35%	\$ 422,463	-1%	\$ 377,000	-6%	\$ 717	15%	\$ 686	7%	50
Two Beds	2019	32	-	\$ 616,862	-	\$ 589,500	-	\$ 655	-	\$ 653	-	40
	2020	31	-3%	\$ 523,561	-15%	\$ 495,000	-16%	\$ 555	-15%	\$ 559	-14%	35
	2021	39	26%	\$ 580,892	11%	\$ 540,000	9%	\$ 626	13%	\$ 602	8%	46
Three Plus Beds	2019	24	-	\$ 904,313	-	\$ 876,500	-	\$ 473	-	\$ 445	-	46
	2020	27	13%	\$ 942,000	4%	\$ 821,667	-6%	\$ 454	-4%	\$ 447	0%	45
	2021	46	70%	\$ 997,113	6%	\$ 928,043	13%	\$ 455	0%	\$ 457	2%	48

Brighton/ Allston

Sales by Square Footage

Sq Feet	Year	Sales	%+-	Avg Sell	%+-	Med Sell	%+-	Avg Psf	%+-	Med Psf	%+-	Avg DOM
700 of less	2019	19	-	\$ 386,120	-	\$ 375,000	-	\$ 726	-	\$ 713	-	47
	2020	21	11%	\$ 372,042	-4%	\$ 380,000	1%	\$ 631	-13%	\$ 630	-12%	38
	2021	26	24%	\$ 386,635	4%	\$ 365,000	-4%	\$ 744	18%	\$ 709	13%	43
701-1000	2019	21	-	\$ 596,890	-	\$ 560,000	-	\$ 689	-	\$ 677	-	28
	2020	19	-10%	\$ 480,789	-19%	\$ 495,000	-12%	\$ 601	-13%	\$ 596	-12%	37
	2021	36	89%	\$ 523,997	9%	\$ 521,000	5%	\$ 616	2%	\$ 590	-1%	46
1001-1500	2019	22	-	\$ 146,393	-	\$ 682,091	-	\$ 533	-	\$ 542	-	53
	2020	20	-9%	\$ 584,224	299%	\$ 584,000	-14%	\$ 522	-2%	\$ 500	-8%	40
	2021	16	-20%	\$ 700,994	20%	\$ 684,375	17%	\$ 611	17%	\$ 583	17%	48
1501-1800	2019	2	-	\$ 651,750	-	\$ 651,750	-	\$ 411	-	\$ 411	-	22
	2020	4	100%	\$ 774,250	19%	\$ 774,250	19%	\$ 491	20%	\$ 491	20%	41
	2021	5	25%	\$ 822,400	6%	\$ 809,200	5%	\$ 505	3%	\$ 490	0%	103
1801-2400	2019	1	-	\$ 925,000	-	\$ 925,000	-	\$ 395	-	\$ 295	-	15
	2020	9	800%	\$ 907,222	-2%	\$ 926,667	0%	\$ 431	9%	\$ 453	54%	43
	2021	13	44%	\$ 913,077	1%	\$ 948,231	2%	\$ 453	5%	\$ 467	3%	39
Over 2400	2019	10	-	\$ 1,170,400	-	\$ 1,142,700	-	\$ 385	-	\$ 379	-	35
	2020	7	-30%	\$ 1,493,929	28%	\$ 1,330,357	16%	\$ 370	-4%	\$ 348	-8%	46
	2021	19	171%	\$ 1,299,432	-13%	\$ 1,231,053	-7%	\$ 400	8%	\$ 401	15%	46

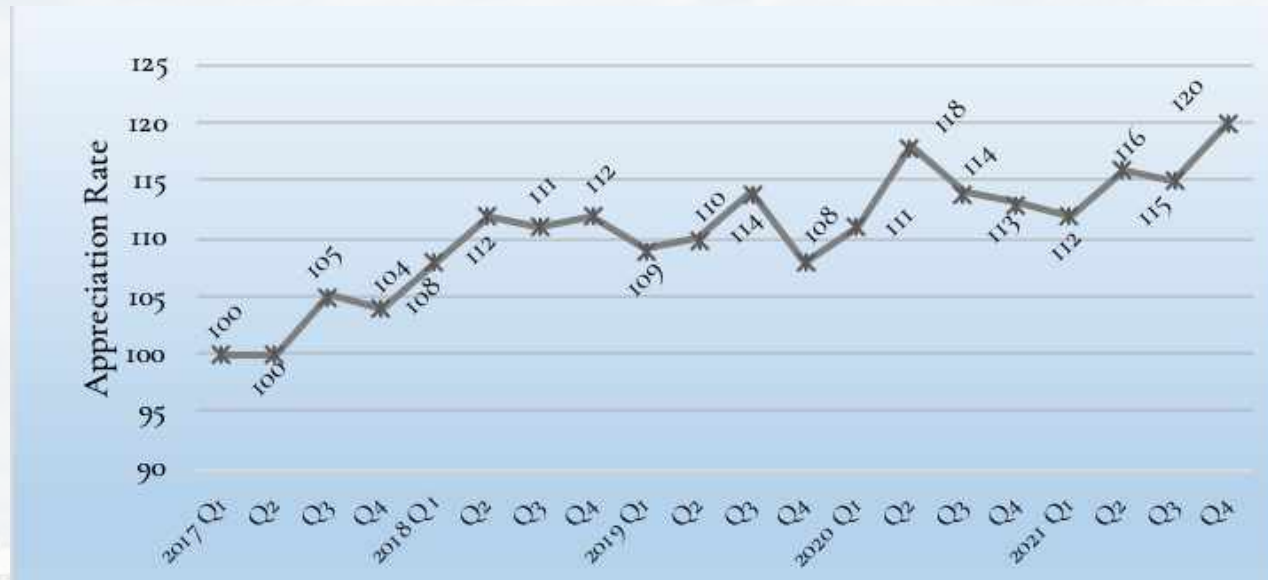


Charlestown

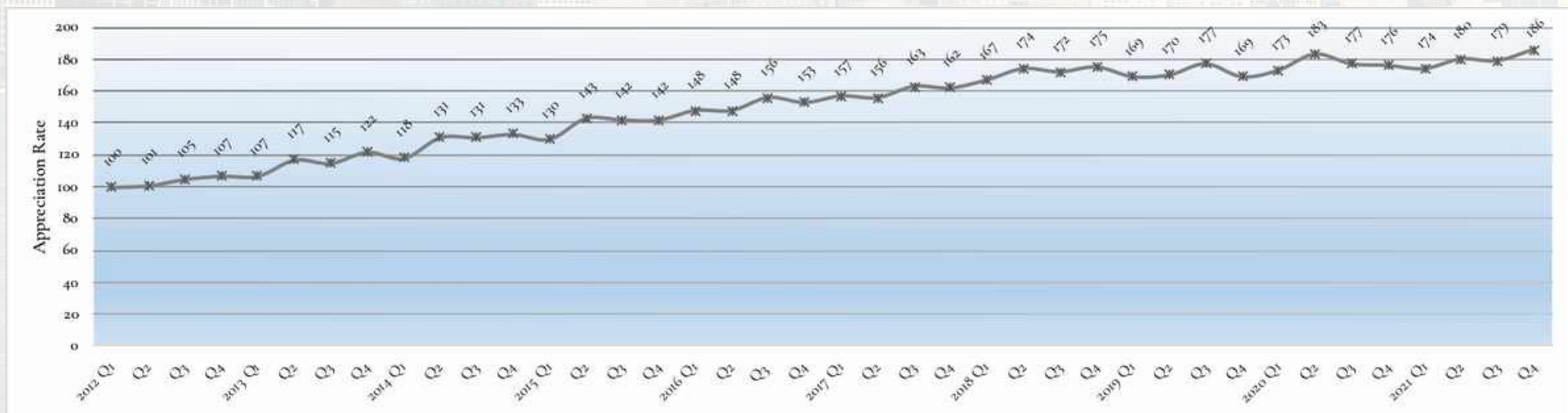
Quarterly Sales Report

Fourth Quarter 2020

Charlestown 5 Year Price Index



Charlestown 10 Year Price Index



Charlestown

Quarterly Sales Summary

Year	Sales	%+-	Avg Sell	%+-	Med Sell	%+-	Avg Psf	%+-	Med Psf	%+-	Avg DOM
2017	68	-	\$808,177	-	\$703,977	-	\$685	-	\$704	-	39
2018	49	-28%	\$874,829	8%	\$810,000	15%	\$731	7%	\$721	3%	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

Charlestown

Average/ Median Sale Price



Charlestown

Sales by Number of Bedrooms

Bedrooms	Year	Sales	%+-	Avg Sell	%+-	Med Sell	%+-	Avg Psf	%+-	Med Psf	%+-	Avg DOM
Studio	2019	0	-	-	-	-	-	-	-	-	-	-
	2020	1	-	\$ 396,500	-	\$ 396,500	-	\$ 858	-	\$ 858	-	-
	2021	1	0%	\$ 519,000	31%	\$ 519,000	31%	\$ 71	-16%	\$ 717	-16%	-
One Bed	2019	22	69%	\$ 532,551	-11%	\$ 519,000	-9%	\$ 761	3%	\$ 749	-3%	63
	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
Two Beds	2019	32	33%	\$ 764,986	-14%	\$ 748,750	-9%	\$ 719	-3%	\$ 709	-6%	38
	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%	31
Three Plus Beds	2019	18	50%	\$ 1,100,550	-3%	\$ 988,500	1%	\$ 681	-3%	\$ 690	0%	50
	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

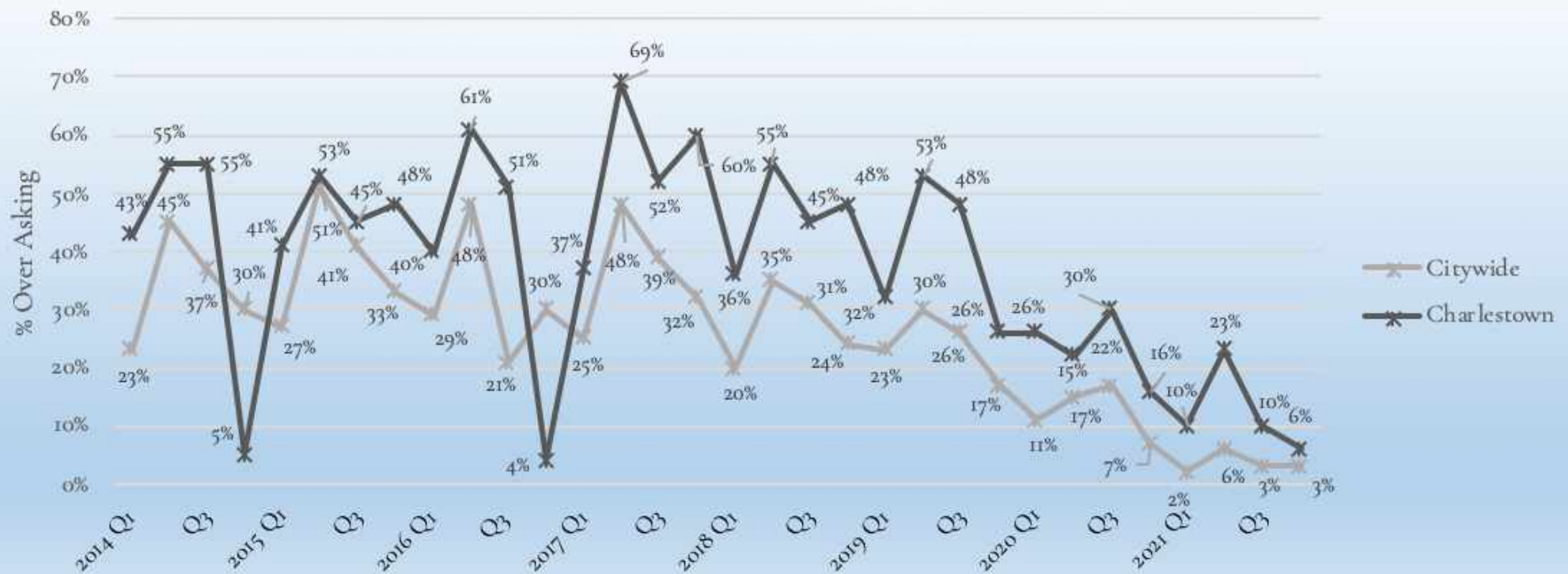
Charlestown

Sales by Square Footage

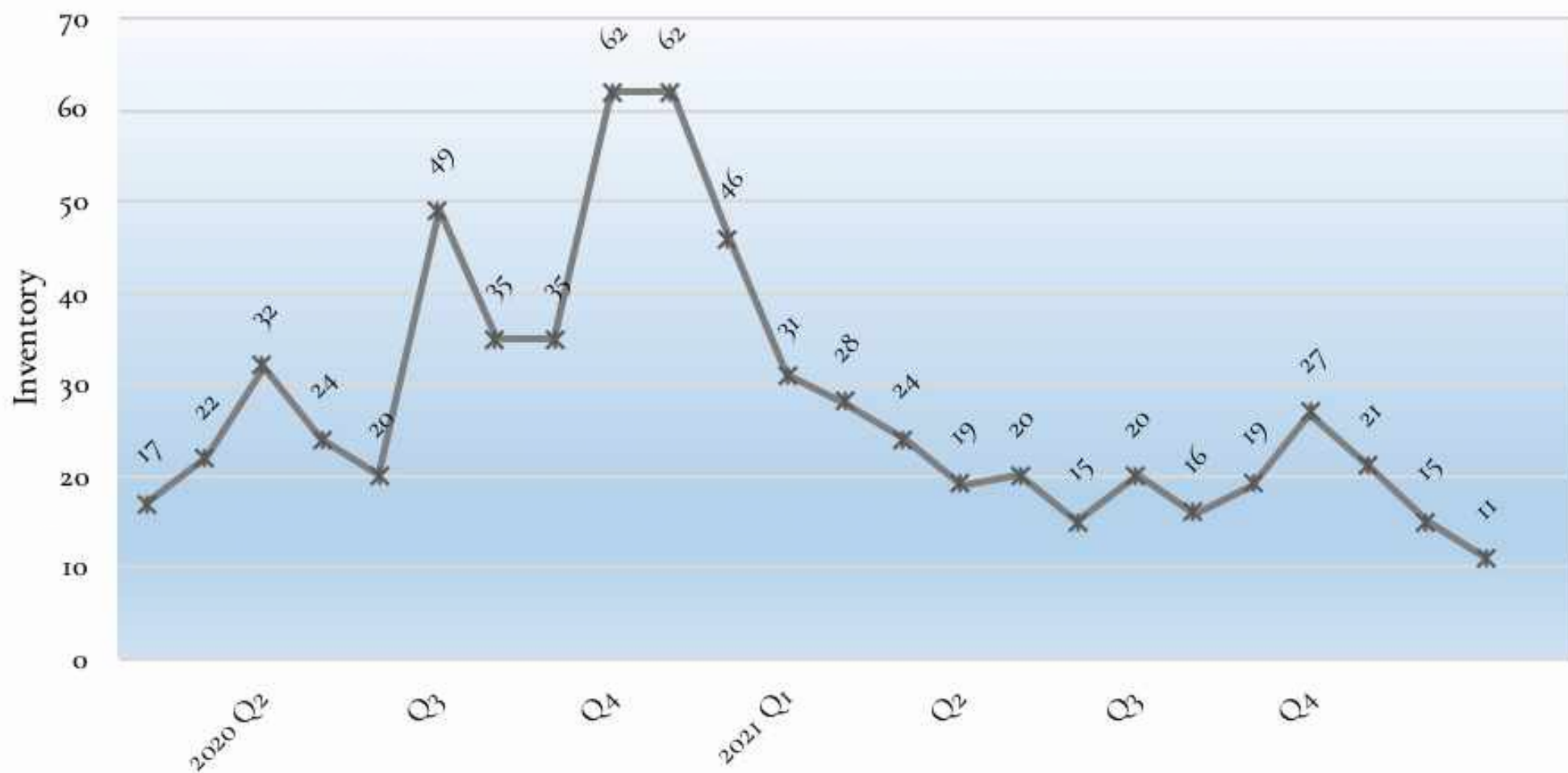
Sq Feet	Year	Sales	%+-	Avg Sell	%+-	Med Sell	%+-	Avg Psf	%+-	Med Psf	%+-	Avg DOM
700 of less	2019	15	150%	\$ 488,342	-7%	\$ 505,000	-4%	\$ 801	3%	\$ 797	2%	74
	2020	19	27%	\$ 519,329	6%	\$ 505,000	0%	\$ 845	6%	\$ 874	10%	38
	2021	12	-37%	\$ 525,667	1%	\$ 521,000	3%	\$ 869	3%	\$ 890	2%	-
701-1000	2019	17	31%	\$ 627,562	-7%	\$ 610,000	-5%	\$ 737	-5%	\$ 723	-7%	59
	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%	42
1001-1500	2019	29	38%	\$ 849,517	-2%	\$ 825,000	0%	\$ 711	1%	\$ 707	6%	19
	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
1501-1800	2019	6	100%	\$ 1,017,650	-6%	\$ 1,066,000	6%	\$ 619	-9%	\$ 650	-2%	67
	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
1801-2400	2019	2	-33%	\$ 1,335,000	1%	\$ 1,335,000	1%	\$ 691	-1%	\$ 691	0%	9
	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
Over 2400	2019	3	0%	\$ 1,533,333	-17%	\$ 1,620,000	-2%	\$ 580	-22%	\$ 607	-9%	103
	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%	-

Charlestown

Sales Over Last Asking Price



Charlestown Inventory



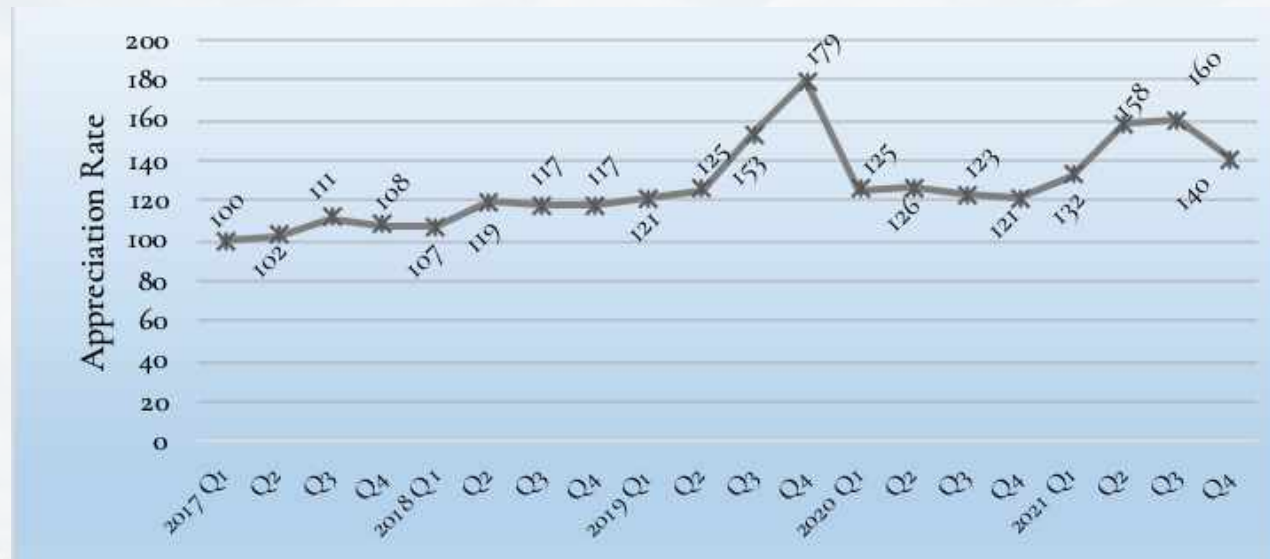


East Boston

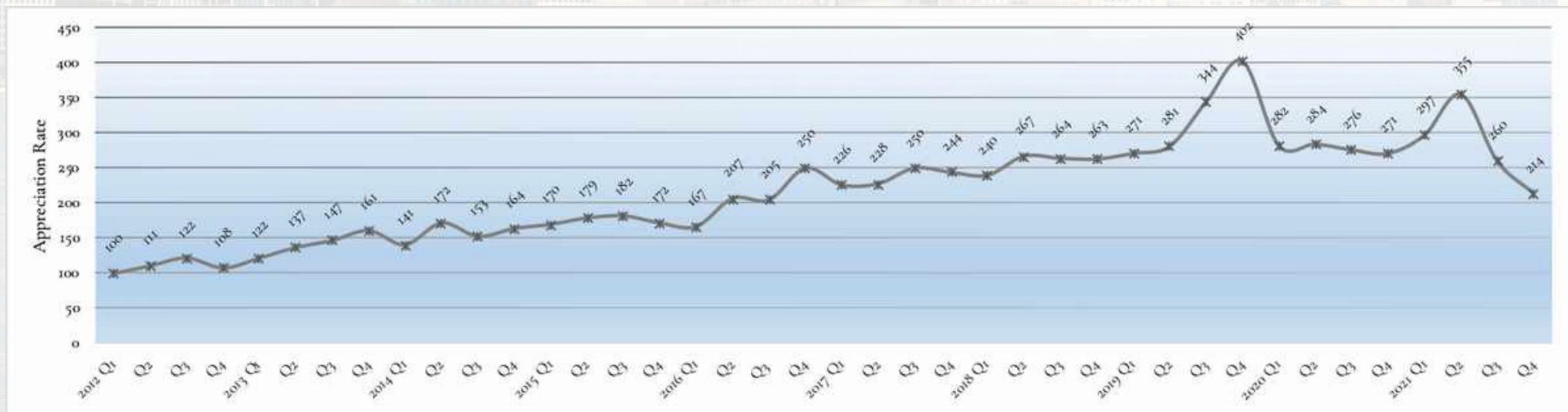
Quarterly Sales Report

Fourth Quarter 2020

East Boston 5 Year Price Index



East Boston 10 Year Price Index



East Boston

Quarterly Sales Summary

Year	Sales	%±	Avg Sell	%±	Med Sell	%±	Avg Psf	%±	Med Psf	%±	Avg DOM
2017	82	-	\$499,851	-	\$499,500	-	\$515	-	\$520	-	96
2018	56	-32%	\$534,456	7%	\$519,950	4%	\$545	6%	\$542	4%	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%	143

East Boston

Average/ Median Sale Price



East Boston

Sales by Number of Bedrooms

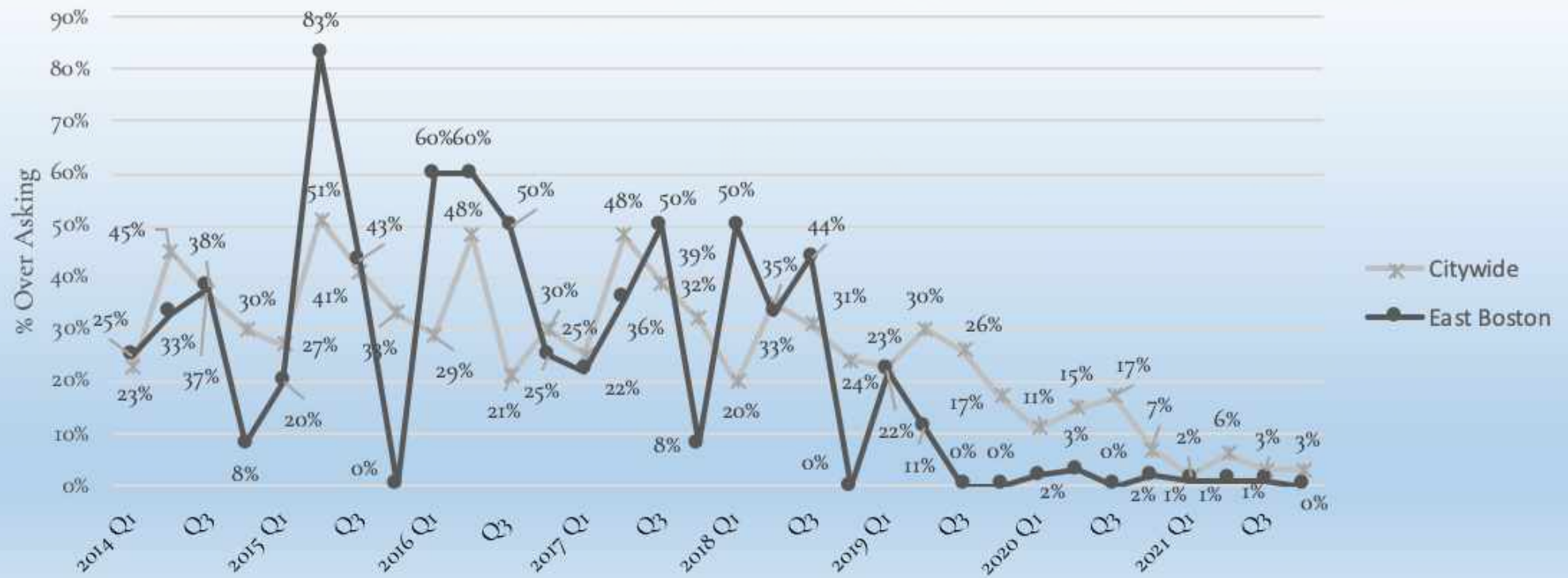
Bedrooms	Year	Sales	%±	Avg Sell	%±	Med Sell	%±	Avg Psf	%±	Med Psf	%±	Avg DOM
Studio	2019	0	-	-	-	-	-	-	-	-	-	-
	2020	0	-	-	-	-	-	-	-	-	-	-
	2021	8		\$ 710,963		\$ 532,500		\$ 983		\$ 1,037		
One Bed	2019	3	-73%	\$ 752,667	75%	\$ 768,000	79%	\$ 993	69%	\$ 1,028	70%	63
	2020	8	167%	\$ 516,486	-31%	\$ 516,500	-33%	\$ 632	-36%	\$ 608	-41%	-
	2021	24	200%	\$ 562,797	9%	\$ 530,000	3%	\$ 770	22%	\$ 738	21%	291
Two Beds	2019	5	-85%	\$ 864,570	58%	\$ 875,000	54%	\$ 825	45%	\$ 814	36%	49
	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
Three Plus Beds	2019	0	-	-	-	-	-	-	-	-	-	39
	2020	17	-	\$ 695,574	-	\$ 699,000	-	\$ 522	-	\$ 479	-	44
	2021	9	-47%	\$ 710,790	2%	\$ 699,000	0%	\$ 611	17%	\$ 599	25%	-

Sales by Square Footage

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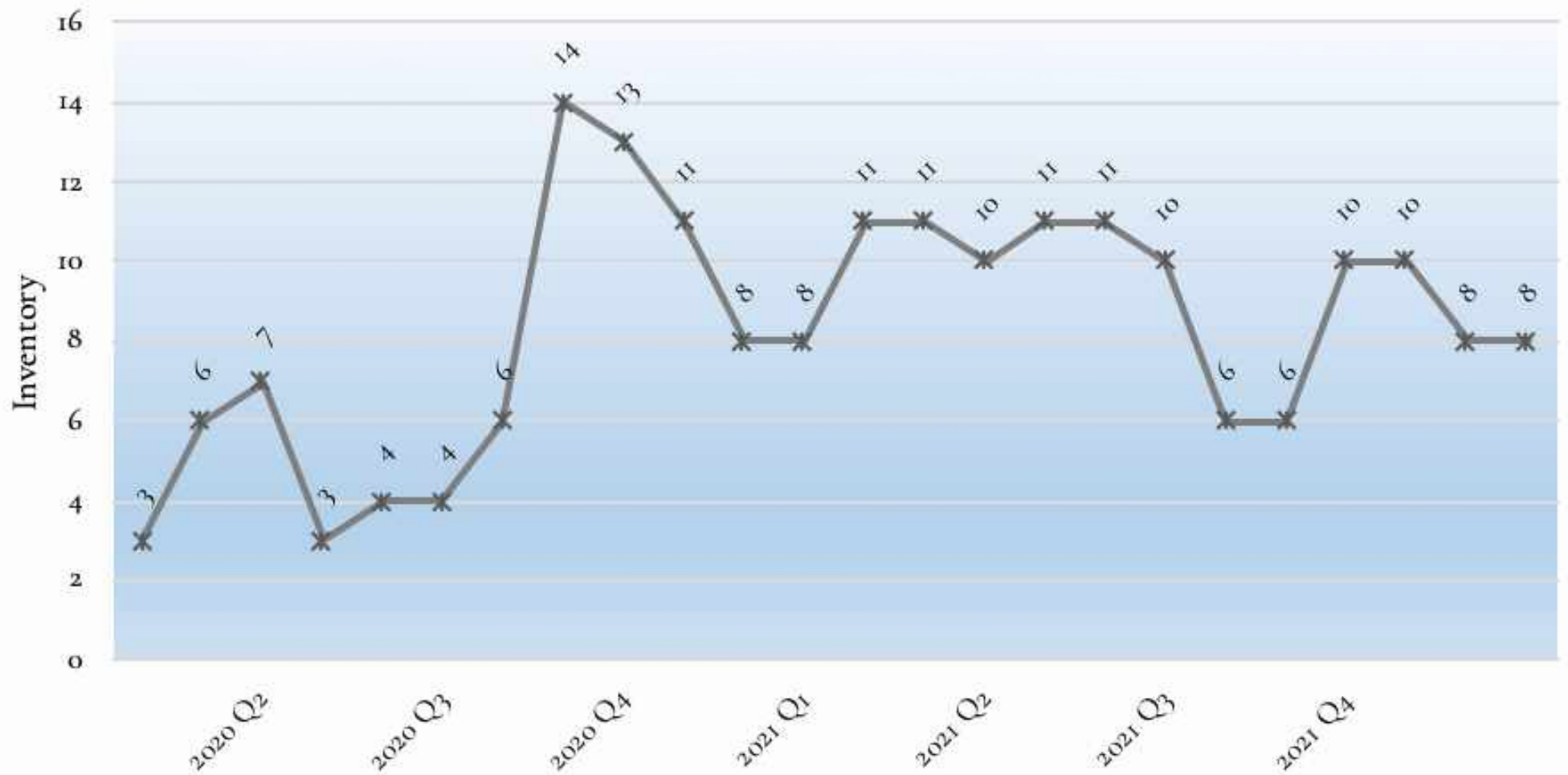
East Boston

Sales Over Last Asking Price



East Boston

Inventory



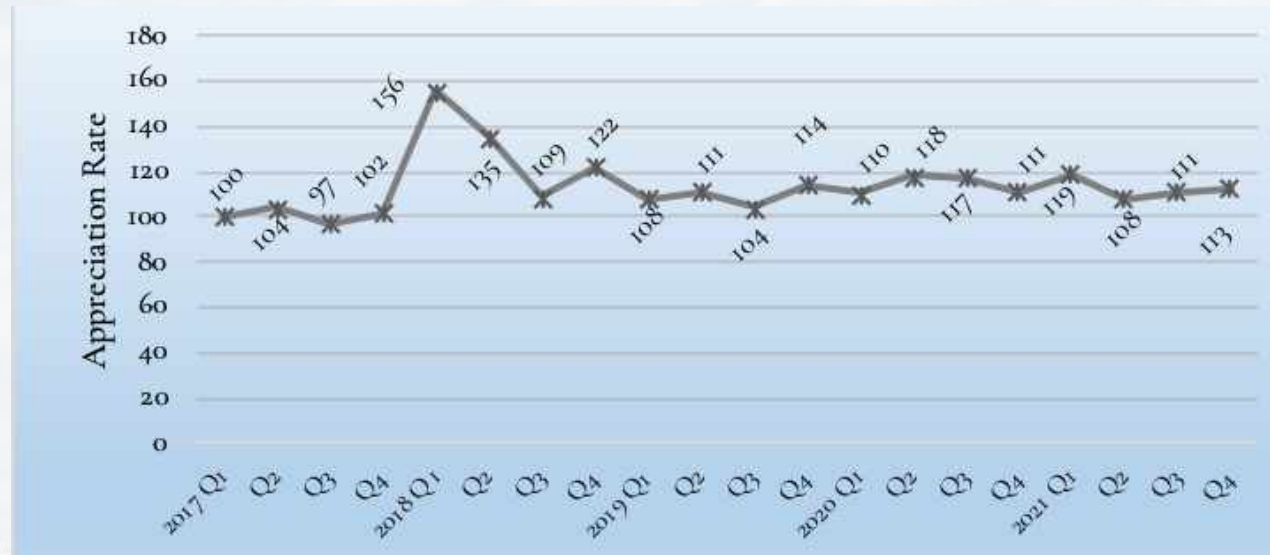


Fenway

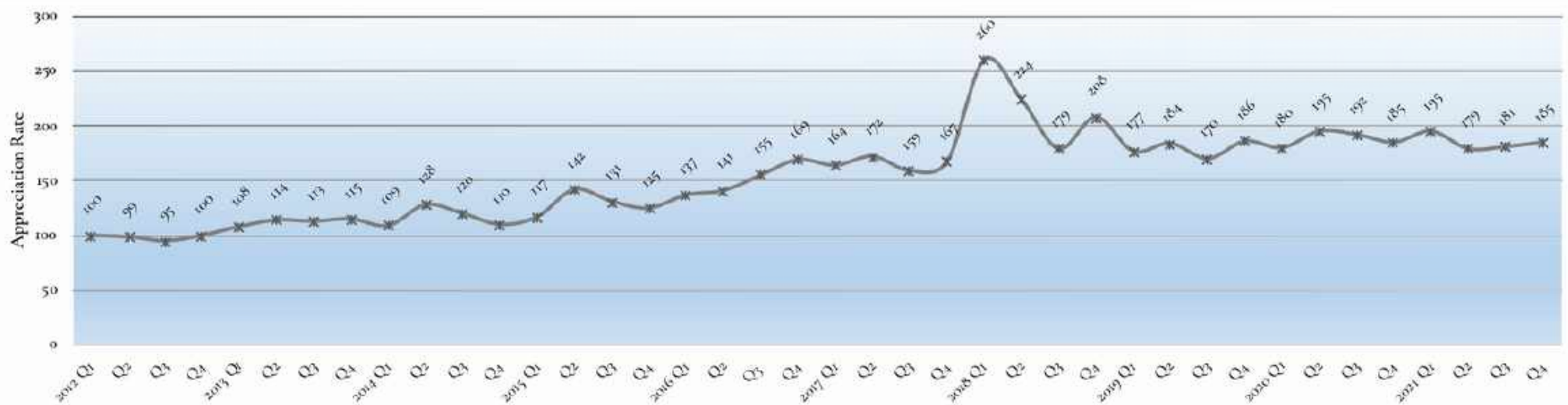
Quarterly Sales Report

Fourth Quarter 2020

Fenway 5 Year Price Index



Fenway 10 Year Price Index



Fenway Quarterly Sales Summary

Year	Sales	%+-	Avg Sell	%+-	Med Sell	%+-	Avg Psf	%+-	Med Psf	%+-	Avg DOM
2017	22	-	\$630,877	-	\$570,750	-	\$876	-	\$889	-	21
2018	27	23%	\$1,154,907	83%	\$700,000	23%	\$1,136	30%	\$1,045	18%	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

Fenway Average/ Median Sale Price



Sales by Number of Bedrooms

Fenway

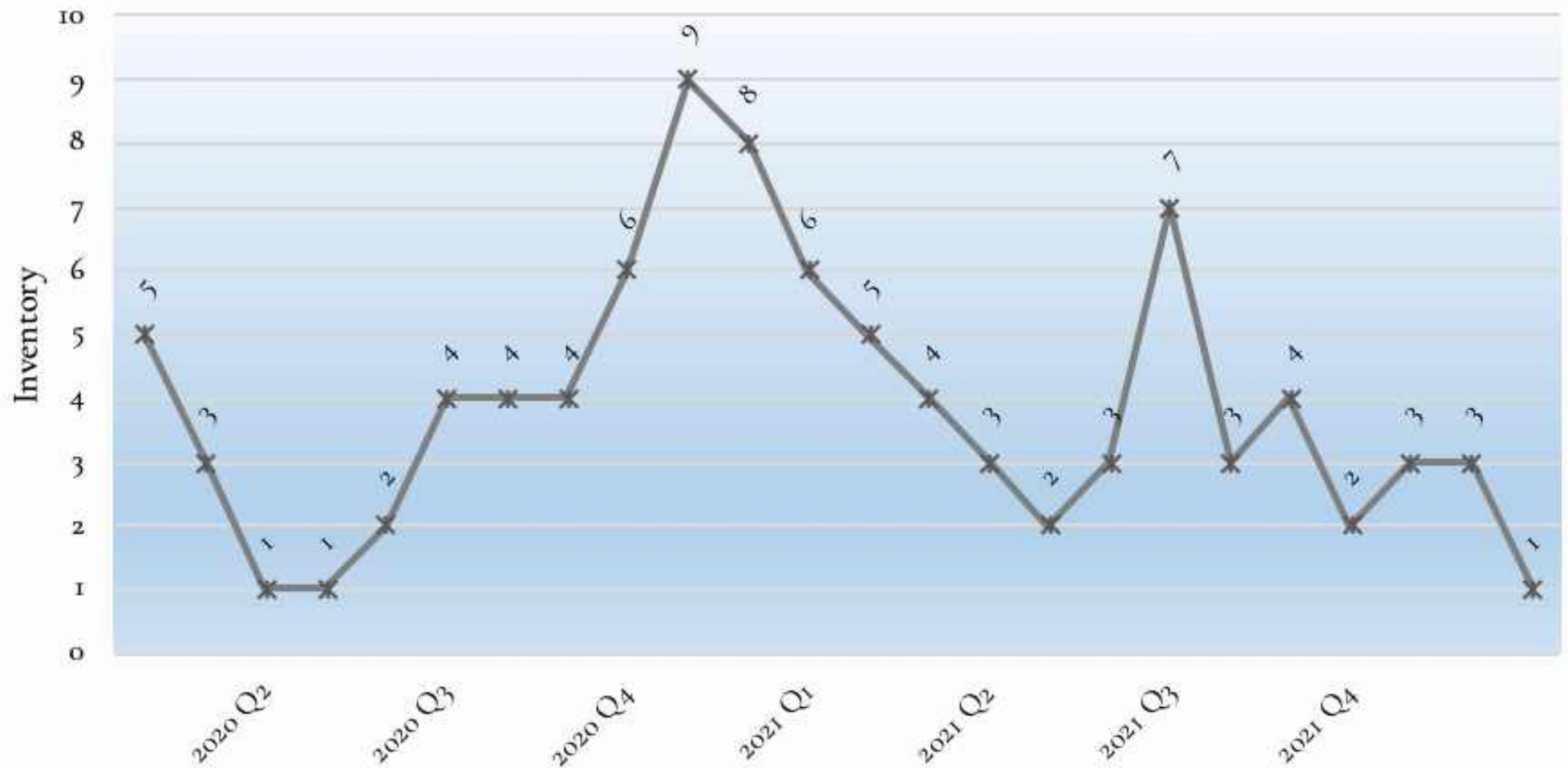
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Fenway

Sales Over Last Asking Price



Fenway Inventory





Jamaica Plain

Quarterly Sales Report

Fourth Quarter 2020

Jamaica Plain

Quarterly Sales Summary

Year	Sales	%±	Avg Sell	%±	Med Sell	%±	Avg Psf	%±	Med Psf	%±	Avg DOM
2017	115	-2%	\$745,604	14%	\$600,000	4%	\$475	5%	\$474	6%	30
2018	106	-8%	\$773,408	4%	\$660,000	10%	\$505	6%	\$501	6%	46
2019	124	17%	\$784,308	1%	\$695,000	5%	\$510	1%	\$496	-1%	42
2020	132	6%	\$772,696	-1%	\$714,564	3%	\$528	4%	\$53	-89%	36
2021	108	-18%	\$795,359	3%	\$722,130	1%	\$570	8%	\$568	972%	34

Jamaica Plain

Average/ Median Sale Price



Jamaica Plain

Sales by Number of Bedrooms

Bedrooms	Year	Sales	%±	Avg Sell	%±	Med Sell	%±	Avg Psf	%±	Med Psf	%±	Avg DOM
Studio	2019	0	-	-	-	-	-	-	-	-	-	-
	2020	0	-	-	-	-	-	-	-	-	-	-
	2021	1	-	\$ 465,000	-	\$ 465,000	-	\$ 780	-	\$ 780	-	-
One Bed	2019	8	-20%	\$ 325,250	-22%	\$ 337,500	-11%	\$ 472	-16%	\$ 463	-20%	55
	2020	8	0%	\$ 380,424	17%	\$ 356,800	6%	\$ 528	12%	\$ 521	13%	63
	2021	6	-25%	\$ 439,083	15%	\$ 433,000	21%	\$ 598	13%	\$ 587	13%	24
Two Beds	2019	53	47%	\$ 627,821	8%	\$ 550,000	-3%	\$ 560	5%	\$ 532	1%	28
	2020	56	6%	\$ 589,225	-6%	\$ 595,179	8%	\$ 586	5%	\$ 570	7%	36
	2021	45	-20%	\$ 589,635	0%	\$ 570,778	-4%	\$ 586	0%	\$ 592	4%	40
Three Plus Beds	2019	63	7%	\$ 974,249	2%	\$ 837,000	3%	\$ 473	0%	\$ 501	7%	43
	2020	68	8%	\$ 969,939	0%	\$ 884,265	6%	\$ 435	-8%	\$ 495	-1%	25
	2021	56	-18%	\$ 1,004,746	4%	\$ 922,357	4%	\$ 550	26%	\$ 543	10%	30

Jamaica Plain

Sales by Square Footage

Sq Feet	Year	Sales	%±	Avg Sell	%±	Med Sell	%±	Avg Psf	%±	Med Psf	%±	Avg DOM
700 of less	2019	7	0%	\$ 349,857	-5%	\$ 375,000	2%	\$ 549	-17%	\$ 583	-14%	34
	2020	2	-71%	\$ 312,000	-11%	\$ 312,000	-17%	\$ 696	27%	\$ 693	19%	12
	2021	4	100%	\$ 431,250	38%	\$ 435,000	39%	\$ 744	7%	\$ 780	13%	18
701-1000	2019	24	50%	\$ 499,854	1%	\$ 502,000	-2%	\$ 547	0%	\$ 541	-7%	34
	2020	34	42%	\$ 498,517	0%	\$ 480,900	-4%	\$ 584	7%	\$ 573	6%	36
	2021	26	-24%	\$ 529,215	6%	\$ 529,808	10%	\$ 612	5%	\$ 606	6%	29
1001-1500	2019	39	-3%	\$ 630,741	-90%	\$ 630,000	2%	\$ 529	4%	\$ 524	5%	26
	2020	47	21%	\$ 662,805	5%	\$ 649,674	3%	\$ 544	3%	\$ 557	6%	34
	2021	43	-9%	\$ 695,335	5%	\$ 670,140	3%	\$ 583	7%	\$ 576	3%	38
1501-1800	2019	16	167%	\$ 886,625	8%	\$ 843,500	6%	\$ 526	4%	\$ 479	-2%	41
	2020	14	-13%	\$ 798,643	-10%	\$ 793,750	-6%	\$ 500	-5%	\$ 509	6%	31
	2021	10	-29%	\$ 881,500	10%	\$ 850,600	7%	\$ 534	7%	\$ 526	3%	32
1801-2400	2019	22	5%	\$ 872,498	-1%	\$ 869,500	11%	\$ 424	-1%	\$ 416	0%	50
	2020	18	-18%	\$ 997,389	14%	\$ 987,222	14%	\$ 471	11%	\$ 471	13%	27
	2021	10	-44%	\$ 1,022,000	2%	\$ 947,400	-4%	\$ 506	7%	\$ 459	-3%	28
Over 2400	2019	16	0%	\$ 1,535,547	5%	\$ 1,362,775	12%	\$ 445	0%	\$ 413	-1%	47
	2020	17	6%	\$ 1,419,794	-8%	\$ 1,416,618	4%	\$ 435	-2%	\$ 432	5%	65
	2021	15	-12%	\$ 1,431,933	1%	\$ 149,700	-89%	\$ 479	10%	\$ 478	11%	37

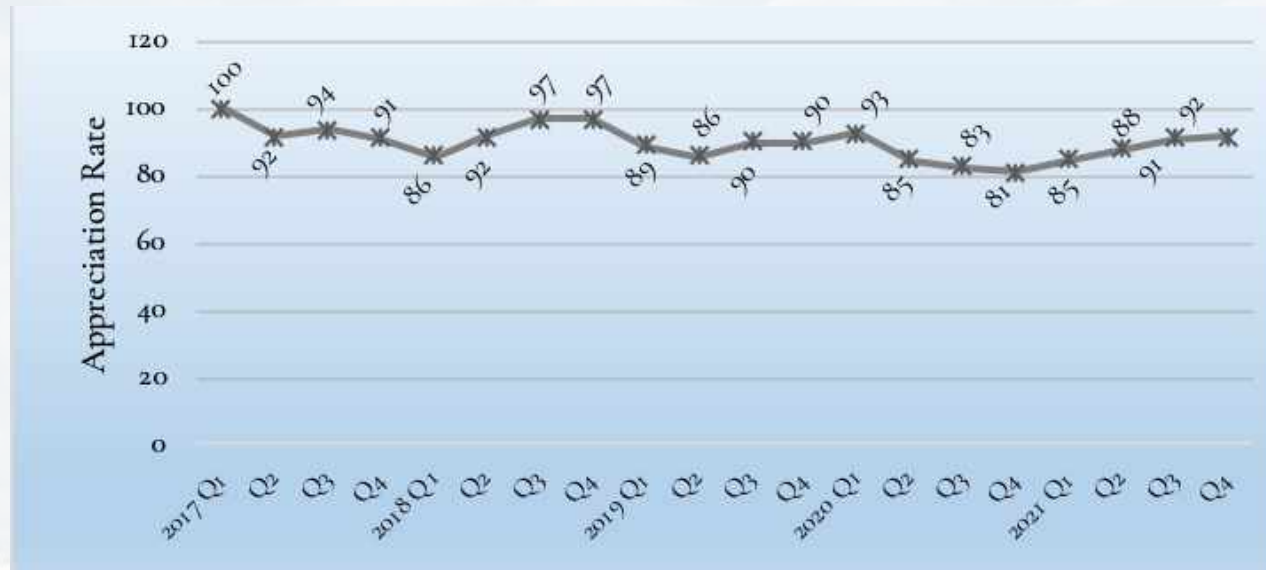


Midtown

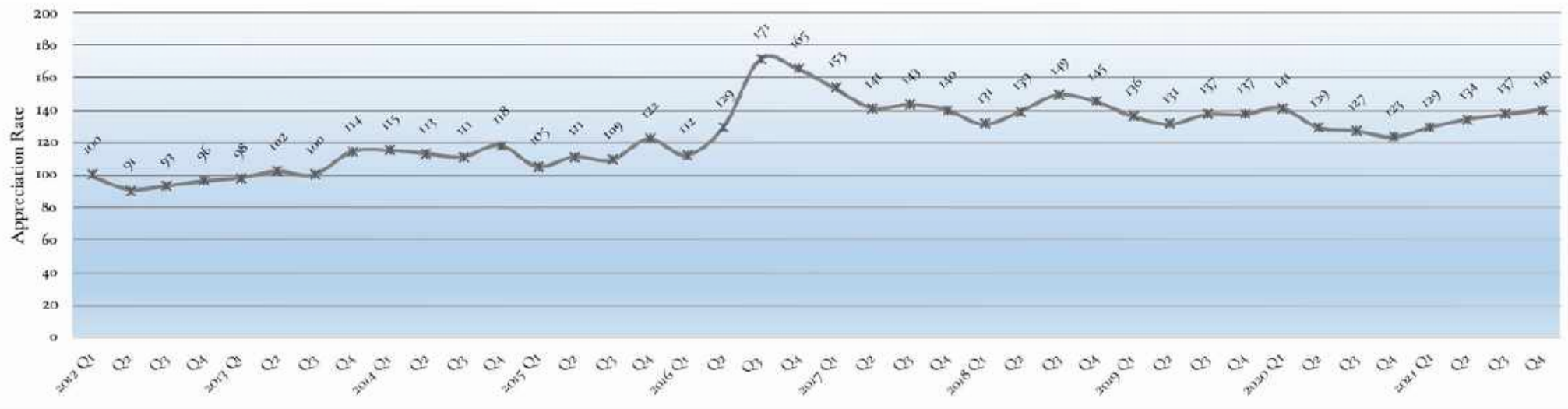
Quarterly Sales Report

Fourth Quarter 2020

Midtown 5 Year Price Index



Midtown 10 Year Price Index



Midtown Quarterly Sales Summary

Year	Sales	%±	Avg Sell	%±	Med Sell	%±	Avg Psf	%±	Med Psf	%±	Avg DOM
2017	41	-	\$2,150,907	-	\$1,530,000	-	\$1,231	-	\$1,176	-	115
2018	40	-2%	\$1,862,716	-13%	\$1,547,500	1%	\$1,233	0%	\$1,211	3%	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

Midtown Average/ Median Sale Price



Midtown

Sales by Number of Bedrooms

Bedrooms	Year	Sales	%+-	Avg Sell	%+-	Med Sell	%+-	Avg Psf	%+-	Med Psf	%+-	Avg DOM
Studio	2019	0	-	-	-	-	-	-	-	-	-	-
	2020	0	-	-	-	-	-	-	-	-	-	-
	2021	1	-	\$ 540,000	-	\$ 540,000	-	\$ 1,015	-	\$ 1,015	-	-
One Bed	2019	13	0%	\$ 1,129,577	9%	\$ 1,160,000	43%	\$ 1,124	8%	\$ 1,112	9%	85
	2020	7	-46%	\$ 845,714	-25%	\$ 800,000	-31%	\$ 953	-15%	\$ 1,030	-7%	690
	2021	7	0%	\$ 925,699	9%	\$ 760,000	-5%	\$ 1,028	8%	\$ 885	-14%	42
Two Beds	2019	19	19%	\$ 1,892,711	-1%	\$ 1,850,000	-5%	\$ 1,257	-2%	\$ 1,161	-9%	103
	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%	-
Three Plus Beds	2019	5	-44%	\$ 1,754,800	-46%	\$ 1,750,000	-51%	\$ 895	-39%	\$ 1,023	-33%	103
	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

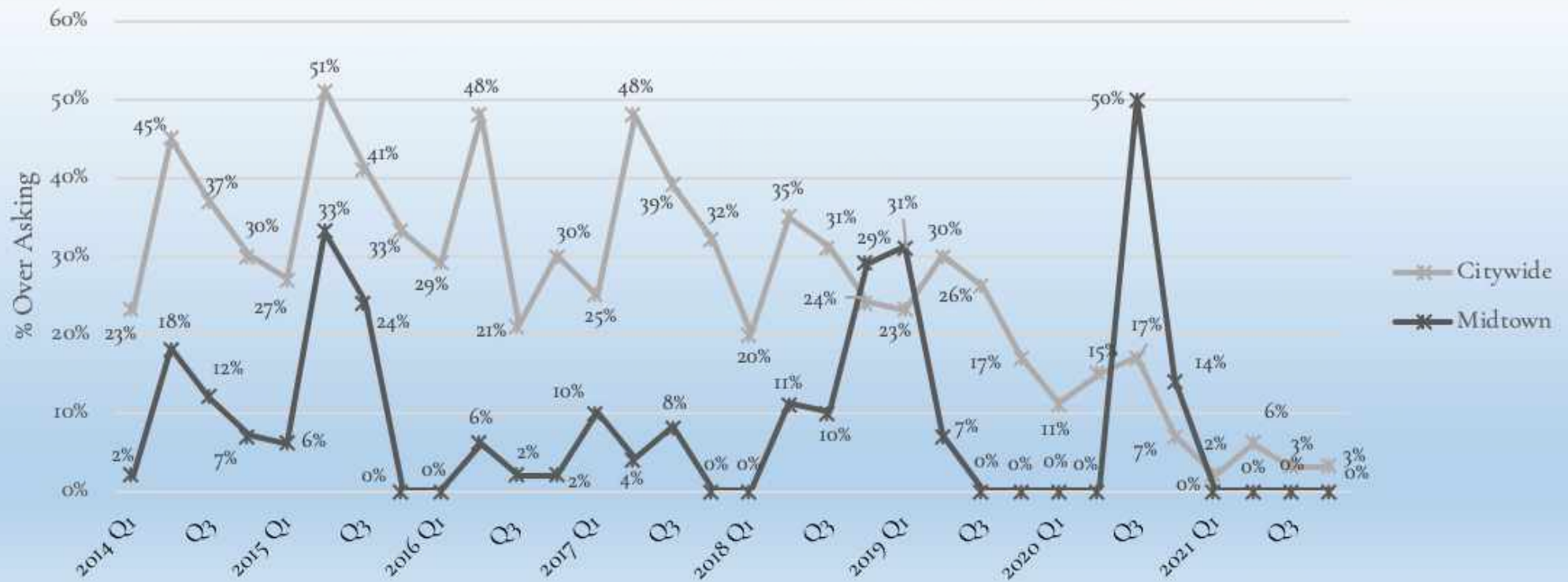
Midtown

Sales by Square Footage

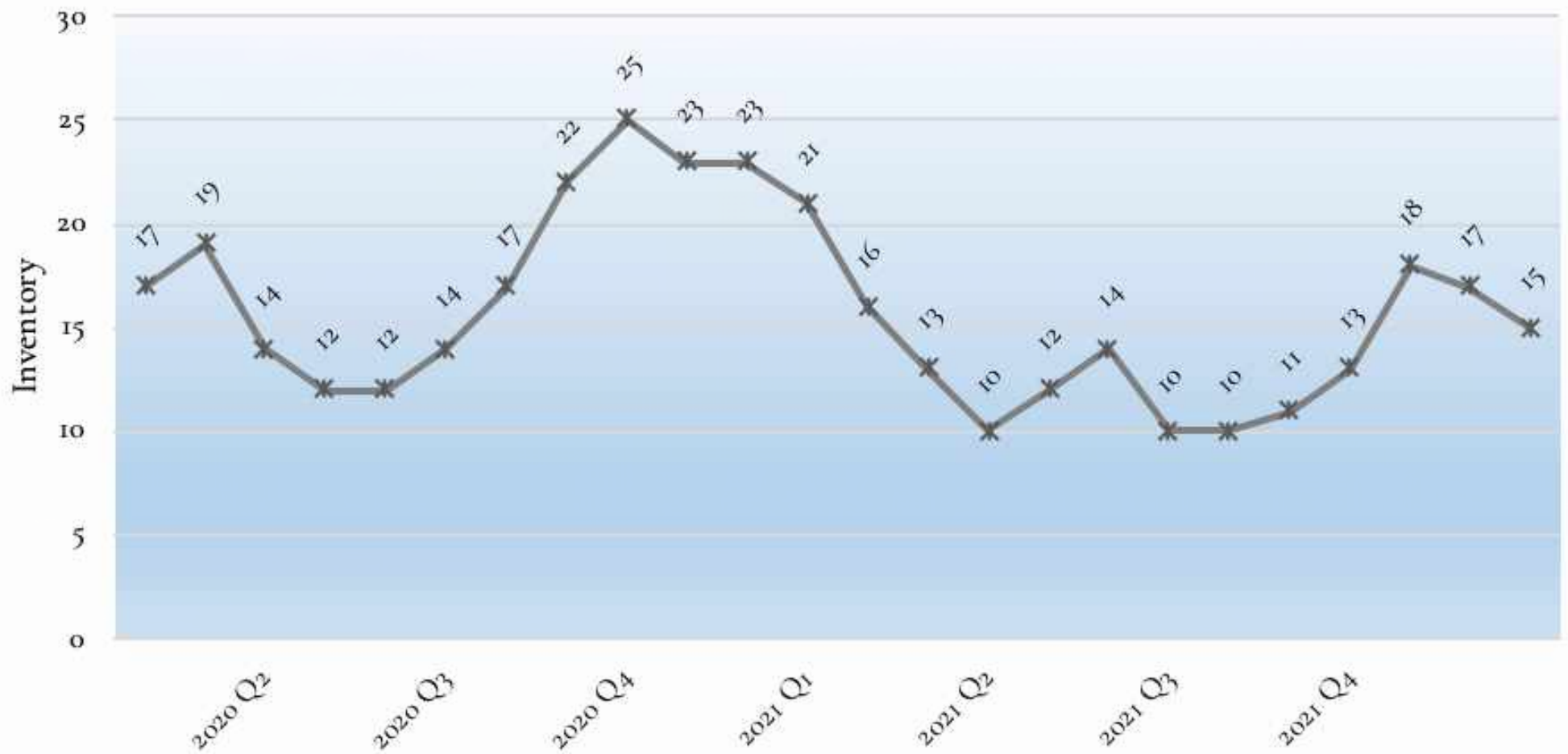
Sq Feet	Year	Sales	%+-	Avg Sell	%+-	Med Sell	%+-	Avg Psf	%+-	Med Psf	%+-	Avg DOM
700 of less	2019	0	-	-	-	-	-	-	-	-	-	-
	2020	2	-	\$ 675,000	-	\$ 675,000	-	\$ 1,053	-	\$ 1,053	-	62
	2021	2	0%	\$ 542,500	-20%	\$ 542,000	-20%	\$ 950	-10%	\$ 950	-10%	-
701-1000	2019	7	17%	\$ 1,175,000	28%	\$ 1,130,000	51%	\$ 1,381	31%	\$ 1,392	68%	121
	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%	-
1001-1500	2019	15	36%	\$ 1,550,100	-4%	\$ 1,300,000	-13%	\$ 1,181	-3%	\$ 1,034	-11%	111
	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
1501-1800	2019	9	29%	\$ 2,005,000	4%	\$ 1,900,000	-3%	\$ 1,207	3%	\$ 1,195	-7%	23
	2020	3	-40%	\$ 1,692,000	3%	\$ 1,500,000	22%	\$ 848	4%	\$ 732	19%	81
	2021	4	33%	\$ 1,990,625	0%	\$ 1,856,250	-2%	\$ 1,191	0%	\$ 1,171	5%	-
1801-2400	2019	5	-38%	\$ 1,639,700	-42%	\$ 1,225,000	-52%	\$ 813	-40%	\$ 614	-53%	103
	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
Over 2400	2019	1	-67%	\$ 1,700,000	-57%	\$ 1,700,000	-58%	\$ 677	-59%	\$ 677	-59%	-
	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%	-

Midtown

Sales Over Last Asking Price



Midtown Inventory



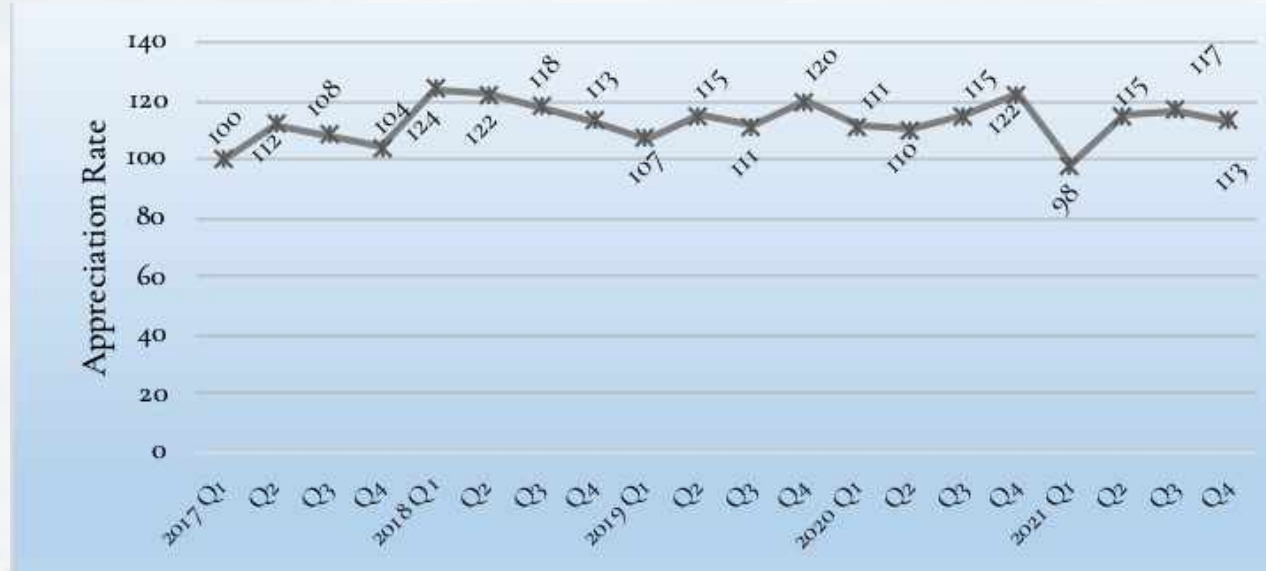


North End

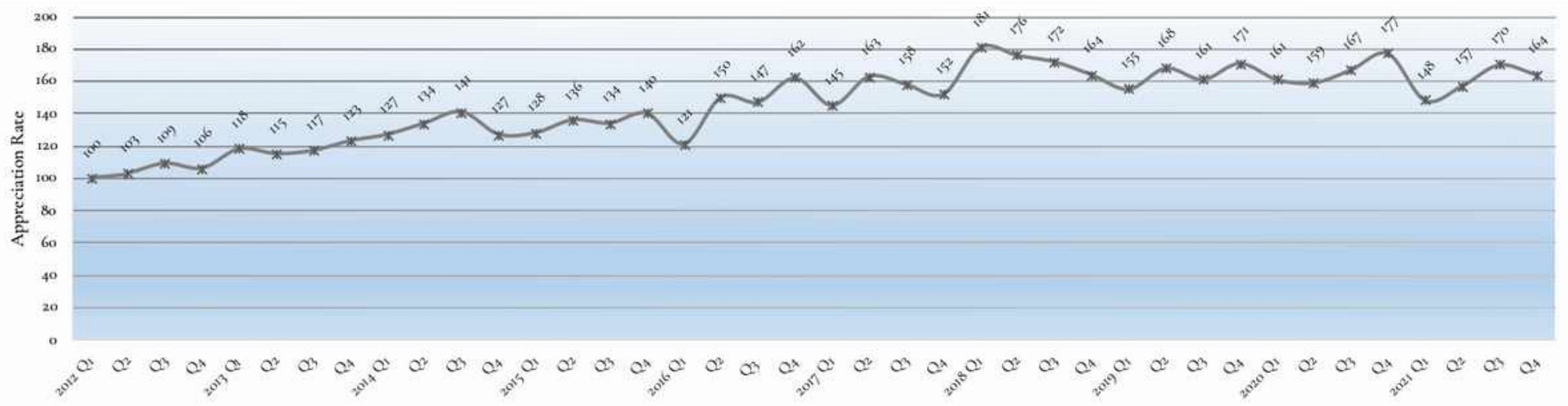
Quarterly Sales Report

Fourth Quarter 2020

North End 5 Year Price Index



North End 10 Year Price Index



North End Quarterly Sales Summary

Year	Sales	%+-	Avg Sell	%+-	Med Sell	%+-	Avg Psf	%+-	Med Psf	%+-	Avg DOM
2017	16	-	\$609,025	-	\$526,750	-	\$860	-	\$866	-	75
2018	19	19%	\$702,191	15%	\$590,000	12%	\$921	7%	\$902	4%	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

North End Average/ Median Sale Price



North End

Sales by Number of Bedrooms

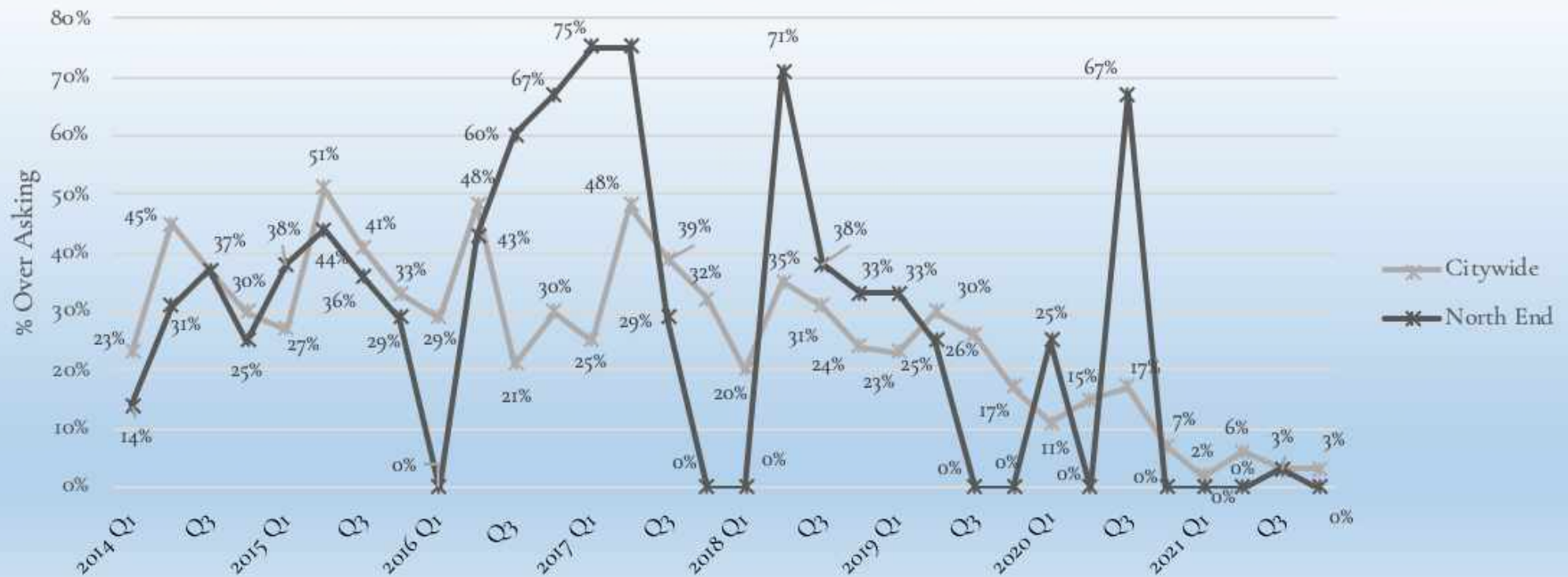
Bedrooms	Year	Sales	%±	Avg Sell	%±	Med Sell	%±	Avg Psf	%±	Med Psf	%±	Avg DOM
Studio	2019	0	-	-	-	-	-	-	-	-	-	-
	2020	0	-	-	-	-	-	-	-	-	-	-
	2021	0	-	-	-	-	-	-	-	-	-	-
One Bed	2019	7	-22%	\$ 540,571	2%	\$ 510,000	5%	\$ 927	-1%	\$ 902	-3%	62
	2020	13	86%	\$ 638,192	18%	\$ 580,000	14%	\$ 1,049	13%	\$ 991	10%	85
	2021	12	-8%	\$ 559,417	-12%	\$ 556,000	-4%	\$ 927	-12%	\$ 927	-6%	131
Two Beds	2019	7	-22%	\$ 1,008,714	21%	\$ 971,000	33%	\$ 1,016	9%	\$ 967	7%	24
	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	-	83
Three Plus Beds	2019	1	-	\$ 1,275,000	18%	\$ 1,275,000	18%	\$ 601	-16%	\$ 601	-16%	196
	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%	-

North End

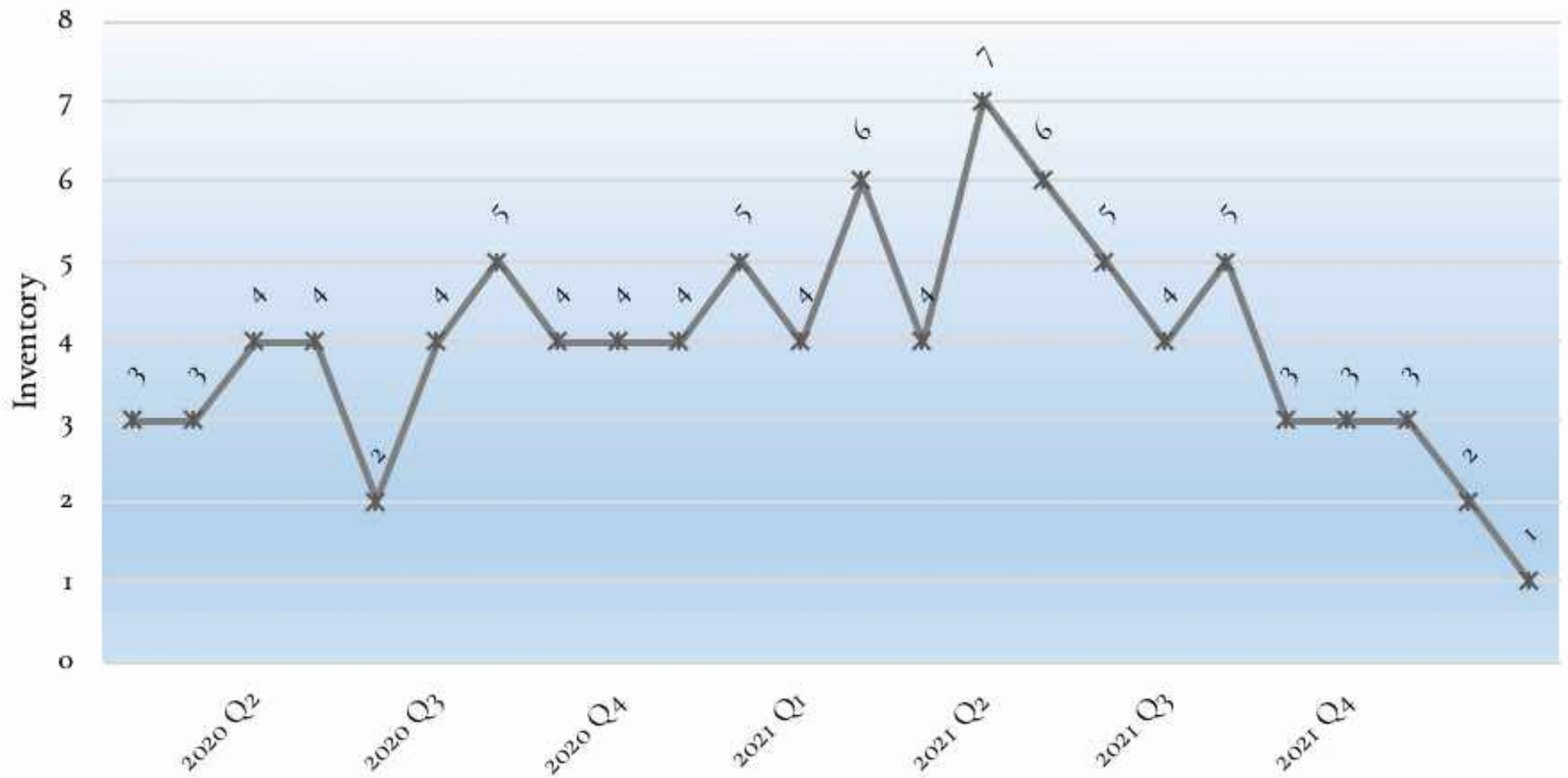
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North End

Sales Over Last Asking Price



North End Inventory



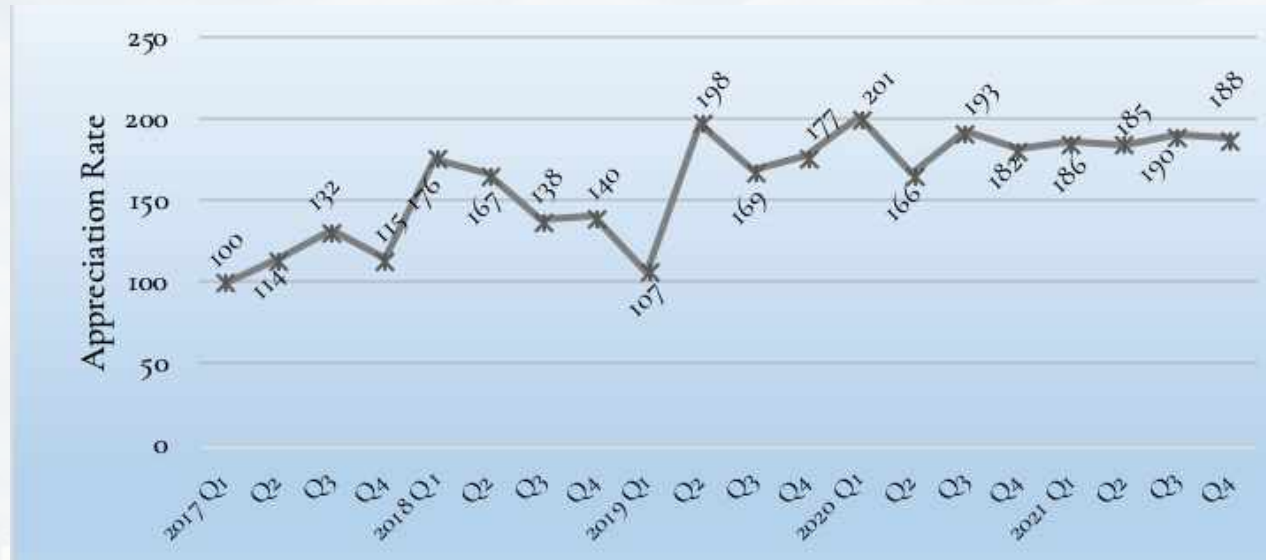
A photograph of a modern, multi-story building with a curved facade and numerous balconies. The building is situated next to a waterfront promenade with a paved walkway and some landscaping. The sky is overcast.

Seaport

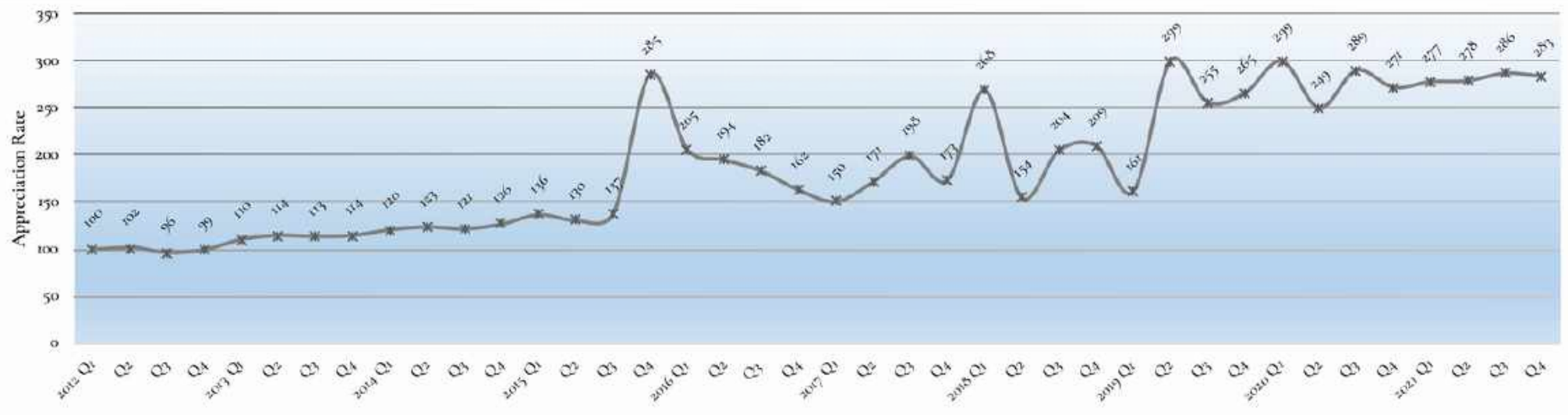
Quarterly Sales Report

Fourth Quarter 2020

Seaport 5 Year Price Index



Seaport 10 Year Price Index



Seaport Quarterly Sales Summary

Year	Sales	%+-	Avg Sell	%+-	Med Sell	%+-	Avg Psf	%+-	Med Psf	%+-	Avg DOM
2017	19	-	\$1,281,079	-	\$1,117,500	-	\$916	-	\$804	-	44
2018	28	47%	\$1,344,625	5%	\$990,000	-11%	\$1,150	26%	\$1,145	42%	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	-	\$1,449	2%	\$1,578	4%	30
2021	50	4%	\$1,986,611	23%	\$1,597,000	22%	\$1,519	5%	\$1,587	1%	63

Seaport Average/ Median Sale Price



Seaport

Sales by Number of Bedrooms

Bedrooms	Year	Sales	%±	Avg Sell	%±	Med Sell	%±	Avg Psf	%±	Med Psf	%±	Avg DOM
Studio	2019	2	-33%	\$ 627,450	-3%	\$ 627,450	-2%	\$ 1,193	-2%	\$ 1,193	-1%	-
	2020	7	250%	\$ 769,853	23%	\$ 810,000	29%	\$ 1,409	18%	\$ 1,553	30%	-
	2021	5	-29%	\$ 789,990	3%	\$ 661,250	-18%	\$ 1,298	-8%	\$ 1,180	-24%	104
One Bed	2019	28	100%	\$ 1,122,380	5%	\$ 1,136,342	19%	\$ 1,387	21%	\$ 1,537	29%	90
	2020	19	-32%	\$ 1,149,434	2%	\$ 1,048,800	-8%	\$ 1,317	-5%	\$ 1,563	29%	30
	2021	12	-37%	\$ 1,175,417	2%	\$ 1,142,000	9%	\$ 1,481	12%	\$ 1,615	3%	-
Two Beds	2019	30	173%	\$ 2,096,852	11%	\$ 1,884,000	70%	\$ 1,487	31%	\$ 1,531	59%	49
	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%	\$ 1,453	-9%	\$ 1,545	-5%	55
Three Plus Beds	2019	7	-	\$ 3,358,114	-	\$ 2,995,000	-	\$ 1,385	-	\$ 973	-	-
	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%	\$ 2,074	95%	\$ 1,996	87%	-

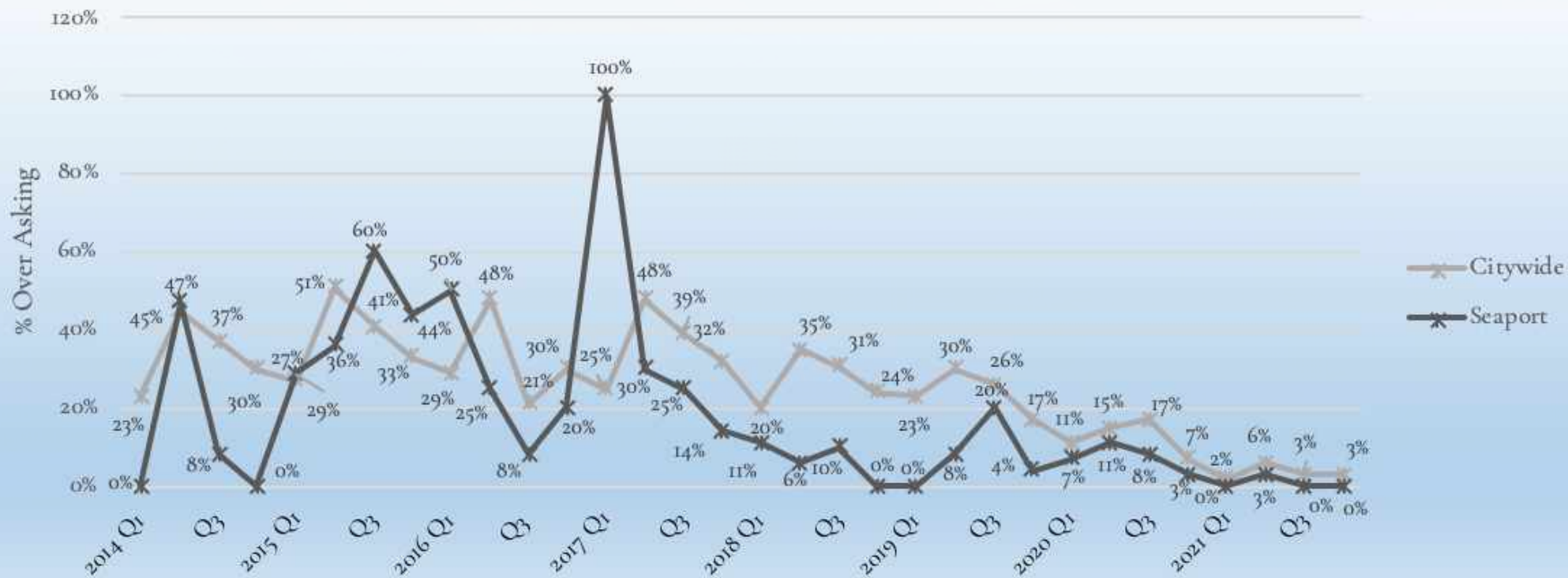
Seaport

Sales by Square Footage

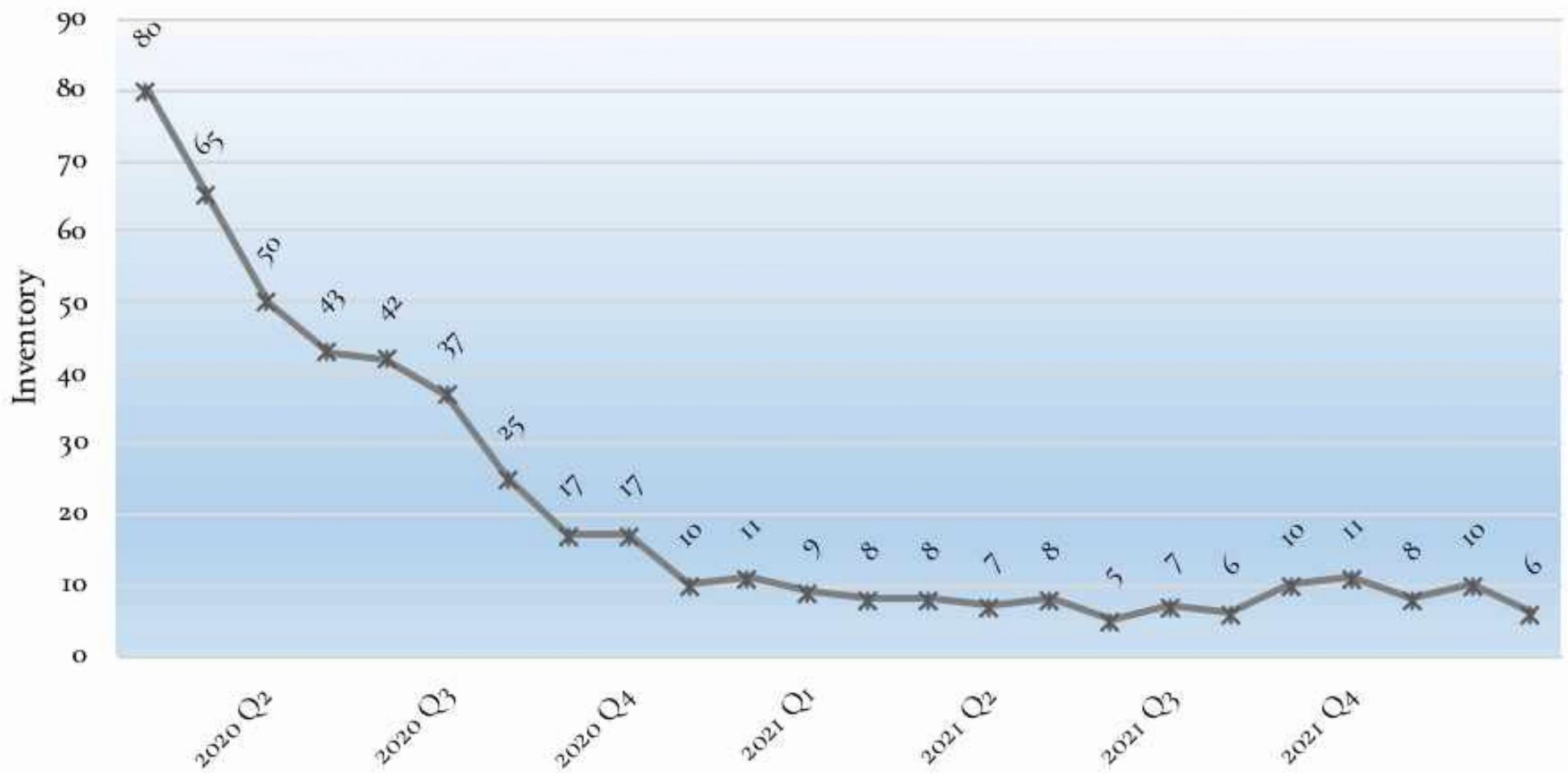
Sq Feet	Year	Sales	%+-	Avg Sell	%+-	Med Sell	%+-	Avg Psf	%+-	Med Psf	%+-	Avg DOM
700 of less	2019	10	43%	\$ 1,013,513	77%	\$ 1,090,600	74%	\$ 1,558	40%	\$ 1,586	34%	66
	2020	11	10%	\$ 936,927	-8%	\$ 914,200	-16%	\$ 1,605	3%	\$ 1,579	0%	-
	2021	8	-27%	\$ 864,619	-8%	\$ 914,350	0%	\$ 1,427	-11%	\$ 1,542	-2%	104
701-1000	2019	17	143%	\$ 1,135,671	21%	\$ 1,185,000	30%	\$ 1,392	33%	\$ 1,521	36%	152
	2020	9	-47%	\$ 1,008,668	-11%	\$ 1,125,000	-5%	\$ 1,216	-13%	\$ 1,172	-23%	30
	2021	10	11%	\$ 1,296,900	29%	\$ 1,352,000	20%	\$ 1,550	27%	\$ 1,622	38%	-
1001-1500	2019	23	156%	\$ 1,865,524	38%	\$ 1,800,000	62%	\$ 1,464	34%	\$ 1,522	58%	50
	2020	22	-4%	\$ 1,748,945	-6%	\$ 1,872,950	4%	\$ 1,443	-1%	\$ 1,600	5%	-
	2021	18	-18%	\$ 1,635,822	-6%	\$ 1,637,000	-13%	\$ 1,370	-5%	\$ 1,473	-8%	28
1501-1800	2019	4	-	\$ 2,252,500	-	\$ 2,200,000	-	\$ 1,411	-	\$ 1,430	-	45
	2020	0	-	-	-	-	-	-	-	-	-	-
	2021	4	-	\$ 3,013,625	-	\$ 2,987,000	-	\$ 1,831	-	\$ 1,832	-	-
1801-2400	2019	10	100%	\$ 2,480,280	-17%	\$ 1,862,500	-36%	\$ 1,255	-14%	\$ 929	-29%	45
	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%	\$ 1,540	-7%	\$ 1,748	8%	96
Over 2400	2019	3	-	\$ 4,310,833	-	\$ 3,700,000	-	\$ 1,473	-	\$ 973	-	-
	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%	-

Seaport

Sales Over Last Asking Price



Seaport Inventory



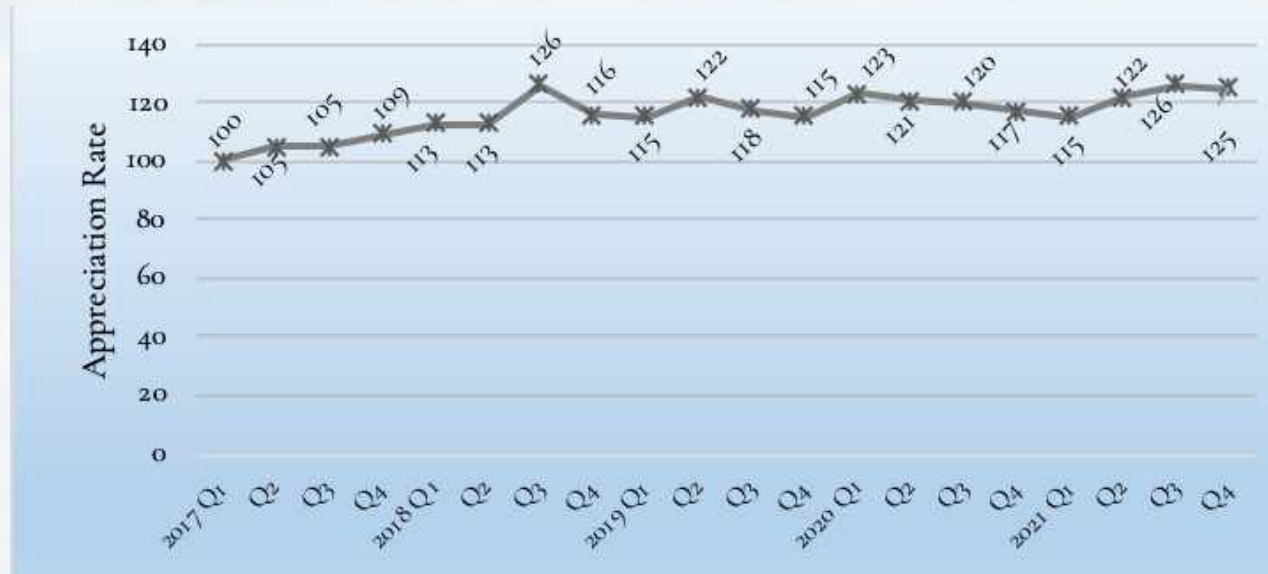


South Boston

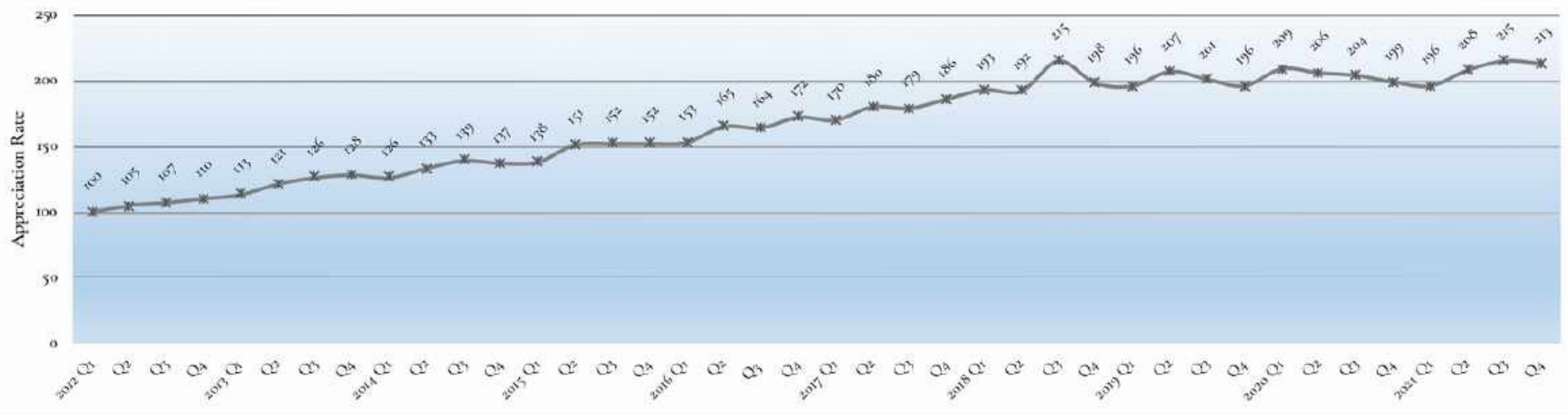
Quarterly Sales Report

Fourth Quarter 2020

South Boston 5 Year Price Index



South Boston 10 Year Price Index



South Boston

Quarterly Sales Summary

Year	Sales	%±	Avg Sell	%±	Med Sell	%±	Avg Psf	%±	Med Psf	%±	Avg DOM
2017	150	-	\$735,299	-	\$693,500	-	\$679	-	\$687	-	21
2018	119	-21%	\$801,454	9%	\$729,000	8%	\$725	7%	\$728	6%	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	174	18%	\$903,212	20%	\$775,000	12%	\$802	8%	\$799	9%	89

South Boston

Average/ Median Sale Price



South Boston

Sales by Number of Bedrooms

Bedrooms	Year	Sales	%±	Avg Sell	%±	Med Sell	%±	Avg Psf	%±	Med Psf	%±	Avg DOM
Studio	2019	1	0%	\$ 330,000	-16%	\$ 330,000	-16%	\$ 805	-19%	\$ 805	-19%	-
	2020	4	300%	\$ 536,875	63%	\$ 530,000	61%	\$ 986	23%	\$ 974	21%	-
	2021	3	-25%	\$ 492,390	-8%	\$ 499,000	-6%	\$ 858	-13%	\$ 885	-9%	-
One Bed	2019	26	30%	\$ 556,292	13%	\$ 534,500	16%	\$ 782	-4%	\$ 784	-1%	42
	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%	-
Two Beds	2019	84	6%	\$ 813,964	-4%	\$ 775,000	1%	\$ 710	-3%	\$ 694	-4%	68
	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
Three Plus Beds	2019	19	0%	\$ 1,115,574	17%	\$ 1,090,000	23%	\$ 617	4%	\$ 599	7%	99
	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%	110

South Boston

Sales by Square Footage

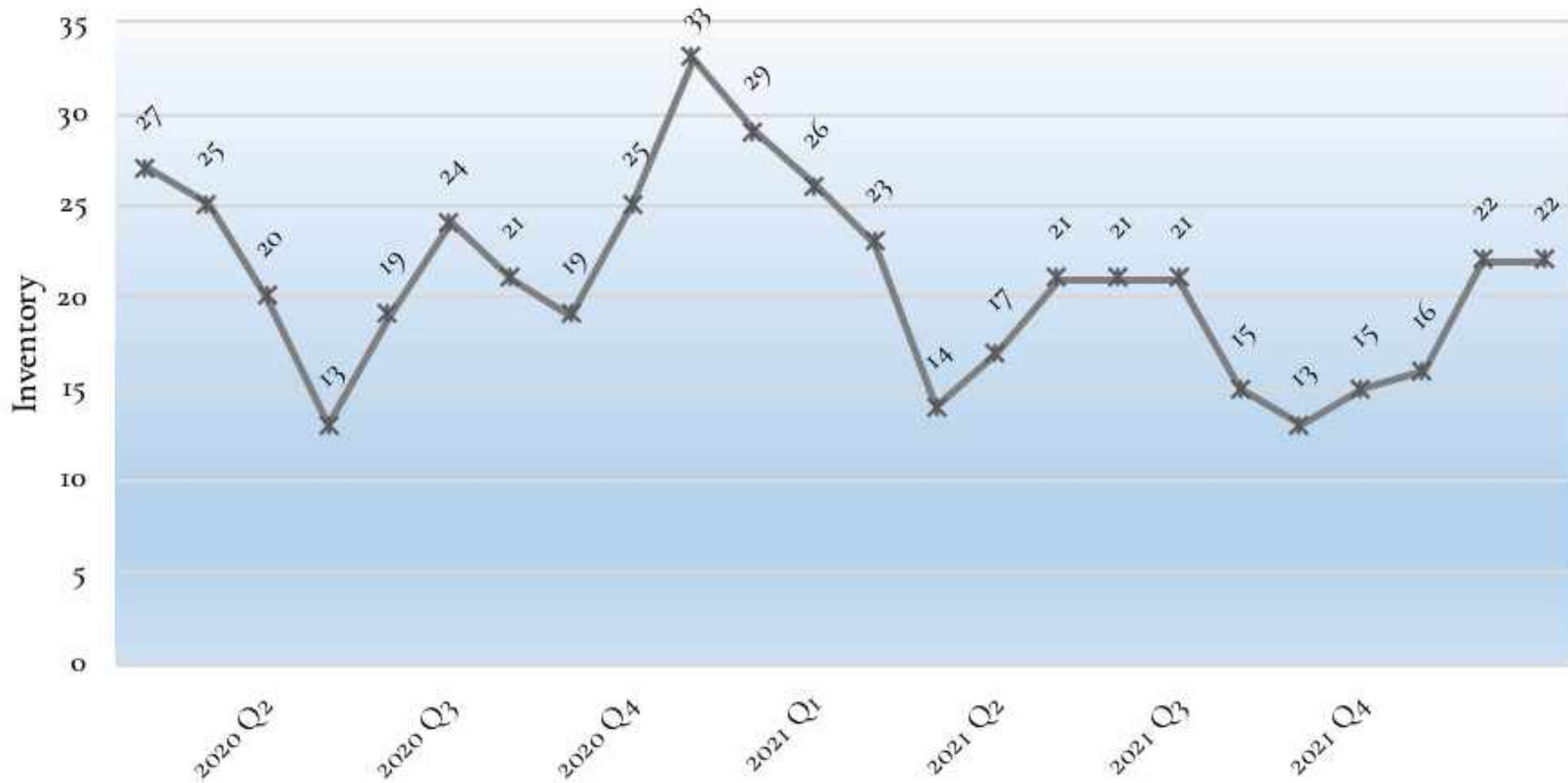
Sq Feet	Year	Sales	%+-	Avg Sell	%+-	Med Sell	%+-	Avg Psf	%+-	Med Psf	%+-	Avg DOM
700 of less	2019	22	22%	\$ 486,827	10%	\$ 491,500	10%	\$ 810	0%	\$ 794	0%	5
	2020	36	64%	\$ 498,250	2%	\$ 491,250	0%	\$ 879	9%	\$ 874	10%	36
	2021	23	-36%	\$ 496,573	0%	\$ 513,000	4%	\$ 899	2%	\$ 914	5%	42
701-1000	2019	25	-22%	\$ 622,266	0%	\$ 640,000	0%	\$ 723	-1%	\$ 698	-3%	5
	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
1001-1500	2019	62	32%	\$ 830,478	-4%	\$ 829,950	-1%	\$ 685	-4%	\$ 669	-8%	74
	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%	60
1501-1800	2019	11	-8%	\$ 1,259,182	12%	\$ 1,150,000	17%	\$ 761	11%	\$ 717	19%	94
	2020	11	0%	\$ 1,042,636	-17%	\$ 1,100,000	-4%	\$ 629	-17%	\$ 645	-10%	-
	2021	17	55%	\$ 1,096,824	5%	\$ 1,065,600	-3%	\$ 666	6%	\$ 686	6%	-
1801-2400	2019	6	-33%	\$ 1,342,500	0%	\$ 1,362,500	4%	\$ 665	-2%	\$ 701	3%	169
	2020	8	33%	\$ 1,210,000	-10%	\$ 1,175,000	-14%	\$ 598	-10%	\$ 549	-2%	22
	2021	12	50%	\$ 1,530,277	26%	\$ 1,415,000	20%	\$ 750	25%	\$ 703	28%	123
Over 2400	2019	4	300%	\$ 1,175,000	-2%	\$ 1,050,000	-13%	\$ 439	-11%	\$ 418	-15%	-
	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%	-

South Boston

Sales Over Last Asking Price



South Boston Inventory



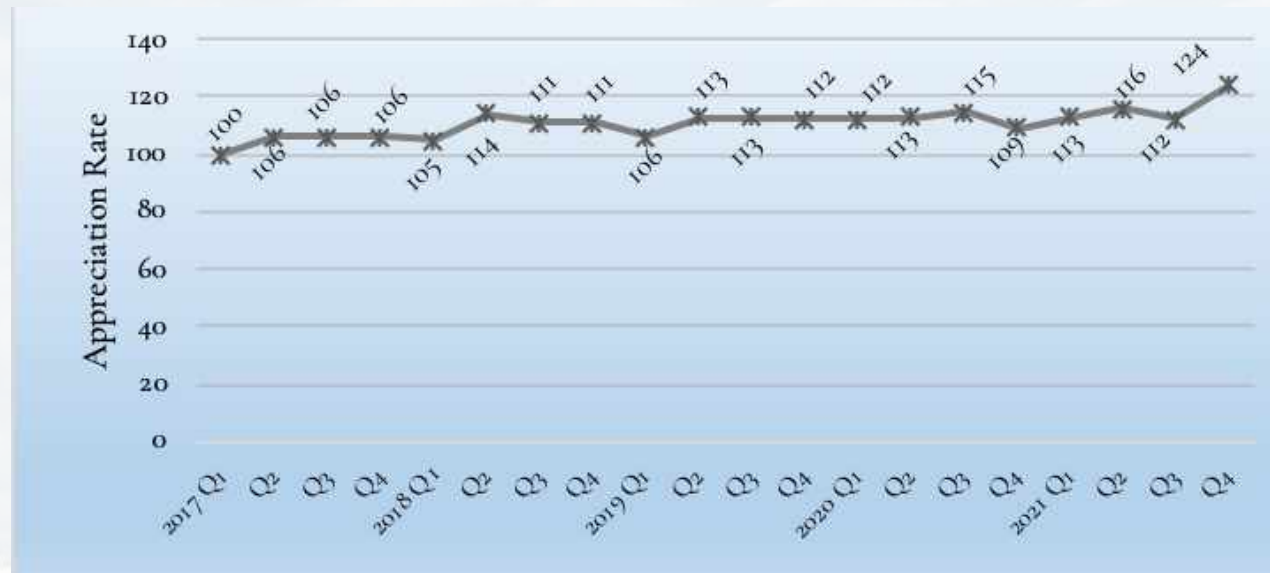


South End

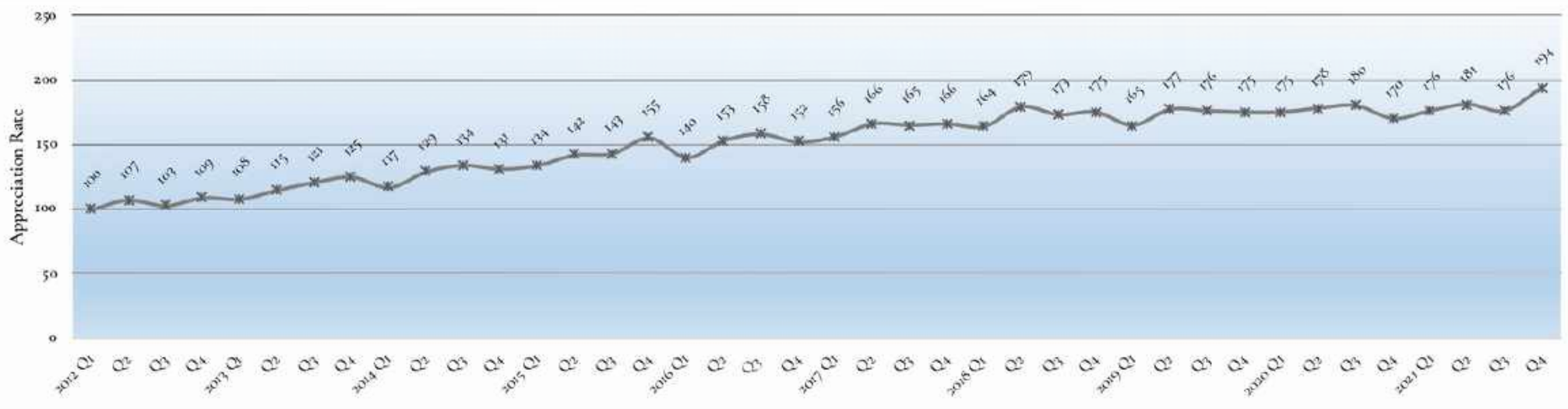
Quarterly Sales Report

Fourth Quarter 2020

South End 5 Year Price Index



South End 10 Year Price Index



South End Quarterly Sales Summary

Year	Sales	%±	Avg Sell	%±	Med Sell	%±	Avg Psf	%±	Med Psf	%±	Avg DOM
2017	156	-	\$1,333,368	-	\$982,500	-	\$1,006	-	\$998	-	39
2018	118	-24%	\$1,065,950	-20%	\$885,000	-10%	\$1,053	5%	\$2	47%	39
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	177	62%	\$1,299,833	9%	\$975,000	-2%	\$1,177	16%	\$1,146	12%	49

South End Average/ Median Sale Price



South End

Sales by Number of Bedrooms

Bedrooms	Year	Sales	%+-	Avg Sell	%+-	Med Sell	%+-	Avg Psf	%+-	Med Psf	%+-	Avg DOM
Studio	2019	3	200%	\$ 1,622,000	399%	\$ 561,000	73%	\$ 1,190	15%	\$ 1,247	20%	13
	2020	1	-67%	\$ 1,020,000	-37%	\$ 1,020,000	8%	\$ 802	-33%	\$ 802	-36%	-
	2021	15	1400%	\$ 627,807	-38%	\$ 620,000	-39%	\$ 1,104	38%	\$ 1,100	37%	72
One Bed	2019	34	-28%	\$ 705,643	0%	\$ 652,000	-3%	\$ 997	-5%	\$ 1,006	-3%	57
	2020	29	-15%	\$ 711,031	1%	\$ 700,000	7%	\$ 1,001	0%	\$ 1,011	0%	78
	2021	62	114%	\$ 865,639	22%	\$ 818,750	17%	\$ 1,118	12%	\$ 1,118	11%	51
Two Beds	2019	60	0%	\$ 1,122,867	-7%	\$ 1,030,000	-2%	\$ 1,048	-1%	\$ 1,020	1%	25
	2020	59	-2%	\$ 1,113,703	-1%	\$ 1,050,000	2%	\$ 1,012	-3%	\$ 1,006	-1%	54
	2021	68	15%	\$ 1,336,267	20%	\$ 1,257,000	20%	\$ 1,182	17%	\$ 1,135	13%	45
Three Plus Beds	2019	18	80%	\$ 2,193,276	10%	\$ 2,056,000	3%	\$ 1,134	10%	\$ 1,099	13%	111
	2020	20	11%	\$ 2,113,223	-4%	\$ 1,945,000	-5%	\$ 1,057	-7%	\$ 1,046	-5%	95
	2021	32	60%	\$ 2,378,673	13%	\$ 2,303,750	18%	\$ 1,315	24%	\$ 1,257	20%	49

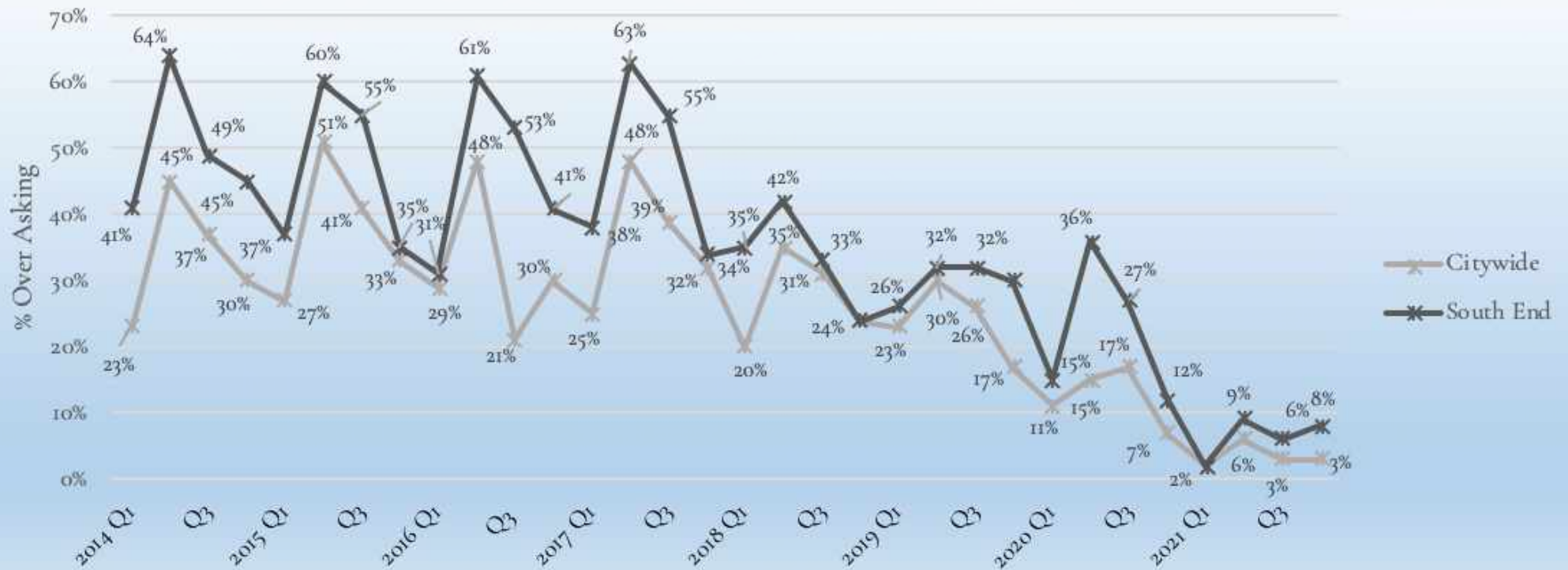
South End

Sales by Square Footage

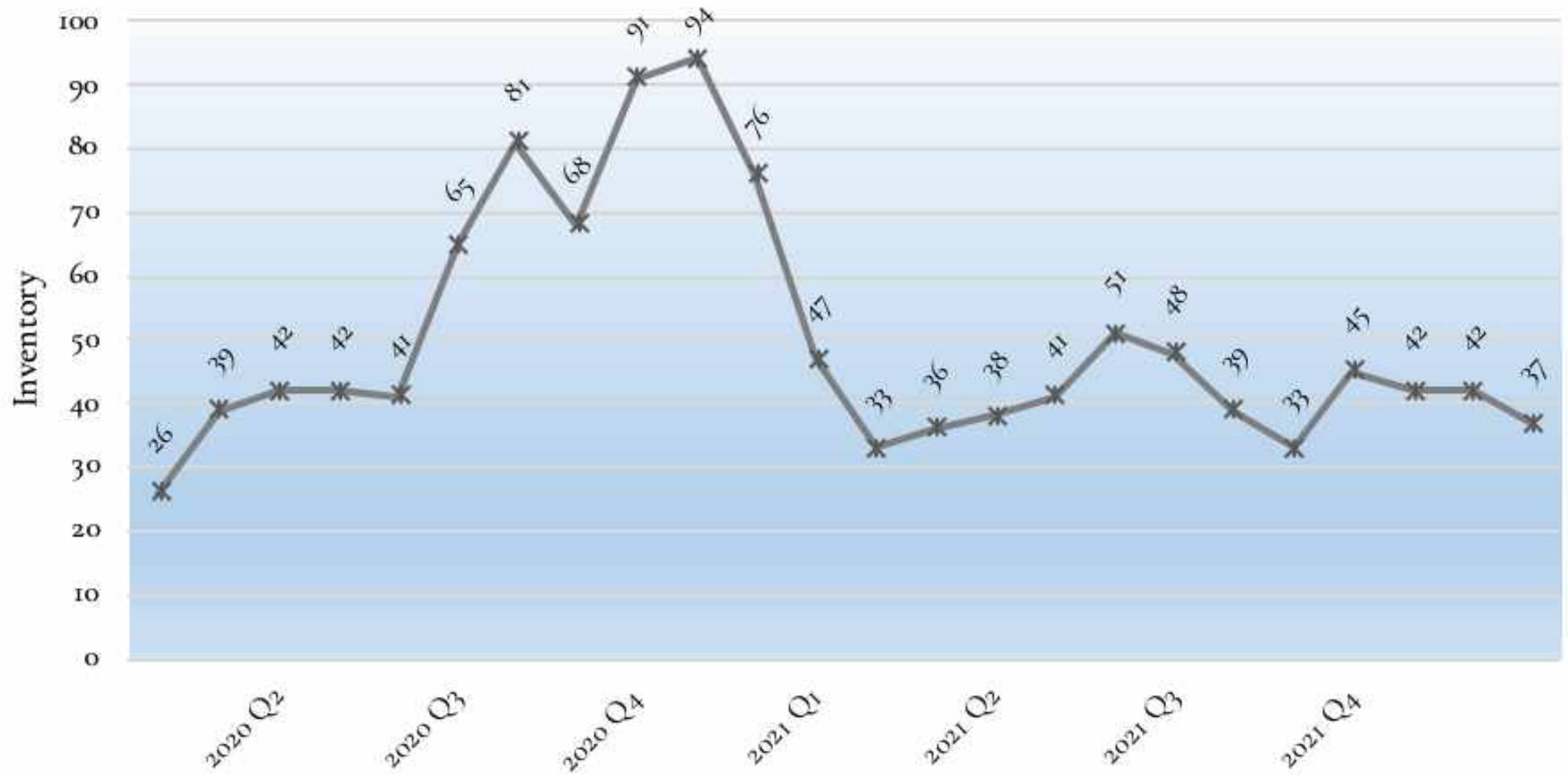
Sq Feet	Year	Sales	%+-	Avg Sell	%+-	Med Sell	%+-	Avg Psf	%+-	Med Psf	%+-	Avg DOM
700 of less	2019	26	-16%	\$ 602,591	0%	\$ 585,750	-1%	\$ 1,068	-1%	\$ 1,054	-1%	58
	2020	22	-15%	\$ 659,518	9%	\$ 650,000	11%	\$ 1,075	1%	\$ 1,075	2%	71
	2021	41	6%	\$ 663,412	1%	\$ 649,900	0%	\$ 1,147	7%	\$ 1,131	5%	38
701-1000	2019	37	0%	\$ 877,851	6%	\$ 895,000	11%	\$ 1,030	3%	\$ 1,001	5%	42
	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%	53
1001-1500	2019	29	-17%	\$ 1,206,672	-10%	\$ 1,125,000	-5%	\$ 984	-9%	\$ 1,005	0%	19
	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
1501-1800	2019	11	22%	\$ 1,836,633	3%	\$ 1,795,000	-10%	\$ 1,078	-2%	\$ 1,054	-11%	42
	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%	57
1801-2400	2019	9	125%	\$ 2,533,944	23%	\$ 245,000	17%	\$ 1,226	21%	\$ 1,293	24%	148
	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
Over 2400	2019	3	50%	\$ 3,186,333	25%	\$ 2,860,000	12%	\$ 1,148	16%	\$ 1,075	9%	-
	2020	3	0%	\$ 3,260,000	2%	\$ 2,855,000	0%	\$ 1,181	3%	\$ 1,127	5%	-
	2021	4	33%	\$ 2,814,750	-14%	\$ 2,929,500	3%	\$ 1,102	-7%	\$ 1,159	3%	8

South End

Sales Over Last Asking Price



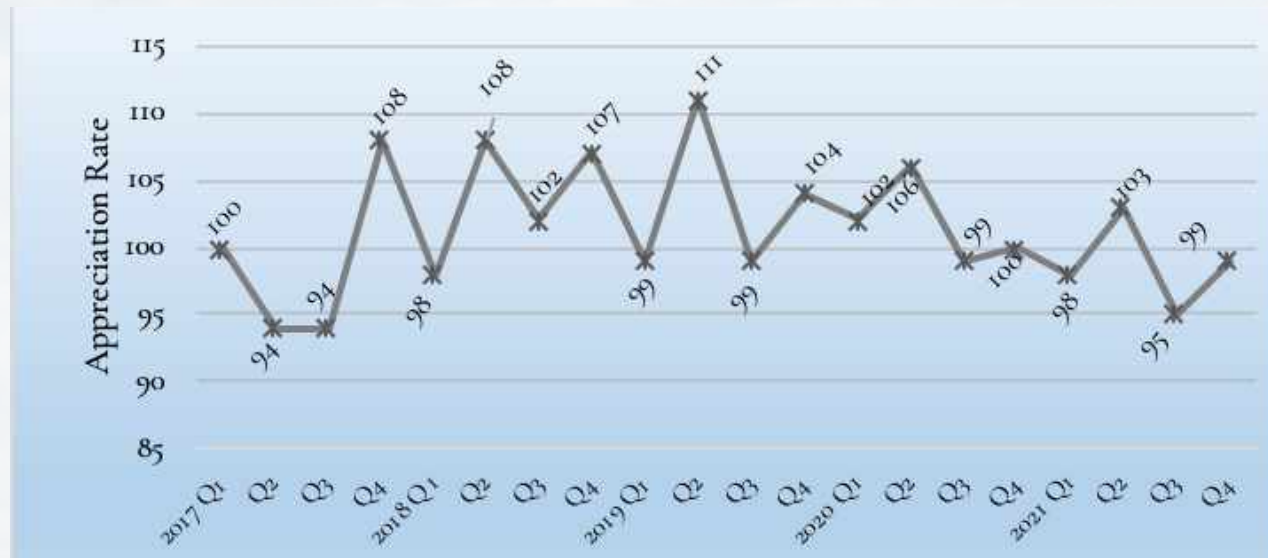
South End Inventory



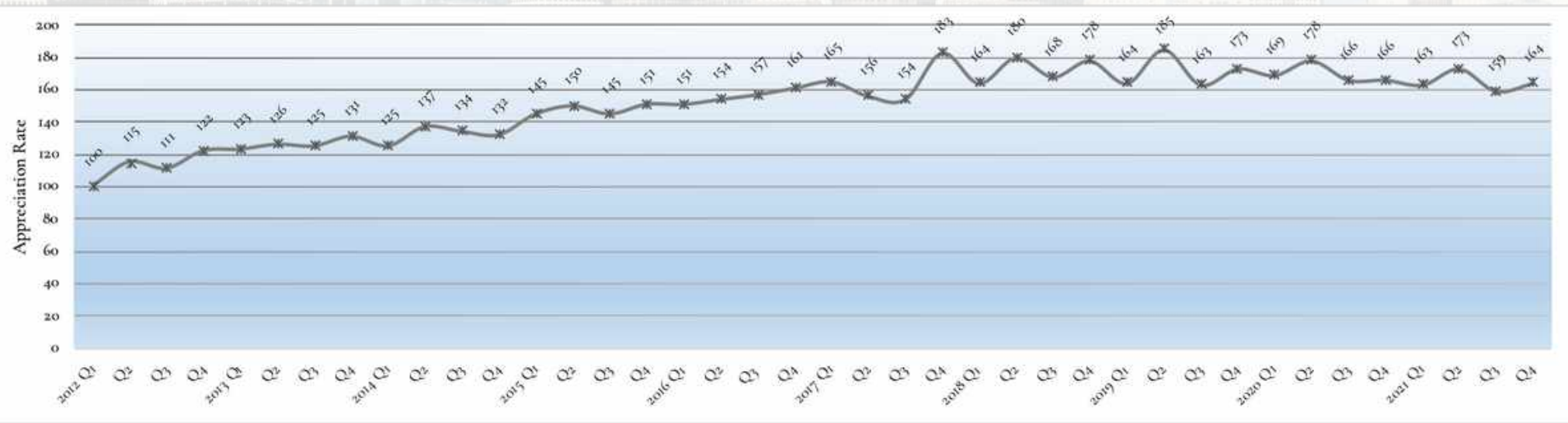


Waterfront
Quarterly Sales Report
Fourth Quarter 2020

Waterfront 5 Year Price Index



Waterfront 10 Year Price Index



Waterfront Quarterly Sales Summary

Year	Sales	%+-	Avg Sell	%+-	Med Sell	%+-	Avg Psf	%+-	Med Psf	%+-	Avg DOM
2017	56	-	\$1,187,839	-	\$917,500	-	\$1,070	-	\$1,005	-	61
2018	30	-46%	\$1,379,345	16%	\$1,325,000	44%	\$1,089	2%	\$1,110	10%	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

Waterfront Average/ Median Sale Price



Waterfront

Sales by Number of Bedrooms

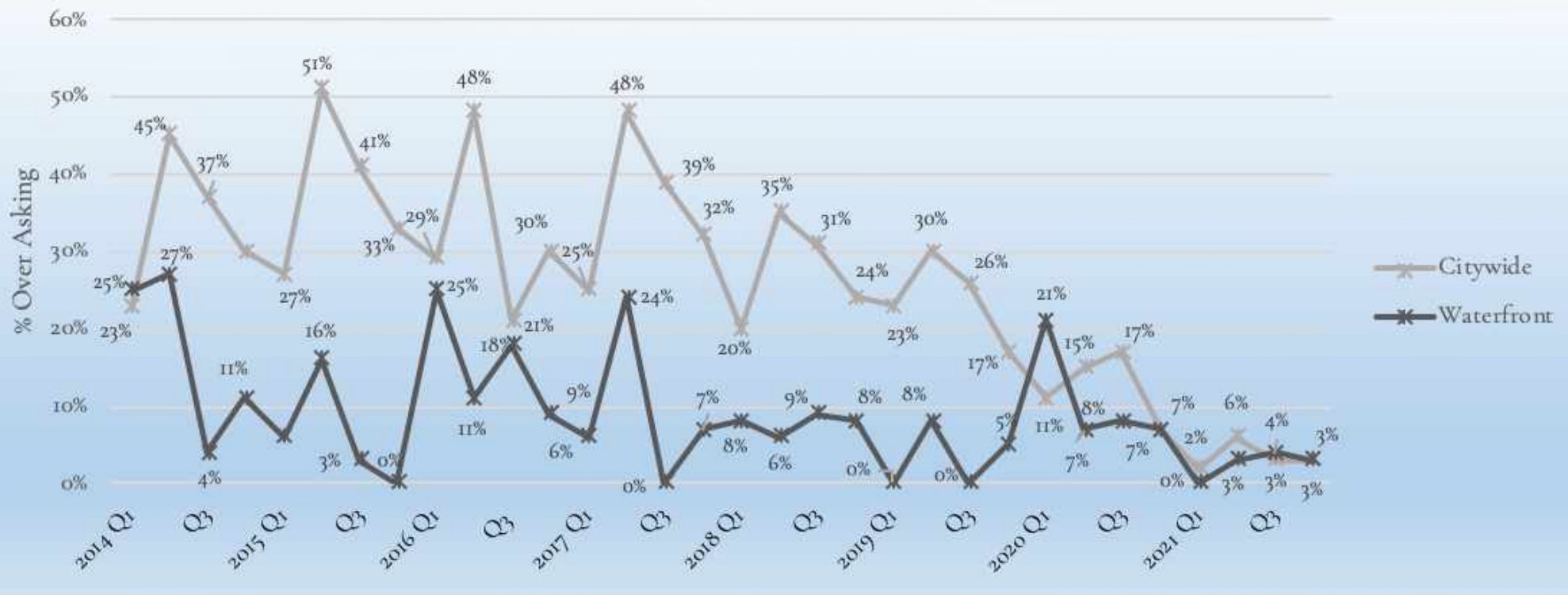
Bedrooms	Year	Sales	%±	Avg Sell	%±	Med Sell	%±	Avg Psf	%±	Med Psf	%±	Avg DOM
Studio	2019	1	-	\$ 545,000	-	\$ 545,000	-	\$ 1,295	-	\$ 1,295	-	138
	2020	0	-	-	-	-	-	-	-	-	-	-
	2021	1	-	\$ 706,600	-	\$ 706,600	-	\$ 1,021	-	\$ 1,021	-	-
One Bed	2019	13	0%	\$ 901,957	3%	\$ 825,000	6%	\$ 1,048	14%	\$ 880	-8%	113
	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
Two Beds	2019	17	21%	\$ 1,439,671	-9%	\$ 1,390,000	-7%	\$ 1,068	-11%	\$ 1,066	-8%	151
	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
Three Plus Beds	2019	5	67%	\$ 2,395,930	-8%	\$ 2,250,000	-22%	\$ 989	-24%	\$ 965	-23%	42
	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

Waterfront

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Waterfront

Sales Over Last Asking Price



Waterfront Inventory

