

**Yardi® Matrix**

# Boston's Demand Hits The Gas

**Multifamily Report Summer 2018**

**Rent Growth Outpaces National Average**

**Professional, Business Services Lead Job Gains**

**Development Boom Continues**



# BOSTON MULTIFAMILY

Yardi® Matrix

## Market Analysis

Summer 2018

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## Rent Growth Rebounds

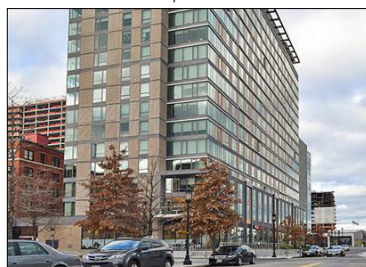
The Boston multifamily market remains stable, having posted a strong rental season. Monthly rates rose 2.9% year-over-year through July, and despite the metro's strong and steady pipeline, demand is once again outpacing supply.

Professional and business services led growth, having generated 22,400 positions. Boston's renowned academic institutions, health-care providers and high-tech research and financial companies fortify the metro's status as an East Coast economic anchor, generating high-paying jobs at a rapid pace. This, in turn, is maintaining upscale housing demand elevated. The construction sector is also thriving, thanks to a steady stream of developments underway. The list includes the 45-acre Cambridge Crossing, which upon completion is set to add 2.1 million square feet of science and technology space, 200,000 square feet of retail and roughly 2,400 new residential units.

Transaction activity softened, with \$654 million in multifamily assets trading in the first half of 2018. Even so, values remain high, as the per-unit price reached \$363,641 this year through July. With nearly 16,500 units under construction and roughly 4,900 units anticipated to come online for the whole of 2018, we expect rents to rise 2.8% in Boston this year.

## Recent Boston Transactions

### Watermark Seaport



City: Boston  
Buyer: Clarion Partners  
Purchase Price: \$239 MM  
Price per Unit: \$690,029

### Prynne Hills



City: Randolph, Mass.  
Buyer: LivCor  
Purchase Price: \$131 MM  
Price per Unit: \$278,072

### Fuse Cambridge



City: Cambridge, Mass.  
Buyer: Wafra Investment  
Advisory Group  
Purchase Price: \$128 MM  
Price per Unit: \$522,541

### The Point at North Quincy



City: Quincy, Mass.  
Buyer: Pantzer Properties  
Purchase Price: \$64 MM  
Price per Unit: \$286,830