



MULTIFAMILY REPORT

Compact Market In Boston

June 2025

An aerial photograph of a dense urban area in Boston, showing a mix of historic brick buildings and modern high-rise structures. The image is split into two main sections: the top half shows a hazy view of the city skyline with tall buildings, and the bottom half shows a clearer, closer view of a residential neighborhood with many multi-story brick buildings and streets.

Rent Growth Outperforms US
Transaction Volume Nears \$1B
Job Market Faces Hurdles

BOSTON MULTIFAMILY



Solid Occupancy Props Up Boston's Fundamentals

Boston's multifamily market was solid at the start of the new leasing season, with fundamentals steady despite sluggish job growth. Average advertised asking rents rebounded in the short term, up 0.6% on a trailing three-month basis through April, to \$2,924. Year-over-year growth was 1.8%, double the 0.9% U.S. rate. Meanwhile, the overall occupancy rate in stabilized properties remained strong, at 96.1% in March.

Employment growth was negative in Boston for the sixth consecutive month in February, down 0.1% year-over-year, or 2,000 net jobs. The unemployment rate rose to 4.5% in March, trailing the state (4.4%) and the U.S. (4.1%). Three sectors added jobs during the period, led by education and health services (10,400 jobs) and government (4,000 jobs). Of the five contracting sectors, leisure and hospitality (-4,600 jobs) and professional and business services (-3,500 jobs) posted the steepest declines. Cambridge, Seaport Innovation District and Fenway all feature notable projects under construction, including Fenway Center's \$1 billion second phase, and South Station Tower, which is slated to open in 2025.

Developers delivered 1,480 units through April and had another 15,920 units underway, but new construction is rapidly decelerating. Meanwhile, investors traded \$770 million, with the average price per unit up 6.8% year-to-date to \$419,792, nearly double the \$212,785 U.S. figure.

Market Analysis | June 2025

Contacts

Jeff Adler

Vice President & General
Manager of Yardi Matrix
Jeff.Adler@Yardi.com
(303) 615-3676

Ron Brock, Jr.

Industry Principal, Matrix
JR.Brock@Yardi.com
(480) 663-1149 x14006

Doug Ressler

Media Contact
Doug.Ressler@Yardi.com
(480) 695-3365

Author

Anca Gagiuc

Senior Associate Editor

Recent Boston Transactions

The Kendrick



City: Needham, Mass.
Buyer: Harbor Group International
Purchase Price: \$182 MM
Price per Unit: \$466,026

1330 Boylston



City: Boston
Buyer: MEAG
Purchase Price: \$145 MM
Price per Unit: \$725,000

The Commons at SouthField Highlands



City: South Weymouth, Mass.
Buyer: BlackRock
Purchase Price: \$103 MM
Price per Unit: \$456,195

Presidential Estates



City: Quincy, Mass.
Buyer: SMG
Purchase Price: \$74 MM
Price per Unit: \$268,116