



MULTIFAMILY REPORT

Boston Rents Reverse Course

February 2026



Job Growth Rebounds Modestly

Deliveries Ease Slightly, Starts Slide

Asking Rent Movement Turns Negative

BOSTON MULTIFAMILY



Rents Slip, Occupancy Endures

Boston fundamentals softened during the final quarter of 2025, with advertised asking rents down 0.5%, on a trailing three-month basis through December, to \$2,859, while the U.S. figure declined 0.3%, to \$1,737. Year-over-year, Boston rents rose 0.2% in 2025, while the U.S. rate stayed flat. Occupancy in stabilized assets was tight, at 96.2% in November, despite a 10-basis-point yearly dip.

Boston employment dynamics improved modestly after nearly one year of negative or flat performance, with growth at 0.2% through September 2025, still well below the 0.8% U.S. rate. Area unemployment rose to 4.4% as of November, below both Massachusetts (4.7%) and the U.S. (4.5%). Boston lost 300 net jobs in the 12 months ending in September 2025, as gains in financial activities (4,100 jobs), government (3,000) and other services (1,100) were offset by losses led by leisure and hospitality (-4,900) and professional and business services (-1,800). Notable updates included the opening of the \$1.5 billion South Station Tower and 10 World Trade being on track for a February 2026 completion.

Supply moderated somewhat last year, with 7,719 units delivered and an additional 13,670 apartments underway as of December. Starts halved from 2024 levels, pointing to slower completions down the road. Boston-area multifamily sales totaled \$2.8 billion in 2025, outpacing the previous two years. The average price per unit ticked up 2.5%, to \$378,550.

Market Analysis | February 2026

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

Royal Crest Nashua



City: Nashua, N.H.
Buyer: Harbor Group International
Purchase Price: \$250 MM
Price per Unit: \$277,162

Maris Cape Cod



City: Hyannis, Mass.
Buyer: Goldman Sachs & Co.
Purchase Price: \$130 MM
Price per Unit: \$476,103

Riverbend on the Charles



City: Watertown, Mass.
Buyer: Bridge Investment Group
Purchase Price: \$86 MM
Price per Unit: \$502,941

Alister Deco



City: Quincy, Mass.
Buyer: The Green Cities Co.
Purchase Price: \$68 MM
Price per Unit: \$375,556

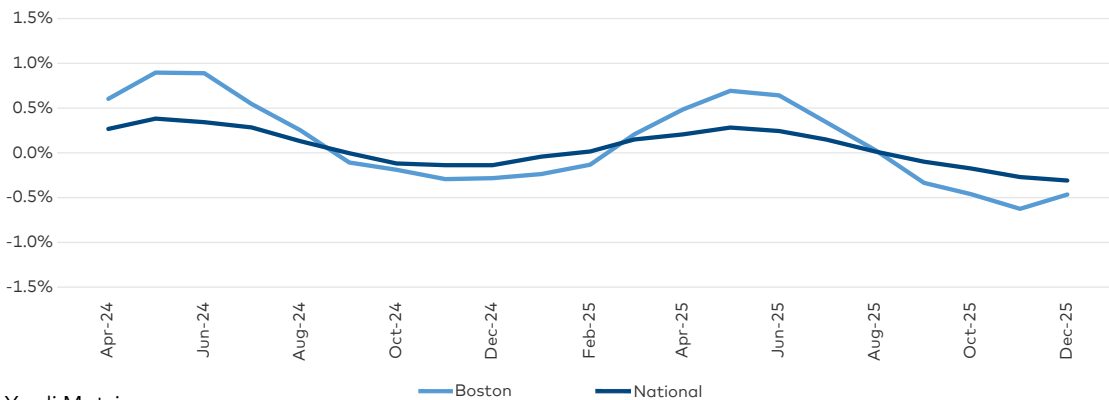
RENT TRENDS

- ▶ Boston's advertised asking rents declined 0.5%, on a trailing three-month (T3) basis through December, to \$2,859, reversing earlier gains. Meanwhile, the U.S. rate fell 0.3%, to \$1,737. Year-over-year, Boston-area asking rents edged up 0.2% versus a flat national rate. Yardi Matrix's 2026 outlook places Boston among the national leaders for rent growth this year.
- ▶ Boston asking rent declines were steeper in the Lifestyle segment, down 50 basis points on a T3 basis through December, to \$3,235. Working-class Renter-by-Necessity asking rents also declined, down 0.3%, to \$2,384.
- ▶ The occupancy rate in stabilized properties slid 10 basis points year-over-year, to 96.2% in November 2025, marking the fourth-highest rate among Yardi Matrix's top 30 metros.

Meanwhile, the U.S. rate fell 0.3%, to \$1,737. Year-over-year, Boston-area asking rents edged up 0.2% versus a flat national rate. Yardi Matrix's 2026 outlook places Boston among the national leaders for rent growth this year.

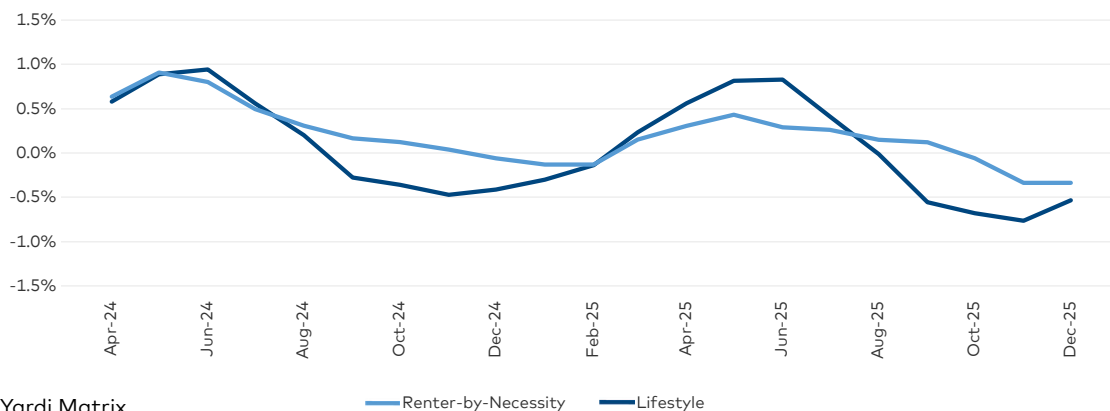
- ▶ Advertisd asking rents increased last year in 33 of the 63 submarkets tracked by Yardi Matrix, including in the metro's priciest areas: The South End (1.2% to \$4,527) and South Boston (2.8% to \$4,222). Aside from these areas, another submarket had an asking rent above the \$4,000 mark: Downtown Boston (0.0% to \$4,114). Meanwhile, rates declined in Newton (-1.4% to \$3,864), Fenway Kenmore (-2.1% to \$3,652) and East Boston–Chelsea (-0.8% to \$2,829). The latter led in units underway as of December 2025, with 2,110 apartments under construction.

Boston vs. National Rent Growth (Trailing 3 Months)



Source: Yardi Matrix

Boston Rent Growth by Asset Class (Trailing 3 Months)



Source: Yardi Matrix

ECONOMIC SNAPSHOT

- ▶ After bottoming out in July 2025, Boston's employment growth marked a slight improvement, clocking in at 0.2% through September. Yet, it remained well below the U.S. rate, which stood at 0.8% for the sixth consecutive month. Unemployment rose to 4.4% as of November, up 20 basis points from January 2025 but outperforming Massachusetts (4.7%) and the U.S. (4.5%).
- ▶ Boston shed 300 net jobs in the 12 months ending in September 2025, with gains led by financial activities (4,100 jobs), government (3,000) and other services (1,100). Five sectors lost 9,100 jobs combined, with the steepest drops recorded in leisure and hospitality (-4,900) and professional and business services (-1,800).
- ▶ Notable updates include the \$1.5 billion, 51-story South Station Tower. After more than two decades in development, it opened in September 2025, adding mixed-use space and expanding the bus terminal by 50%. In the Seaport District, 10 World Trade—a 17-story, 555,250-square-foot life science and office development—was on track for an early 2026 completion, adding new lab-capable inventory near major transit and institutional nodes. Phase II of Fenway Center is slated to deliver a 22-story tower and a 12-story office-and-lab building totaling 720,000 square feet, though vertical construction is currently on hold pending preleasing.

Boston Employment Share by Sector

| Code | Employment Sector | Current Employment | |
|------|-------------------------------------|--------------------|---------|
| | | (000) | % Share |
| 55 | Financial Activities | 196.2 | 6.4% |
| 90 | Government | 359.9 | 11.7% |
| 80 | Other Services | 108.3 | 3.5% |
| 65 | Education and Health Services | 673.7 | 22.0% |
| 50 | Information | 82.3 | 2.7% |
| 15 | Mining, Logging and Construction | 141 | 4.6% |
| 30 | Manufacturing | 190.5 | 6.2% |
| 40 | Trade, Transportation and Utilities | 442.8 | 14.4% |
| 60 | Professional and Business Services | 557.4 | 18.2% |
| 70 | Leisure and Hospitality | 313.3 | 10.2% |

Sources: Yardi Matrix, Bureau of Labor Statistics

Population

- ▶ Metro Boston gained 80,103 residents between 2019 and 2022, equivalent to a 1.7% increase. That was below the 2.0% national rate.
- ▶ U.S. Census estimates point to a 1.9% gain in Boston between 2022 and July 2024, slightly above the 1.8% U.S. rate.

Boston vs. National Population

| | 2019 | 2020 | 2021 | 2022 |
|--------------|-------------|-------------|-------------|-------------|
| National | 324,697,795 | 326,569,308 | 329,725,481 | 331,097,593 |
| Boston Metro | 4,832,346 | 4,854,808 | 4,912,030 | 4,912,449 |

Source: U.S. Census

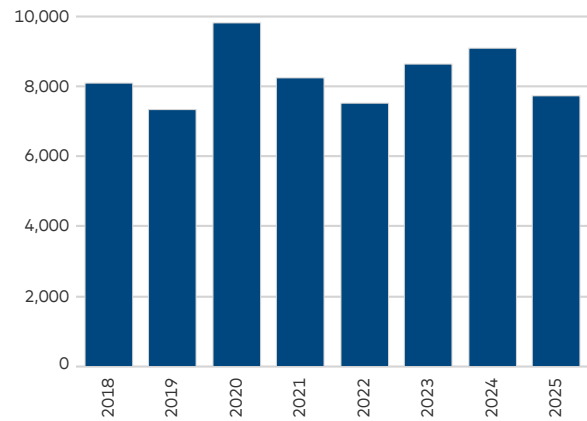
SUPPLY

- ▶ Boston's inventory expanded by 7,719 units in 2025, representing 2.6% of its existing stock and lagging the U.S. rate (3.0%) for the second consecutive year. Deliveries marked the metro's third-lowest annual volume recorded over the past decade. The breakdown of projects delivered in 2025 remained tilted toward Lifestyle units (75%), complemented by fully affordable (17.3%) and RBN (7.7%) properties.
- ▶ As of December 2025, the development pipeline comprised 13,670 units underway and 104,000 in the planning and permitting phases. The composition of projects under construction shifted slightly in favor of Lifestyle apartments (76.3%), while fully affordable slid to 16.5% and RBN to 7.3%.
- ▶ Throughout 2025, developers broke ground on 3,259 units across 28 properties in Boston, a significant drop from the 7,248 units across 42 properties that started construction in 2024. Supply is expected to moderate slightly in 2026, to some 7,000 units, according recent Yardi Matrix estimates.
- ▶ Construction activity was spread across the metro, present in 42 of the 63 submarkets tracked by Yardi Matrix. East Boston–Chelsea

led by a significant margin, with 2,110 units underway as of December, followed by Reading (806) and Dover (804).

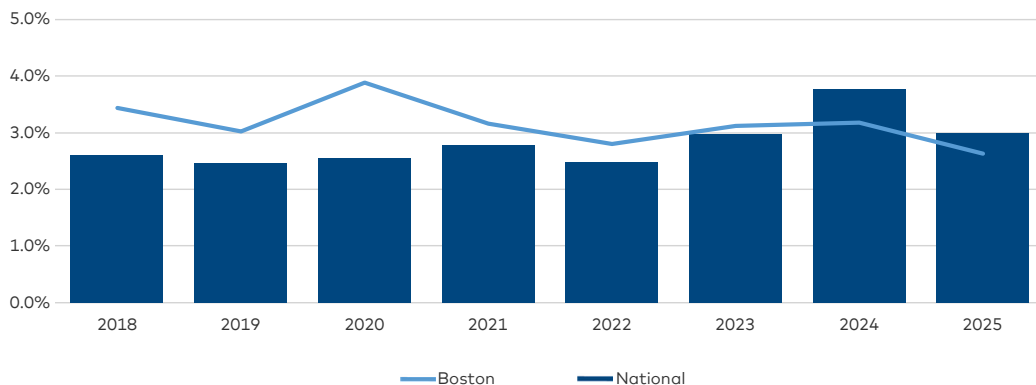
- ▶ East Boston–Chelsea also housed the largest projects delivered in 2025: the 450-unit Anthem Everett and the 384-unit Maxwell. Both are Greystar assets located in Opportunity Zones. They were built with help from construction loans of \$126 million from U.S. Bank and \$117 million from Manufacturers and Traders Trust Co.

Boston Completions (as of December 2025)



Source: Yardi Matrix

Boston vs. National Completions as a Percentage of Total Stock (as of December 2025)

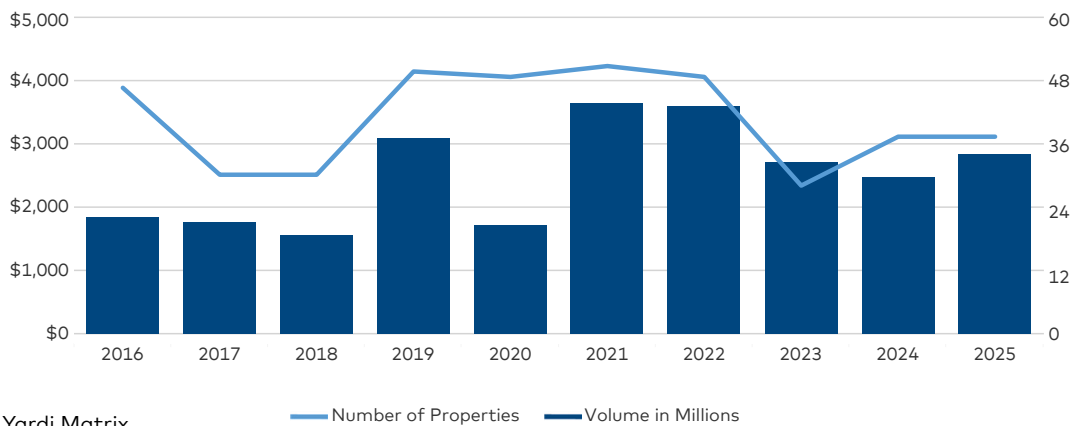


Source: Yardi Matrix

TRANSACTIONS

- ▶ Boston-area investment activity exceeded \$2.8 billion in 2025, ranking ninth nationally and surpassing other gateway markets including Los Angeles, San Francisco and Washington, D.C. The volume marks the fourth-highest point for the metro over the past 10 years.
- ▶ Investor appeal was higher for Lifestyle assets, which accounted for more than two-thirds of the deals recorded throughout 2025. The sales composition contributed to a 2.5% yearly increase in the average price per unit, to \$378,550. Meanwhile, the U.S. figure rose to \$205,495, following a 6.7% increase.
- ▶ The highest price recorded in 2025 was \$250 million, or \$277,162 per unit, paid by Harbor Group International to Aimco for Royal Crest Nashua, a 902-unit RBN asset in Nashua, N.H. In fact, Harbor Group was the buyer in four of the top 10 metro Boston deals by dollar volume in 2025, for a total that surpassed \$700 million.

Boston Sales Volume and Number of Properties Sold (as of December 2025)



Source: Yardi Matrix

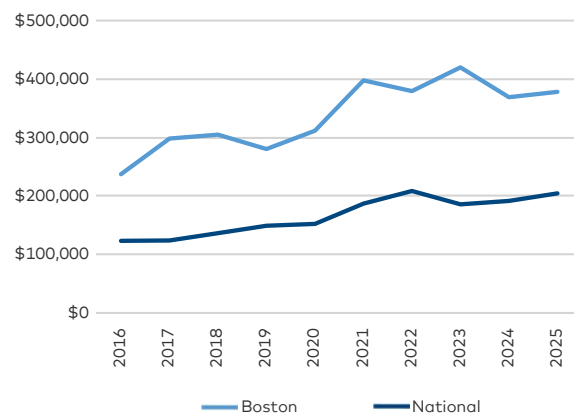
Top Submarkets for Transaction Volume¹

| Submarket | Volume (\$MM) |
|---------------------|---------------|
| Nashua | 250 |
| Malden | 210 |
| Newton | 182 |
| Lakeview | 175 |
| Peabody | 162 |
| Brockton | 156 |
| Marshfield-Pembroke | 156 |

Source: Yardi Matrix

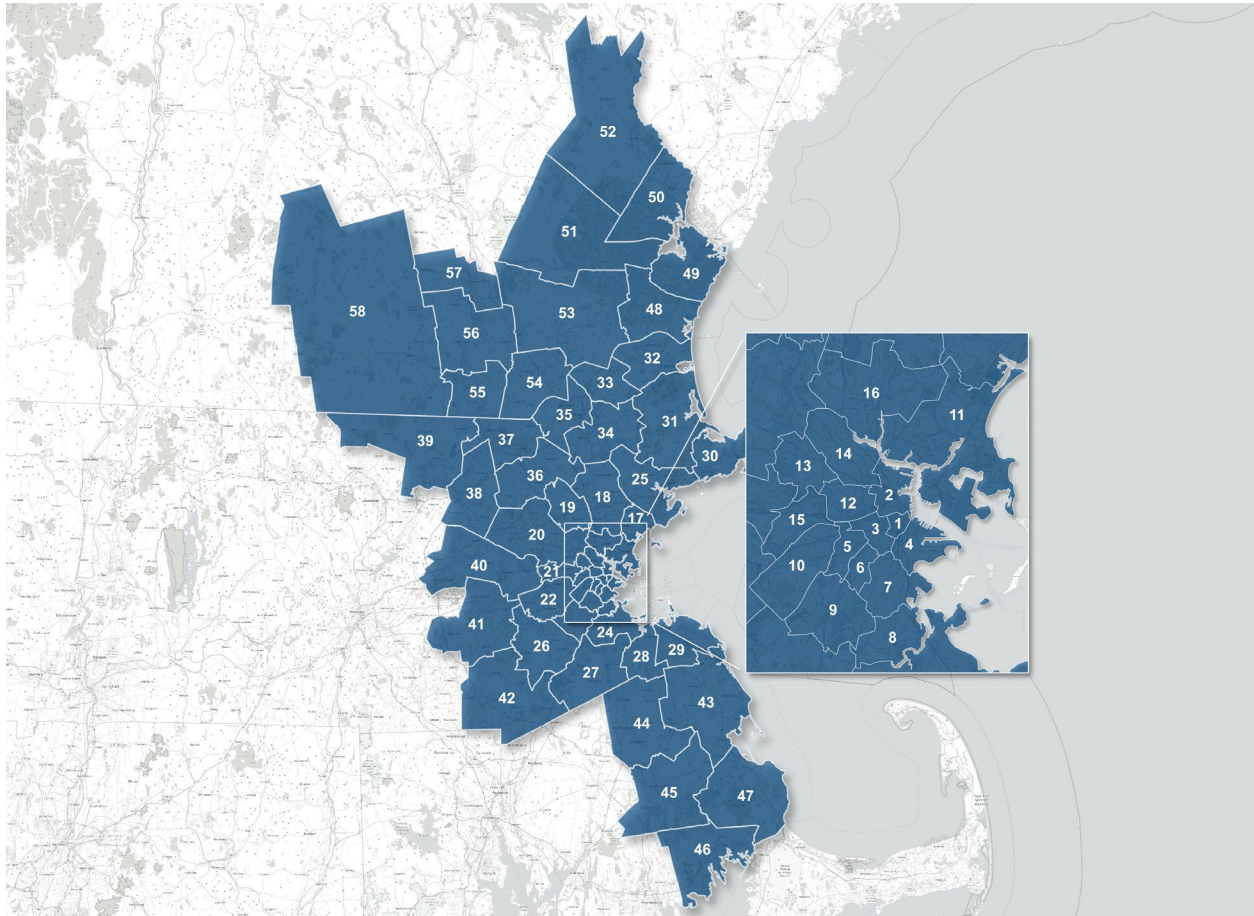
¹ From January 2025 to December 2025

Boston vs. National Sales Price per Unit



Source: Yardi Matrix

BOSTON SUBMARKETS



| Area No. | Submarket |
|----------|-----------------------|
| 1 | Boston-Downtown |
| 2 | North End-Charlestown |
| 3 | South End |
| 4 | South Boston |
| 5 | Fenway Kenmore |
| 6 | Roxbury |
| 7 | Mid Dorchester |
| 8 | Dorchester |
| 9 | Roslindale |
| 10 | Brookline |
| 11 | East Boston-Chelsea |
| 12 | Cambridge-South |
| 13 | Cambridge-North |
| 14 | Somerville |
| 15 | Brighton |
| 16 | Malden |
| 17 | Lynn |
| 18 | Reading |
| 19 | Woburn |
| 20 | Lakeview |

| Area No. | Submarket |
|----------|--------------|
| 21 | Waltham |
| 22 | Newton |
| 23 | Dedham |
| 24 | Quincy |
| 25 | Peabody |
| 26 | Westwood |
| 27 | Stoughton |
| 28 | Weymouth |
| 29 | Cohasset |
| 30 | Gloucester |
| 31 | Ipswich |
| 32 | Amesbury |
| 33 | Haverhill |
| 34 | Andover |
| 35 | Lawrence |
| 36 | Tewksbury |
| 37 | Lowell |
| 38 | West Concord |
| 39 | Townsend |
| 40 | Marlborough |

| Area No. | Submarket |
|----------|---------------------|
| 41 | Framingham |
| 42 | Foxborough |
| 43 | Marshfield-Pembroke |
| 44 | Brockton |
| 45 | Middleborough |
| 46 | Wareham |
| 47 | Plymouth |
| 48 | Hampton |
| 49 | Portsmouth |
| 50 | Dover |
| 51 | Raymond-Newmarket |
| 52 | Rochester |
| 53 | Derry |
| 54 | Salem |
| 55 | Nashua |
| 56 | Merrimack |
| 57 | Manchester |
| 58 | Milford |

DEFINITIONS

Lifestyle households (renters by choice) have wealth sufficient to own but have chosen to rent. Discretionary households, most typically a retired couple or single professional, have chosen the flexibility associated with renting over the obligations of ownership.

Renter-by-Necessity households span a range. In descending order, household types can be:

- ▶ *A young-professional*, double-income-no-kids household with substantial income but without wealth needed to acquire a home or condominium;
- ▶ *Students*, who also span a range of income capability, extending from affluent to barely getting by;
- ▶ *Lower-middle-income ("gray-collar") households*, composed of office workers, policemen, firemen, technical workers, teachers, etc.;
- ▶ *Blue-collar households*, which barely meet rent demands each month and likely pay a disproportionate share of their income toward rent;
- ▶ *Subsidized households*, which pay a percentage of household income in rent, with the balance of rent paid through a governmental agency subsidy. Subsidized households, while typically low income, extend to middle-income households in some high-cost markets, such as New York City;
- ▶ *Military households*, subject to frequency of relocation.

These differences can weigh heavily in determining a property's ability to attract specific renter market segments. The five-star resort serves a very different market than the down-and-outer motel. Apartments are distinguished similarly, but distinctions are often not clearly definitive without investigation. The Yardi® Matrix Context rating eliminates that requirement, designating property market positions as:

| Market Position | Improvements Ratings |
|-----------------|----------------------|
| Discretionary | A+ / A |
| High Mid-Range | A- / B+ |
| Low Mid-Range | B / B- |
| Workforce | C+ / C / C- / D |

The value in application of the Yardi® Matrix Context rating is that standardized data provides consistency; information is more meaningful because there is less uncertainty. The user can move faster and more efficiently, with more accurate end results.

The Yardi® Matrix Context rating is not intended as a final word concerning a property's status—either improvements or location. Rather, the result provides reasonable consistency for comparing one property with another through reference to a consistently applied standard.

To learn more about Yardi® Matrix and subscribing, please visit www.yardimatrix.com or call Ron Brock, Jr., at 480-663-1149 x14006.



Yardi[®] Matrix

Power your business
with the industry's
leading data provider



MULTIFAMILY KEY FEATURES

- Pierce the LLC every time with true ownership and contact details
- Leverage improvement and location ratings, unit mix, occupancy and manager info
- Gain complete new supply pipeline information from concept to completion
- Find acquisition prospects based on in-place loans, maturity dates, lenders and originators
- Access aggregated and anonymized residential revenue and expense comps



Yardi Matrix Multifamily
provides accurate data on
nearly **23.5 million** units,
covering over **92%** of the
U.S. population.



(800) 866-1144

Learn more at yardimatrix.com/multifamily

Contact
US



DISCLAIMER

Although every effort is made to ensure the accuracy, timeliness and completeness of the information provided in this publication, the information is provided "AS IS" and Yardi Matrix does not guarantee, warrant, represent or undertake that the information provided is correct, accurate, current or complete. Yardi Matrix is not liable for any loss, claim, or demand arising directly or indirectly from any use or reliance upon the information contained herein.

COPYRIGHT NOTICE

This document, publication and/or presentation (collectively, "document") is protected by copyright, trademark and other intellectual property laws. Use of this document is subject to the terms and conditions of Yardi Systems, LLC dba Yardi Matrix's Terms of Use (<http://www.yardimatrix.com/Terms>) or other agreement including, but not limited to, restrictions on its use, copying, disclosure, distribution and decompilation. No part of this document may be disclosed or reproduced in any form by any means without the prior written authorization of Yardi Systems, LLC. This document may contain proprietary information about software and service processes, algorithms, and data models which is confidential and constitutes trade secrets. This document is intended for utilization solely in connection with Yardi Matrix publications and for no other purpose.

Yardi®, Yardi Systems, LLC, the Yardi Logo, Yardi Matrix, and the names of Yardi products and services are trademarks or registered trademarks of Yardi Systems, LLC in the United States and may be protected as trademarks in other countries. All other product, service, or company names mentioned in this document are claimed as trademarks and trade names by their respective companies.

© 2026 Yardi Systems, LLC. All Rights Reserved.