

Investment property cap rate potential report – Greater Boston Traded Listings

Listing Activity	Type	MF3+	2023	July	Report #	26									
Property Location	List Price	Sold Price	Total Units	Total Beds	Market Income Est	Operating Exp. Est.	NOI Estimate	Cap Rate Estimate	Investment Rating	\$ per Bedroom	\$ PSF Liv Area	\$ per Room	\$ PSF Land	Sold \$ vs List \$	Price % Var
Chinatown	1099000	1140000	3	3	90720	29183	69097	6.06%	4-Great	380000	699	190000	961	41000	3.73%
Mattapan	725000	700000	3	11	81360	28115	60025	8.58%	5-Excellent	63636	195	41176	234	-25000	-3.45%
Everett	849916	750000	3	7	69720	29174	46356	6.18%	4-Great	107143	218	62500	122	-99916	-11.76%
South End	4600000	4300000	3	5	107640	64922	51688	1.20%	1-Poor	860000	862	307143	2597	-300000	-6.52%
Dorchester	875000	850000	3	7	60480	24198	41322	4.86%	2-Average	121429	310	65385	353	-25000	-2.86%
Prattville	849000	793000	4	12	0	23858	-23858	-3.01%	1-Poor	66083	216	41737	268	-56000	-6.60%
Allston	2400000	2250000	3	11	122040	38275	93935	4.17%	2-Average	204545	593	93750	601	-150000	-6.25%
Dorchester	1100000	1170000	3	9	71280	28742	48478	4.14%	2-Average	130000	357	78000	352	70000	6.36%

Properties highlighted in Green indicate properties with investment ratings of 3 or better, darker green shade is for an investment rating of 4 and the darkest green is for an excellent 5 investment rating

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Table 1: Cap Rate Range Ratings			Table 2: Identifies the different cities and neighborhoods that are included in each of the separate zones.		
Rating	Rating Title	Cap Rate Range	Zone #	Zone Location	Cities-Neighborhoods
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4	Great	6.0-6.9	2	East	Boston-East Boston; Chelsea, Winthrop, Revere
3	Good	5.0-5.9	3	North	Everett, Malden, Medford
2	Average	4.0-4.9	4	West	Arlington, Belmont, Brookline, Brighton, Newton, Waltham, Watertown
1	Poor	<4.0	5	South	Boston-Dorchester, Hyde Park, Jamaica Plain, Mattapan, Roslindale, Roxbury, West Roxbury

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Chelsea	799999	800000	3	8	64800	26526	43674	5.46%	3-Good	100000	257	57143	330	1	0.00%
Dorchester	995000	973000	3	8	64800	24202	45998	4.73%	2-Average	121625	322	57235	416	-22000	-2.21%
East Cambridge	7700000	7200000	13	29.5	421200	132987	323313	4.49%	2-Average	244068	572	72727	856	-500000	-6.49%
Back Bay	16000000	14500000	8	8.5	227760	91602	155138	1.07%	1-Poor	1705882	1332	483333	4479	-1500000	-9.38%
Newton	1999900	1918000	3	8	95040	40574	62386	3.25%	1-Poor	239750	476	106556	141	-81900	-4.10%
Dorchester	899000	867000	4	9	76320	29420	53260	6.14%	4-Great	96333	246	51000	206	-32000	-3.56%
East Boston	1475000	1475000	4	10	95760	34504	69236	4.69%	2-Average	147500	343	70238	526	0	0.00%
Dorchester	1150000	1200000	3	6	51840	26835	29325	2.44%	1-Poor	200000	354	80000	457	50000	4.35%

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Property Location	List Price	Sold Price	Total Units	Total Beds	Market Income Est	Operating Exp. Est.	NOI Estimate	Cap Rate Estimate	Investment Rating	\$ per Bedroom	\$ PSF Liv Area	\$ per Room	\$ PSF Land	Sold \$ vs List \$	Price % Var
South Boston	2595000	2400000	6	6	129600	57526	82874	3.45%	1-Poor	400000	646	100000	1002	-195000	-7.51%
Chelsea	1075000	1000000	3	6	51840	28367	27793	2.78%	1-Poor	166667	282	66667	138	-75000	-6.98%
Brighton	2900000	2750000	3	11	117720	40428	87102	3.17%	1-Poor	250000	720	144737	596	-150000	-5.17%
Ball-Magoun Sq	1548000	1600000	3	9	95040	36328	66632	4.16%	2-Average	177778	428	88889	295	52000	3.36%
Ball-Magoun Sq	1599000	1575000	3	9	95040	37231	65729	4.17%	2-Average	175000	442	92647	536	-24000	-1.50%
Dorchester	1300000	1325000	3	9	71280	30969	46251	3.49%	1-Poor	147222	312	73611	336	25000	1.92%
East Boston Powderhouse Sq	1150000	1175000	3	6	60480	29172	36348	3.09%	1-Poor	195833	347	83929	576	25000	2.17%
Sq	999900	1025000	3	6	69120	33848	41032	4.00%	2-Average	170833	299	73214	291	25100	2.51%

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Dorchester	879900	835000	3	8	64800	23713	46487	5.57%	3-Good	104375	196	83500	92	-44900	-5.10%
Hyde Park	949000	900000	3	6	60480	23314	42206	4.69%	2-Average	150000	270	60000	113	-49000	-5.16%
South End	3335000	3000000	6	11	215280	86210	147010	4.90%	2-Average	272727	405	150000	1651	-335000	-10.04%
Roxbury	1330000	1300000	3	8	64800	28875	41325	3.18%	1-Poor	162500	317	92857	233	-30000	-2.26%
East Boston	999900	1012000	3	11	94920	32028	70802	7.00%	4-Great	92000	284	59529	405	12100	1.21%
Roxbury	950000	980000	3	6	54720	22988	36292	3.70%	1-Poor	163333	331	70000	127	30000	3.16%
Dorchester	899999	900000	3	6	51840	24404	31756	3.53%	1-Poor	150000	236	60000	281	1	0.00%
Dorchester	1150000	1150000	3	6	51840	25198	30962	2.69%	1-Poor	191667	342	76667	334	0	0.00%

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					30										
Property Location	List Price	Sold Price	Total Units	Total Beds	Market Income Est	Operating Exp. Est.	NOI Estimate	Cap Rate Estimate	Investment Rating	\$ per Bedroom	\$ PSF Liv Area	\$ per Room	\$ PSF Land	Sold \$ vs List \$	Price % Var
Fort Hill	4175000	3950000	6	30	291600	83221	232679	5.89%	3-Good	131667	356	98750	229	-225000	-5.39%
East Somerville	1349900	1300000	5	4	68880	37959	36661	2.82%	1-Poor	325000	404	86667	221	-49900	-3.70%
Jamaica Plain	1300000	1100000	3	6	69120	31253	43627	3.97%	1-Poor	183333	344	73333	272	-200000	-15.38%
North End	1590000	1475000	3	5	95040	35033	67927	4.61%	2-Average	295000	537	134091	1913	-115000	-7.23%
Malden	1650000	1587500	7	7	105840	48298	66362	4.18%	2-Average	226786	377	396875	506	-62500	-3.79%
South Boston	1999000	1500000	3	8	108000	35814	81186	5.41%	3-Good	187500	425	107143	796	-499000	-24.96%
East Boston	1595000	1550000	1	4	33600	14289	22111	1.43%	1-Poor	387500	246	129167	335	-45000	-2.82%
Dorchester	1499000	1530000	3	9	71280	26225	50995	3.33%	1-Poor	170000	377	102000	547	31000	2.07%

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Property Location	List Status	List Price	Total Units	Total Beds	Market Income Est	Operating Exp. Est.	NOI Estimate	Cap Rate Estimate	Investment Rating	\$ per Bedroom	\$ PSF Liv Area	\$ per Room	\$ PSF Land	Highlights	Zone
Davis Sq	1E+06	1670000	3	6	95040	39201	63759	3.82%	1-Poor	278333	422	111333	371	Current rents are below market	1
Back Bay	5E+06	4400000	3	6	127680	59231	79089	1.80%	1-Poor	733333	775	314286	2072	None	1
Mattapan	8E+05	810000	3	7	68040	26070	47640	5.88%	3-Good	115714	227	50625	340	Current rents are below market	5
Roxbury	9E+05	900000	3	9	83160	31977	58113	6.46%	4-Great	100000	187	60000	164	Current rents are above market	5
Hyde Park	9E+05	1050000	3	6	69120	26771	48109	4.58%	2-Average	175000	299	70000	122	None	5
Arlington	1E+06	1075000	3	5	71280	29049	48171	4.48%	2-Average	215000	393	82692	363	Current rents are below market	4
Dorchester	1E+06	1055000	3	11	108480	31712	85808	8.13%	5-Excellent	95909	302	52750	228	Current rents are below market	5
Union Sq	1E+06	1450000	3	5	87120	33720	60660	4.18%	2-Average	290000	465	120833	307	None	1

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Waltham	1050000	1205000	3	7	68040	29079	44631	3.70%	1-Poor	172143	363	75313	224	155000	14.76%
East Cambridge	1650000	1650000	3	7	97200	30116	75184	4.56%	2-Average	235714	530	103125	462	0	0.00%
South Boston	1749000	1725000	3	4	72000	32956	45044	2.61%	1-Poor	431250	632	172500	1261	-24000	-1.37%
Harvard Sq	2343500	2300000	3	6	103680	36128	76192	3.31%	1-Poor	383333	589	153333	587	-43500	-1.86%
Jamaica Plain	1399900	1375000	3	6	69120	31766	43114	3.14%	1-Poor	229167	391	91667	472	-24900	-1.78%
Belmont	1050000	1150000	3	5	63360	29905	38735	3.37%	1-Poor	230000	385	82143	234	100000	9.52%
Roslindale	1150000	1190000	3	9	83160	31105	58985	4.96%	2-Average	132222	303	70000	340	40000	3.48%
Malden	1050000	1250000	3	8	75600	31225	50675	4.05%	2-Average	156250	408	89286	258	200000	19.05%

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Dorchester	789999	900000	3	6	54000	23950	34550	3.84%	1-Poor	150000	254	50000	186	110001	13.92%
Brighton	1350000	1250000	3	9	106920	36255	79575	6.37%	4-Great	138889	336	69444	282	-100000	-7.41%
Waltham	1325000	1185000	3	6	63000	31703	36547	3.08%	1-Poor	197500	273	79000	40	-140000	-10.57%
North Cambridge	1990000	1800000	3	7	87480	31058	63712	3.54%	1-Poor	257143	455	105882	304	-190000	-9.55%
Dorchester	1395000	1380000	3	9	71280	29028	48192	3.49%	1-Poor	153333	408	92000	352	-15000	-1.08%
Chelsea	950000	995000	3	8	64800	34321	35879	3.61%	1-Poor	124375	266	62188	692	45000	4.74%
Watertown	1025000	1077000	3	5	63360	29823	38817	3.60%	1-Poor	215400	333	82846	196	52000	5.07%
Roslindale	1050000	1080000	3	6	63000	27748	40502	3.75%	1-Poor	180000	338	77143	167	30000	2.86%

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Table 1: Cap Rate Range Ratings			Table 2: Identifies the different cities and neighborhoods that are included in each of the separate zones.		
Rating	Rating Title	Cap Rate Range	Zone #	Zone Location	Cities-Neighborhoods
5	Excellent	>7.0	1	City	Boston-Allston, Back Bay, Beacon Hill, Charlestown, Chinatown, Downtown, Fenway, Kenmore, Midtown, North End, Seaport District, South Boston, South End, Waterfront, West End; Cambridge, Somerville
4	Great	6.0-6.9	2	East	Boston-East Boston; Chelsea, Winthrop, Revere
3	Good	5.0-5.9	3	North	Everett, Malden, Medford
2	Average	4.0-4.9	4	West	Arlington, Belmont, Brookline, Brighton, Newton, Waltham, Watertown
1	Poor	<4.0	5	South	Boston-Dorchester, Hyde Park, Jamaica Plain, Mattapan, Roslindale, Roxbury, West Roxbury

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Investment property cap rate potential report – Greater Boston Traded Listings

Listing Activity	Type	MF3+	2023	August	Report #	34									
Property Location	List Price	Sold Price	Total Units	Total Beds	Market Income Est	Operating Exp. Est.	NOI Estimate	Cap Rate Estimate	Investment Rating	\$ per Bedroom	\$ PSF Liv Area	\$ per Room	\$ PSF Land	Sold \$ vs List \$	Price % Var
Spring Hill	2650000	2625000	4	15	160920	54929	119401	4.55%	2-Average	175000	438	100962	341	-25000	-0.94%
East Boston	899900	835000	3	6	63840	22028	47132	5.64%	3-Good	139167	194	59643	501	-64900	-7.21%
Fort Hill	3575000	3450000	4	18	183600	62309	136591	3.96%	1-Poor	191667	439	107813	280	-125000	-3.50%
Fort Hill	2125000	2050000	3	15	145800	41340	116610	5.69%	3-Good	136667	338	85417	219	-75000	-3.53%
Winthrop	929000	910000	4	5	56160	27873	32967	3.62%	1-Poor	182000	359	65000	246	-19000	-2.05%
Dorchester	1500000	1490000	3	7	58320	28692	34488	2.31%	1-Poor	212857	414	99333	298	-10000	-0.67%
Allston	1600000	1480000	3	10	114480	36564	87456	5.91%	3-Good	148000	358	113846	239	-120000	-7.50%
South Boston	1899000	1899000	3	7	97200	39503	65797	3.46%	1-Poor	271286	584	146077	900	0	0.00%

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Listing Activity	Type	MF3+	2023	August	Report #	35									
Property Location	List Price	Sold Price	Total Units	Total Beds	Market Income Est	Operating Exp. Est.	NOI Estimate	Cap Rate Estimate	Investment Rating	\$ per Bedroom	\$ PSF Liv Area	\$ per Room	\$ PSF Land	Sold \$ vs List \$	Price % Var
Winthrop	1250000	1185000	3	12	86400	33093	60507	5.11%	3-Good	98750	279	56429	204	-65000	-5.20%
Everett	974999	900000	3	6	60480	26694	38826	4.31%	2-Average	150000	301	69231	209	-74999	-7.69%
East Boston	1075000	1085000	3	8	75600	29653	52247	4.82%	2-Average	135625	317	63824	496	10000	0.93%
Waltham	1295000	1340000	4	10	95760	39578	64162	4.79%	2-Average	134000	317	60909	267	45000	3.47%
Dorchester	2100000	1887000	3	9	71280	37039	40181	2.13%	1-Poor	209667	422	104833	377	-213000	-10.14%
Dorchester	1169000	1188000	3	7	60480	27755	37765	3.18%	1-Poor	169714	316	79200	350	19000	1.63%
Everett	477900	551000	3	6	60480	26172	39348	7.14%	5-Excellent	91833	235	45917	186	73100	15.30%
Roslindale	999900	1030000	3	8	75600	29055	52845	5.13%	3-Good	128750	292	68667	171	30100	3.01%

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Investment property cap rate potential report – Greater Boston Traded Listings

Listing Activity	Type	MF3+	2023	August	Report #	36									
Property Location	List Price	Sold Price	Total Units	Total Beds	Market Income Est	Operating Exp. Est.	NOI Estimate	Cap Rate Estimate	Investment Rating	\$ per Bedroom	\$ PSF Liv Area	\$ per Room	\$ PSF Land	Sold \$ vs List \$	Price % Var
Dorchester	979000	979000	4	8	69120	30261	44619	4.56%	2-Average	122375	415	61188	487	0	0.00%
Everett	929000	950000	3	5	57960	26304	36487	3.84%	1-Poor	190000	390	73077	240	21000	2.26%
Jamaica Plain	1300000	1250000	3	8	84480	32978	58542	4.68%	2-Average	156250	310	73529	370	-50000	-3.85%
Everett	949900	975000	4	9	90720	35103	63177	6.48%	4-Great	108333	295	69643	284	25100	2.64%
Dorchester	1055000	955000	3	9	71280	27901	49319	5.16%	3-Good	106111	208	53056	141	-100000	-9.48%
Ball-Magoun Sq	1325000	1430000	3	9	95040	35622	67338	4.71%	2-Average	158889	475	95333	597	105000	7.92%
Mission Hill	1900000	1700000	3	7	97200	39302	65998	3.88%	1-Poor	242857	462	121429	596	-200000	-10.53%
Arlington	1350000	1290000	3	6	72000	29336	48664	3.77%	1-Poor	215000	478	107500	463	-60000	-4.44%

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Listing Activity	Type	MF3+	2023	August	Report #	37									
Property Location	List Price	Sold Price	Total Units	Total Beds	Market Income Est	Operating Exp. Est.	NOI Estimate	Cap Rate Estimate	Investment Rating	\$ per Bedroom	\$ PSF Liv Area	\$ per Room	\$ PSF Land	Sold \$ vs List \$	Price % Var
Downtown	21000000	20000000	17	56	997920	330194	750886	3.75%	1-Poor	357143	643	227273	3295	-1000000	-4.76%
Jamaica Plain	1375000	1375000	3	6	69120	31514	43366	3.15%	1-Poor	229167	442	91667	442	0	0.00%
Jamaica Plain	1499999	1400000	4	9	104640	41856	71504	5.11%	3-Good	155556	266	66667	140	-99999	-6.67%
Harvard Sq	4400000	4250000	9	9	233280	79281	173439	4.08%	2-Average	472222	536	236111	364	-150000	-3.41%
Roxbury	999000	1105000	5	8	79920	35967	50613	4.58%	2-Average	138125	197	61389	138	106000	10.61%
Roxbury	2795000	2650000	6	16	129600	54039	86361	3.26%	1-Poor	165625	445	110417	352	-145000	-5.19%
Jamaica Plain	1399000	1275000	5	5	84480	35461	56059	4.40%	2-Average	255000	344	91071	313	-124000	-8.86%
Dorchester	849900	825000	3	6	51840	23769	32391	3.93%	1-Poor	137500	301	68750	645	-24900	-2.93%

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Property Location	List Price	Sold Price	Total Units	Total Beds	Market Income Est	Operating Exp. Est.	NOI Estimate	Cap Rate Estimate	Investment Rating	\$ per Bedroom	\$ PSF Liv Area	\$ per Room	\$ PSF Land	Sold \$ vs List \$	Price % Var
South End Powderhouse Sq	3700000	3700000	3	5	107640	54476	62134	1.68%	1-Poor	740000	913	217647	1947	0	0.00%
Roslindale	1449000	1500000	3	6	69120	33196	41684	2.78%	1-Poor	250000	444	93750	355	51000	3.52%
Brighton	999999	1000500	3	6	60480	27115	38405	3.84%	1-Poor	166750	283	66700	149	501	0.05%
Brighton Powderhouse Sq	2599999	2300000	6	9	136080	58820	88600	3.85%	1-Poor	255556	374	109524	454	-299999	-11.54%
Revere	1899000	1850000	3	7	88560	38676	57264	3.10%	1-Poor	264286	426	123333	160	-49000	-2.58%
Harvard Sq	1499000	1553000	3	4	57600	31991	30409	1.96%	1-Poor	388250	515	129417	357	54000	3.60%
	900000	916000	4	4	60480	29096	36424	3.98%	1-Poor	229000	368	91600	247	16000	1.78%
	1995000	1970000	3	6	103680	33874	78446	3.98%	1-Poor	328333	642	131333	572	-25000	-1.25%

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					39										
Property Location	List Price	Sold Price	Total Units	Total Beds	Market Income Est	Operating Exp. Est.	NOI Estimate	Cap Rate Estimate	Investment Rating	\$ per Bedroom	\$ PSF Liv Area	\$ per Room	\$ PSF Land	Sold \$ vs List \$	Price % Var
Dorchester	1250000	1200000	3	12	86400	31422	62178	5.18%	3-Good	100000	335	80000	324	-50000	-4.00%
Everett	1350000	1200000	4	5	63840	30224	38936	3.24%	1-Poor	240000	300	75000	388	-150000	-11.11%
Roslindale	1075000	1000000	3	7	68040	28801	44909	4.49%	2-Average	142857	335	71429	202	-75000	-6.98%
Mission Hill	1300000	1300000	3	4	72000	32398	45602	3.51%	1-Poor	325000	625	118182	903	0	0.00%
Brighton	1495000	1375000	3	6	77760	31937	52303	3.80%	1-Poor	229167	460	76389	224	-120000	-8.03%
Everett	1099000	1170000	3	10	89040	34126	62334	5.33%	3-Good	117000	322	73125	292	71000	6.46%
Jamaica Plain	1299000	1310000	3	6	69120	32284	42596	3.25%	1-Poor	218333	383	87333	238	11000	0.85%
East Somerville	1349900	1300000	3	6	60480	29672	35848	2.76%	1-Poor	216667	401	86667	433	-49900	-3.70%

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Listing Activity	Type	MF3+	2023	August	Report #	40									
Property Location	List Price	Sold Price	Total Units	Total Beds	Market Income Est	Operating Exp. Est.	NOI Estimate	Cap Rate Estimate	Investment Rating	\$ per Bedroom	\$ PSF Liv Area	\$ per Room	\$ PSF Land	Sold \$ vs List \$	Price % Var
Roxbury	824999	775000	3	7	60480	24142	41378	5.34%	3-Good	110714	208	51667	195	-49999	-6.06%
Davis Sq	1399500	1350000	3	7	100800	35259	73941	5.48%	3-Good	192857	400	96429	285	-49500	-3.54%
Dorchester	945000	950000	3	7	58320	24252	38928	4.10%	2-Average	135714	219	63333	192	5000	0.53%
Brookline	1995000	1873000	3	8	108000	40392	76608	4.09%	2-Average	234125	476	110176	529	-122000	-6.12%
Winter Hill	1274900	1300000	3	6	72000	30734	47266	3.64%	1-Poor	216667	398	81250	157	25100	1.97%
East Somerville	1379000	1275000	2	3.5	39480	20609	22161	1.74%	1-Poor	364286	492	115909	549	-104000	-7.54%
Kendall Sq	2499900	1700000	5	6	138240	44923	104837	6.17%	4-Great	283333	419	89474	624	-799900	-32.00%
Belmont	1299000	1175000	3	8	86400	33327	60273	5.13%	3-Good	146875	373	65278	218	-124000	-9.55%

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Investment property cap rate potential report – Greater Boston Traded Listings

Listing Activity	Type	MF3+	2023	August	Report #	41									
Property Location	List Price	Sold Price	Total Units	Total Beds	Market Income Est	Operating Exp. Est.	NOI Estimate	Cap Rate Estimate	Investment Rating	\$ per Bedroom	\$ PSF Liv Area	\$ per Room	\$ PSF Land	Sold \$ vs List \$	Price % Var
Everett	2095000	1950000	8	9.5	125160	55403	80187	4.11%	2-Average	205263	338	150000	406	-145000	-6.92%
Winthrop	899900	900000	4	6	60480	28797	36723	4.08%	2-Average	150000	250	56250	130	100	0.01%
Dorchester	1200000	1325000	3	9	71280	29838	47382	3.58%	1-Poor	147222	296	63095	307	125000	10.42%
Dorchester	1199000	1120000	3	8	64800	27067	43133	3.85%	1-Poor	140000	348	80000	634	-79000	-6.59%
Watertown	1200000	1251000	4	8	92160	37976	61864	4.95%	2-Average	156375	451	83400	414	51000	4.25%
Hyde Park	949900	950000	3	9	83160	31144	58946	6.20%	4-Great	105556	205	52778	224	100	0.01%
Everett	929000	1000100	3	5	55440	26085	33975	3.40%	1-Poor	200020	401	90918	174	71100	7.65%
Dorchester	969000	949000	3	5	47520	21471	30009	3.16%	1-Poor	189800	300	73000	157	-20000	-2.06%

Properties highlighted in Green indicate properties with investment ratings of 3 or better, darker green shade is for an investment rating of 4 and the darkest green is for an excellent 5 investment rating

Every day multifamily investment properties come off the market. After listening to my investor clients describe their challenges with quickly assessing sales price to value for these properties I decided to do the leg work and provide a summary of some key data and cap rate estimations along with my rating of the investment opportunity from an overview of information provided in the listing along with utilizing neighborhood market rate estimates and expense estimates. This traded listings report will provide a good look at the cap rate and income potential that the buyers can expect from their investment.

Investors should use this summary as a guide to analyze recent trends in the market. You may have your own investment rating based on your risk tolerance levels and investment goals. Table 1 below provides the cap rate ratings used in this report.

Table 1: Cap Rate Range Ratings			Table 2: Identifies the different cities and neighborhoods that are included in each of the separate zones.		
Rating	Rating Title	Cap Rate Range	Zone #	Zone Location	Cities-Neighborhoods
5	Excellent	>7.0	1	City	Boston-Allston, Back Bay, Beacon Hill, Charlestown, Chinatown, Downtown, Fenway, Kenmore, Midtown, North End, Seaport District, South Boston, South End, Waterfront, West End; Cambridge, Somerville
4	Great	6.0-6.9	2	East	Boston-East Boston; Chelsea, Winthrop, Revere
3	Good	5.0-5.9	3	North	Everett, Malden, Medford
2	Average	4.0-4.9	4	West	Arlington, Belmont, Brookline, Brighton, Newton, Waltham, Watertown
1	Poor	<4.0	5	South	Boston-Dorchester, Hyde Park, Jamaica Plain, Mattapan, Roslindale, Roxbury, West Roxbury

*Data source for listings in this report including list price, number of units and number of bedrooms are from MLSPIN all other data is provided by

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Newton	1999999	1925000	4	15	165240	52586	126424	6.57%	4-Great	128333	280	83696	238	-74999	-3.75%
South Boston	3175000	3100000	3	14	156000	50466	118534	3.82%	1-Poor	221429	672	155000	827	-75000	-2.36%
East Cambridge	1999900	1850000	4	8	115200	39303	85497	4.62%	2-Average	231250	482	102778	481	-149900	-7.50%
South End	3200000	3700800	4	9	170040	55031	129179	3.49%	1-Poor	411200	726	205600	1486	500800	15.65%
South End	3200000	3350000	4	9	163800	56344	121106	3.62%	1-Poor	372222	824	186111	1971	150000	4.69%
Hyde Park	1700000	1575000	8	6	107520	54676	61804	3.92%	1-Poor	262500	307	262500	131	-125000	-7.35%
Belmont	1649000	1590000	4	10	110400	39190	80410	5.06%	3-Good	159000	379	88333	318	-59000	-3.58%
Waltham	1050000	1160000	4	8	83160	38262	51828	4.47%	2-Average	145000	264	72500	140	110000	10.48%

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Listing Activity	Type	MF3+	2023	August	Report #	43									
Property Location	List Price	Sold Price	Total Units	Total Beds	Market Income Est	Operating Exp. Est.	NOI Estimate	Cap Rate Estimate	Investment Rating	\$ per Bedroom	\$ PSF Liv Area	\$ per Room	\$ PSF Land	Sold \$ vs List \$	Price % Var
Roxbury	879000	867000	3	4	43200	21665	25135	2.90%	1-Poor	216750	418	86700	642	-12000	-1.37%
Brookline	2699000	2100000	3	7	97200	40476	64824	3.09%	1-Poor	300000	595	140000	295	-599000	-22.19%
Roslindale	1189000	1212000	3	9	83160	34088	56002	4.62%	2-Average	134667	311	71294	135	23000	1.93%
Jamaica Plain	1450000	1450000	3	9	93120	37683	63197	4.36%	2-Average	161111	307	80556	652	0	0.00%
West Everett	899000	975000	3	5	0	17419	-17419	-1.79%	1-Poor	195000	243	81250	198	76000	8.45%
Hyde Park	950000	1075000	3	9	83160	28690	61400	5.71%	3-Good	119444	249	59722	297	125000	13.16%
East Boston	1200000	1110000	3	6	63000	30894	37356	3.37%	1-Poor	185000	288	69375	148	-90000	-7.50%
Winter Hill	1095000	1225000	3	6	69120	32220	42660	3.48%	1-Poor	204167	337	76563	384	130000	11.87%

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