



MULTIFAMILY REPORT

# Boston's Growth Streak

February 2024



**Occupancy Tops 96%**

**Per-Unit Price Marks New High**

**YoY Rent Growth Among Nation's Highest**

# BOSTON MULTIFAMILY



## Limited Supply Keeps Rents Afloat

Boston's multifamily fundamentals proved resilient throughout 2023, with rent growth ending the year at 3.0%, while the national rate inched up just 0.3%. The metro remained one of the country's tightest rental markets, with the occupancy rate in stabilized properties at 96.5% in November, following a minor 10-basis-point decline over 12 months.

Job gains remained on a moderating trend in 2023, expanding 2.4% in the 12 months ending in October, or 80,500 net jobs, slightly ahead of the 2.3% national rate. Reflecting a tight market, Boston's unemployment rate stood at 2.7% in November, marking a 90-basis-point improvement since January. The metro outperformed the U.S. (3.7%) and the state (2.9%), according to data from the Bureau of Labor Statistics. Two sectors lost positions in the 12 months ending in October 2023—information (-1,400 jobs) and manufacturing (-100 jobs). Meanwhile, gains were led by the metro's largest sectors: education and health services (27,300 jobs) and professional and business services (12,700 jobs).

Deliveries fell to the lowest volume in a decade, with only 5,405 units coming online in 2023. As of December, developers had 18,416 units under construction, with starts picking up. Meanwhile, investors traded \$2.2 billion in multifamily assets in 2023. The price per unit rose 12% year-over-year, to \$417,852, more than double the \$185,172 U.S. figure.

## Market Analysis | February 2024

### Contacts

#### Jeff Adler

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

#### Ron Brock, Jr.

Industry Principal, Matrix  
[JR.Brock@Yardi.com](mailto:JR.Brock@Yardi.com)  
(480) 663-1149 x2404

#### Doug Ressler

Media Contact  
[Doug.Ressler@Yardi.com](mailto:Doug.Ressler@Yardi.com)  
(480) 695-3365

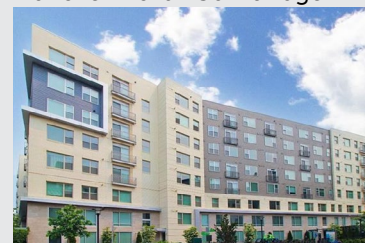
#### Author

#### Anca Gagiuc

Senior Associate Editor

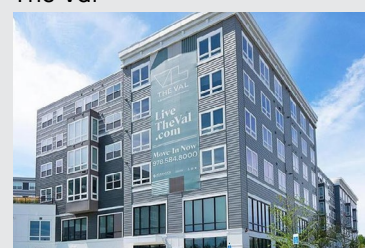
### Recent Boston Transactions

#### Hanover North Cambridge



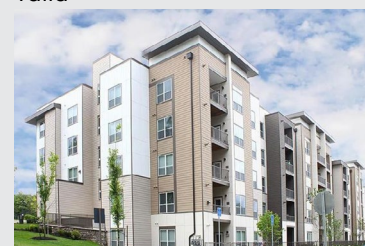
City: Cambridge, Mass.  
Buyer: Goldman Sachs & Co.  
Purchase Price: \$182 MM  
Price per Unit: \$619,048

#### The Val



City: Billerica, Mass.  
Buyer: Corcoran Cos.  
Purchase Price: \$93 MM  
Price per Unit: \$438,626

#### Talia



City: Marlborough, Mass.  
Buyer: DSF Group  
Purchase Price: \$74 MM  
Price per Unit: \$328,997

#### Ironwood



City: Lynn, Mass.  
Buyer: Forest Properties  
Purchase Price: \$29 MM  
Price per Unit: \$290,000