

Yardi® Matrix

MULTIFAMILY REPORT

Boston Bounces Back

Winter 2020



Rent Growth Accelerates

Transactions Hit Cycle Peak

Job Gains Reinforce Strong Demand

BOSTON MULTIFAMILY

Yardi® Matrix

Job Additions Rebound, Rents Consistently Thrive

Boosted by the energetic addition of high-paying jobs, Boston's multifamily market is displaying healthy fundamentals for the first half of 2020. The average rent was up by 4.0% year-over-year through January, 100 basis points above the national rate, while the average occupancy in stabilized assets inched up 20 basis points over 12 months, to 96.4% as of December.

Boston's economy is once again on an upswing, adding 55,700 jobs in the 12 months ending in November 2019. The metro's top two sectors—education and health services and professional and business services—accounted for nearly two-thirds of gains. Projects underway include the \$2.3 billion Green Line extension and the \$2 billion Logan International Airport overhaul over the next five years. Boston's development pipeline also includes a handful of massive mixed-use projects—such as Bulfinch Crossing, Winthrop Square Tower, Cambridge Crossing, Allston Yards and Echelon Seaport—in addition to Amazon's new base in the Seaport District.

2019 marked a new cycle high for transactions closed, with more than \$2.7 billion in assets changing ownership. Meanwhile, more than 6,000 units came online across the metro, with an additional 24,718 apartments underway as of January. Factoring in the metro's growth prospects and current pipeline, we expect the average Boston rent to advance by 3.5% this year.

Market Analysis | Winter 2020

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Recent Boston Transactions

Hanover Cambridge Park



City: Cambridge, Mass.
Buyer: Guardian Life Insurance Co.
Purchase Price: \$150 MM
Price per Unit: \$590,551

Jack Flats by Windsor



City: Melrose, Mass.
Buyer: GID
Purchase Price: \$102 MM
Price per Unit: \$479,717

The Westerly at Forge Park



City: Franklin, Mass.
Buyer: Bluerock Real Estate
Purchase Price: \$84 MM
Price per Unit: \$300,893

Mill Street Gardens



City: Woburn, Mass.
Buyer: The Hamilton Co.
Purchase Price: \$57 MM
Price per Unit: \$316,944