



# RealEstate Trends 2012

CITY OF BOSTON/THOMAS M. MENINO, MAYOR

DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT SHEILA A. DILLON, CHIEF AND DIRECTOR

## Boston Housing Summary

### MEDIAN SALES PRICE<sup>1</sup>

2011	\$362,500
2012	\$383,000
% Change	6%

### VOLUME OF HOUSING SALES<sup>1</sup>

2011	5,641
2012	7,180
% Change	27%

### MEDIAN LISTED RENTS<sup>2</sup>

2011	\$2,000
2012	\$2,250
% Change	13%

### NUMBER OF RENTALS LISTED<sup>2</sup>

2011	5,666
2012	4,582
% Change	-19%

### FORECLOSURE DEEDS<sup>3</sup>

2011	525
2012	308
% Change	-41%

<sup>1</sup> One-, two-, and three-family homes and condominiums with purchase prices greater than \$25,000. Source: The Warren Group.

<sup>2</sup> One-, two-, and three-bedroom rentals. Source: Multiple Listing Service and Rental Beast.

<sup>3</sup> One-, two-, and three-family homes and condominiums. Source: The Warren Group.

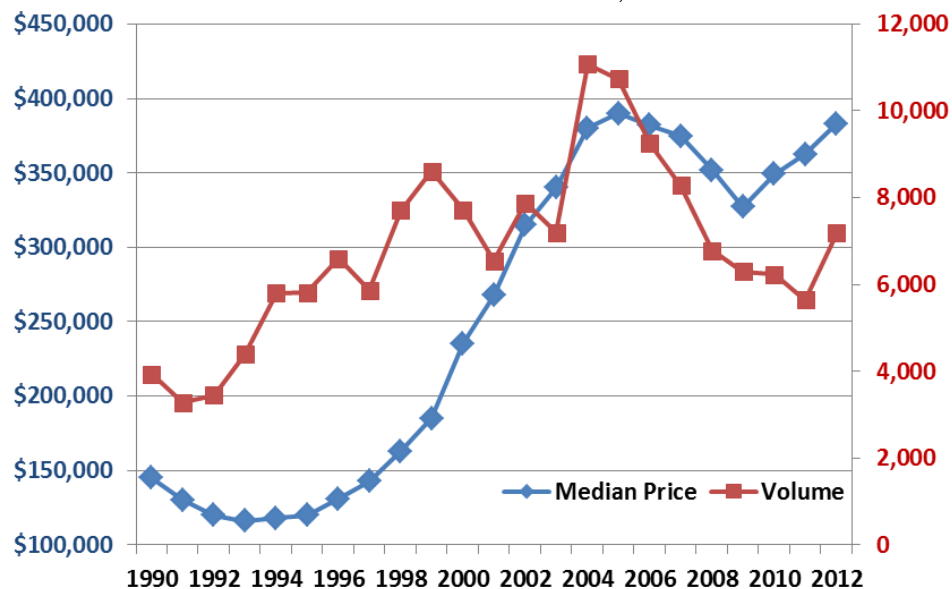
## SALES

In 2012, the citywide median sales price increased by 6% compared to 2011 for one-, two-, and three-family homes and condominiums. This is the third year that the citywide median sales price increased since the market peaked in 2005, and it is only 2% below its 2005 value. Sales volume increased 27% from 2011 to 2012 and is 33% lower than it was in 2005.

In comparing quarterly data for 2011 and 2012 (Table 1, page 2), overall median sales price was stronger for each quarter in 2012. The overall median sales price peaked in Q2 at \$395,000, and remained 7% higher than 2011 quarterly prices for the last three quarters of 2012. Condominiums and three-family properties had higher median sales prices in all four quarters. Overall quarterly sales volume was up by 24-29% in 2012 compared to 2011, and all property types had increased sales volumes.

**Real Estate Owned (REO) Sales (Table 2)** Based on DND's 2012 *Foreclosure Trends Report*, foreclosure deeds (the final step in the foreclosure process) decreased by 41%, from 525 in 2011 to 308 in 2012. At foreclosure auction, 75% of the properties went back to the lender or became real estate owned (REO) properties, and there were 365 existing REO properties at the end of 2012. Similar to past years, 70% of properties that were foreclosed on in 2012 were concentrated in five high-foreclosure neighborhoods: Dorchester, East Boston, Hyde Park, Mattapan, and Roxbury (Map 1, page 3).

**Chart 1: Median Sales Price and Sales Volume in Boston, 1990-2012**





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Charts 2 & 3: Quarterly Median Sales Price and Sales Volume, 2011-2012

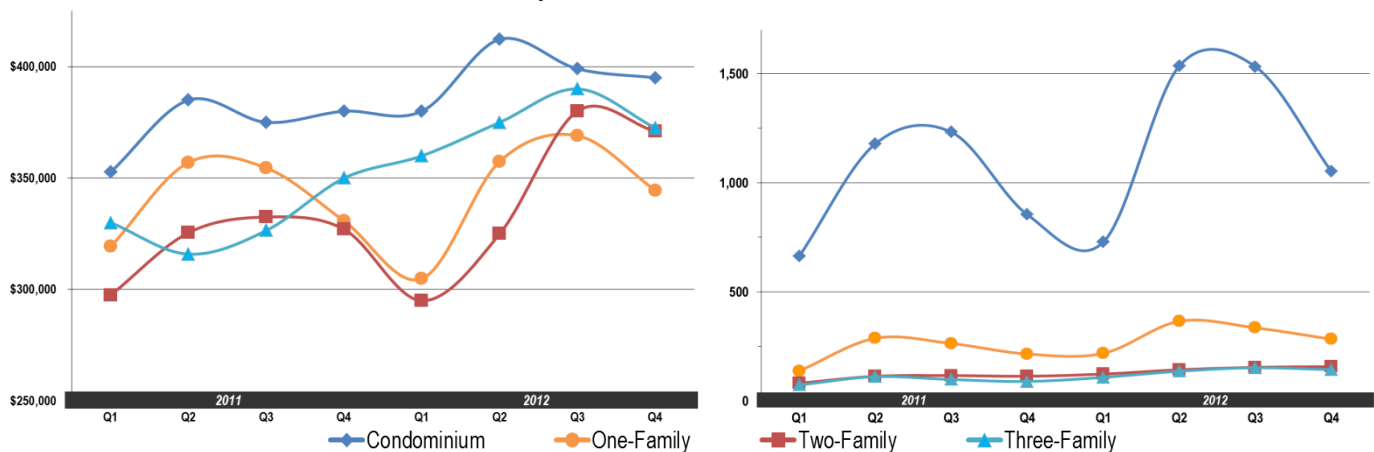


Table 1: Quarterly Median Sales Price and Sales Volume, 2011-2012

PROPERTY TYPE		QUARTER 1			QUARTER 2			QUARTER 3			QUARTER 4		
		2011 MEDIAN	2012 MEDIAN	% CHANGE	2011 MEDIAN	2012 MEDIAN	% CHANGE	2011 MEDIAN	2012 MEDIAN	% CHANGE	2011 MEDIAN	2012 MEDIAN	% CHANGE
CONDO	PRICE	\$352,750	\$380,000	8%	\$385,000	\$412,250	7%	\$375,000	\$399,000	6%	\$380,000	\$395,000	4%
	VOL.	664	729	10%	1,179	1,536	30%	1,233	1,533	24%	855	1,053	23%
1-FAM	PRICE	\$319,250	\$304,900	-4%	\$357,000	\$357,450	0%	\$354,500	\$369,000	4%	\$330,750	\$344,500	4%
	VOL.	138	219	59%	288	366	27%	264	336	27%	216	284	31%
2-FAM	PRICE	\$297,500	\$295,000	-1%	\$325,500	\$325,000	0%	\$332,518	\$380,000	14%	\$327,000	\$371,000	13%
	VOL.	82	124	51%	114	144	26%	117	155	32%	114	158	39%
3-FAM	PRICE	\$330,000	\$360,000	9%	\$315,875	\$375,000	19%	\$326,500	\$390,000	19%	\$350,000	\$372,500	6%
	VOL.	74	109	47%	112	137	22%	99	153	55%	90	144	60%
ALL	PRICE	\$341,000	\$352,500	3%	\$370,000	\$395,000	7%	\$365,000	\$390,000	7%	\$360,000	\$385,000	7%
	VOL.	958	1,181	23%	1,693	2,183	29%	1,713	2,177	27%	1,275	1,639	29%

Table 2 shows the impact of REO sales on values in these five neighborhoods. When the sales of REO properties are not included, median prices range from 2% to 9% higher than when they are included in the analysis. REO sales ranged from 11% (East Boston) to 22% (Mattapan) of all sales in these neighborhoods. This shows a significant impact on the real estate markets for these areas. Citywide, they account for 5% of sales in 2012, down from 7% in 2011. For the remainder of this report, median sales prices and volumes reported will include REO sales to accurately analyze the market.

Table 2: REO Sales Analysis in High-Foreclosure Neighborhoods, 2012

HIGH-FORECLOSURE NEIGHBORHOODS	MEDIAN WITHOUT REO SALES	MEDIAN WITH REO SALES	% DIFF. MEDIAN	% REO SALES
DORCHESTER	\$287,000	\$274,600	5%	13%
EAST BOSTON	\$250,000	\$245,000	2%	11%
HYDE PARK	\$263,000	\$240,450	9%	13%
MATTAPAN	\$247,000	\$229,000	8%	22%
ROXBURY	\$263,000	\$249,000	6%	18%
FIVE NEIGHBORHOODS	\$269,000	\$255,000	5%	15%
CITYWIDE	\$393,000	\$383,000	3%	5%



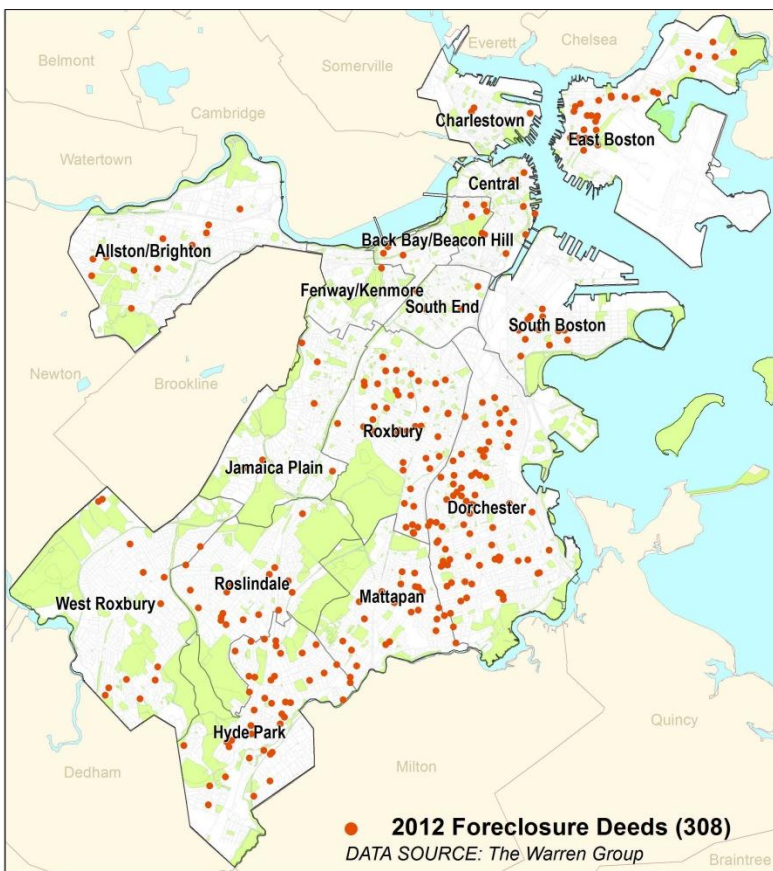


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**Map 1: 2012 Foreclosure Deeds in Boston**



**Single-Family Homes (Table 4, page 4)** The citywide single-family median sales price experienced no change. Regardless, nine neighborhoods experienced increases, the greatest being in East Boston (42%), Allston/Brighton (16%), and Dorchester (13%). In 2012, the citywide median sales price for single-family homes (\$350,000) was higher than median sales price for two-family homes (\$343,000), but lower than median sales price for three-family homes (\$375,000). Single-family sales volume increased 33% citywide. The largest percentage increases were in Charlestown (62%), Roxbury (61%), and Jamaica Plain (59%). Only two neighborhoods experienced decreases. Those were the South End (-24%) and East Boston (-11%).

**Two-Family Homes (Table 5, page 5)** The citywide two-family median sales price increased 6% and sales volume increased 36%. At the neighborhood level, median sales price increased in most neighborhoods with the greatest increases experienced in Allston/Brighton (8%), Dorchester (7%), and Jamaica Plain (5%). Median sales price decreased in three neighborhoods: Charlestown (-7%), East Boston (-6%), and West Roxbury (-4%). Sales volume increased or remained stable in every neighborhood. With an increase of 131%, South Boston two-family sales increased by the highest percentage, followed by Roslindale (77%) and Jamaica Plain (70%).

**All Sales (Table 3, page 4)** For overall residential sales, the majority of Boston's neighborhoods experienced an increase in median sales price. The greatest increases were in the neighborhoods of Fenway/Kenmore (15%), Dorchester (12%), and South Boston (9%). Three neighborhoods experienced a decrease in median sales price, which were Back Bay/Beacon Hill (-9%), Allston/Brighton (-3%), and East Boston (-2%). The decline in median sales price in these three neighborhoods is driven mostly by decreases in median sales prices of condominiums. All of Boston's neighborhoods experienced increased volumes. The greatest increases were in Charlestown (45%), Roslindale (40%), and West Roxbury (40%).

**Three-Family Homes (Table 6, page 5)** The citywide three-family median sales price increased 14%, and sales volume increased by 45%. At the neighborhood level, median sales price increased in most neighborhoods. The neighborhoods with the greatest increases were Dorchester (16%), South Boston (12%), and Roxbury (10%). Sales volume increased in every neighborhood, with the greatest percentage increases experienced by Allston/Brighton (158%), Jamaica Plain (49%), and South Boston (48%).



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**Table 3: Median Sales Price and Sales Volume by Neighborhood - All Residential Property<sup>1</sup>**

NEIGHBORHOOD	2011 MEDIAN PRICE	2012 MEDIAN PRICE	%CHANGE 11-12 PRICE	2011 VOLUMES	2012 VOLUMES	%CHANGE 11-12 VOLUMES
ALLSTON-BRIGHTON	\$292,500	\$285,000	-3%	491	585	19%
BACK BAY BEACON HILL	\$710,000	\$644,000	-9%	625	769	23%
CENTRAL	\$617,500	\$654,750	6%	454	604	33%
CHARLESTOWN	\$450,000	\$470,000	4%	310	450	45%
DORCHESTER	\$244,450	\$274,600	12%	604	736	22%
EAST BOSTON	\$245,000	\$240,450	-2%	186	246	32%
FENWAY/KENMORE	\$313,750	\$359,950	15%	166	192	16%
HYDE PARK	\$239,900	\$258,000	8%	237	288	22%
JAMAICA PLAIN	\$375,000	\$398,000	6%	385	498	29%
MATTAPAN	\$215,000	\$229,000	7%	144	159	10%
ROSLINDALE	\$309,000	\$310,000	0%	253	353	40%
ROXBURY	\$230,000	\$249,000	8%	237	301	27%
SOUTH BOSTON	\$385,000	\$420,000	9%	678	931	37%
SOUTH END	\$576,000	\$610,000	6%	571	648	13%
WEST ROXBURY	\$356,275	\$356,500	0%	300	420	40%
<b>CITYWIDE</b>	<b>\$362,500</b>	<b>\$383,000</b>	<b>6%</b>	<b>5,641</b>	<b>7,180</b>	<b>27%</b>

**Table 4: Median Sales Price and Sales Volume by Neighborhood - Single-Family Homes**

NEIGHBORHOOD	2011 MEDIAN PRICE	2012 MEDIAN PRICE	%CHANGE 11-12 PRICE	2011 VOLUMES	2012 VOLUMES	%CHANGE 11-12 VOLUMES
ALLSTON-BRIGHTON	\$370,000	\$427,500	16%	51	59	16%
BACK BAY BEACON HILL	\$2,550,000	\$2,625,000	3%	31	32	3%
CENTRAL	*	*	*	5	5	*
CHARLESTOWN	\$638,500	\$637,500	0%	52	84	62%
DORCHESTER	\$269,000	\$304,000	13%	118	147	25%
EAST BOSTON	\$190,000	\$270,000	42%	35	31	-11%
FENWAY/KENMORE	*	*	*	3	3	*
HYDE PARK	\$245,000	\$260,000	6%	115	171	49%
JAMAICA PLAIN	\$635,000	\$557,450	-12%	39	62	59%
MATTAPAN	\$206,250	\$191,500	-7%	42	52	24%
ROSLINDALE	\$351,000	\$327,000	-7%	93	138	48%
ROXBURY	\$198,805	\$220,000	11%	28	45	61%
SOUTH BOSTON	\$400,000	\$425,000	6%	61	87	43%
SOUTH END	\$1,715,000	\$1,750,000	2%	33	25	-24%
WEST ROXBURY	\$382,500	\$391,500	2%	200	264	32%
<b>CITYWIDE</b>	<b>\$350,000</b>	<b>\$350,000</b>	<b>0%</b>	<b>906</b>	<b>1,205</b>	<b>33%</b>

<sup>1</sup>One-, two-, and three-family homes and condominiums with purchase price greater than \$25,000. Source: The Warren Group.

\* No percent change or median is calculated for neighborhoods with fewer than 10 sales.





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**Table 5: Median Sales Price and Sales Volume by Neighborhood - Two-Family Homes**

NEIGHBORHOOD	2011 MEDIAN PRICE	2012 MEDIAN PRICE	%CHANGE 11-12 PRICE	2011 VOLUMES	2012 VOLUMES	%CHANGE 11-12 VOLUMES
ALLSTON-BRIGHTON	\$522,000	\$563,000	8%	49	67	37%
BACK BAY BEACON HILL	*	*	*	5	5	*
CENTRAL	*	*	*	4	5	*
CHARLESTOWN	\$522,500	\$485,000	-7%	10	16	60%
DORCHESTER	\$285,000	\$305,000	7%	95	105	11%
EAST BOSTON	\$266,250	\$250,500	-6%	28	40	43%
FENWAY/KENMORE	*	*	*	0	0	*
HYDE PARK	\$282,000	\$290,000	3%	53	56	6%
JAMAICA PLAIN	\$647,000	\$682,500	5%	20	34	70%
MATTAPAN	\$239,500	\$248,500	4%	30	40	33%
ROSLINDALE	\$363,000	\$374,000	3%	35	62	77%
ROXBURY	\$237,500	\$243,000	2%	50	73	46%
SOUTH BOSTON	\$491,500	\$495,000	1%	16	37	131%
SOUTH END	\$1,350,000	\$1,807,500	*	10	16	*
WEST ROXBURY	\$409,900	\$394,000	-4%	22	25	14%
<b>CITYWIDE</b>	<b>\$325,000</b>	<b>\$343,000</b>	<b>6%</b>	<b>427</b>	<b>581</b>	<b>36%</b>

**Table 6: Median Sales Price and Sales Volume by Neighborhood - Three-Family Homes**

NEIGHBORHOOD	2011 MEDIAN PRICE	2012 MEDIAN PRICE	%CHANGE 11-12 PRICE	2011 VOLUMES	2012 VOLUMES	%CHANGE 11-12 VOLUMES
ALLSTON-BRIGHTON	\$650,000	\$669,300	3%	12	31	158%
BACK BAY BEACON HILL	*	*	*	2	4	*
CENTRAL	*	*	*	1	6	*
CHARLESTOWN	*	\$390,000	*	2	10	*
DORCHESTER	\$300,000	\$347,500	16%	112	152	36%
EAST BOSTON	\$279,900	\$287,500	3%	61	65	7%
FENWAY/KENMORE	*	*	*	0	1	*
HYDE PARK	*	\$337,000	*	9	11	**
JAMAICA PLAIN	\$925,000	\$665,000	-28%	37	55	49%
MATTAPAN	\$284,000	\$260,000	-8%	30	38	27%
ROSLINDALE	*	\$450,000	*	9	21	**
ROXBURY	\$269,000	\$295,000	10%	63	83	32%
SOUTH BOSTON	\$489,000	\$545,500	12%	31	46	48%
SOUTH END	*	\$1,580,000	*	4	16	*
WEST ROXBURY	*	*	*	2	4	*
<b>CITYWIDE</b>	<b>\$329,000</b>	<b>\$375,000</b>	<b>14%</b>	<b>375</b>	<b>545</b>	<b>45%</b>

\* No percent change or median is calculated for neighborhoods with fewer than 10 sales.



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**Table 7: Median Sales Price and Sales Volume by Neighborhood - Condominiums**

NEIGHBORHOOD	2011 MEDIAN PRICE	2012 MEDIAN PRICE	%CHANGE 11-12 PRICE	2011 VOLUMES	2012 VOLUMES	%CHANGE 11-12 VOLUMES
ALLSTON-BRIGHTON	\$258,200	\$254,750	-1%	379	428	13%
BACK BAY BEACON HILL	\$665,000	\$618,000	-7%	587	728	24%
CENTRAL	\$602,500	\$643,750	7%	444	588	32%
CHARLESTOWN	\$421,625	\$440,000	4%	246	340	38%
DORCHESTER	\$212,500	\$220,500	4%	279	332	19%
EAST BOSTON	\$227,500	\$194,000	-15%	62	110	77%
FENWAY/KENMORE	\$309,000	\$352,000	14%	163	188	15%
HYDE PARK	\$175,000	\$151,000	-14%	60	50	-17%
JAMAICA PLAIN	\$326,500	\$354,000	8%	289	347	20%
MATTAPAN	\$122,500	\$110,000	-10%	42	29	-31%
ROSLINDALE	\$260,000	\$245,000	-6%	116	132	14%
ROXBURY	\$148,500	\$214,500	44%	96	100	4%
SOUTH BOSTON	\$380,000	\$409,000	8%	570	761	34%
SOUTH END	\$555,578	\$575,000	3%	524	591	13%
WEST ROXBURY	\$263,750	\$265,000	0%	76	127	67%
<b>CITYWIDE</b>	<b>\$375,900</b>	<b>\$399,000</b>	<b>6%</b>	<b>3,933</b>	<b>4,850</b>	<b>23%</b>

**Condominiums (Table 7)** Condominium sales comprised 68% of all residential sales in 2012, down from 70% in 2011. The citywide median sales price increased by 6%, and sales volume increased 23%. At the neighborhood level, median sales price increased for eight neighborhoods, decreased for six, and experienced no change in West Roxbury. The greatest increases in median sales price were in Roxbury (44%), Fenway/Kenmore (14%), Jamaica Plain (8%), and South Boston (8%). The majority of neighborhoods experienced increased sales volumes, with the greatest increases in East Boston (77%), West Roxbury (67%), and Charlestown (38%). Only two neighborhoods had a decrease in sales volume, which were Mattapan (-31%) and Hyde Park (-17%).

The citywide median sales price per square foot for existing condominiums<sup>7</sup> increased 4% from \$440 to \$457. At the neighborhood level, prices per square foot increased by the greatest percentage in Roxbury (37%), Mattapan (26%), and Dorchester (23%). East Boston and the South End were the only two to experience a decrease in price per square foot (-1% each).

**Table 8: Median Price per Square Foot for Condominiums<sup>7</sup>**

NEIGHBORHOOD	2011 \$/SF MEDIAN	2012 \$/SF MEDIAN	%CHANGE 2011-12
ALLSTON-BRIGHTON	\$323	\$337	4%
BACK BAY BEACON HILL	\$710	\$736	4%
CENTRAL	\$612	\$651	6%
CHARLESTOWN	\$448	\$457	2%
DORCHESTER	\$168	\$206	23%
EAST BOSTON	\$227	\$225	-1%
FENWAY/KENMORE	\$508	\$554	9%
HYDE PARK	\$106	\$114	8%
JAMAICA PLAIN	\$299	\$323	8%
MATTAPAN	\$93	\$117	26%
ROSLINDALE	\$209	\$230	10%
ROXBURY	\$119	\$163	37%
SOUTH BOSTON	\$385	\$412	7%
SOUTH END	\$628	\$623	-1%
WEST ROXBURY	\$207	\$237	14%
<b>CITYWIDE</b>	<b>\$440</b>	<b>\$457</b>	<b>4%</b>

<sup>7</sup> Newly constructed or converted condominiums are not included.



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## RENTS

**Table 9: Median Rent and Listing Volume by Neighborhood<sup>1</sup>**

NEIGHBORHOOD	2011 MEDIAN	2012 MEDIAN	%CHANGE 11-12 MEDIAN	2011 VOLUME	2012 VOLUME	%CHANGE 11-12 VOLUME
ALLSTON-BRIGHTON	\$1,649	\$1,750	6%	777	636	-18%
BACK BAY BEACON HILL	\$2,600	\$2,950	13%	780	736	-6%
CENTRAL	\$2,900	\$3,000	3%	986	779	-21%
CHARLESTOWN	\$2,300	\$2,450	7%	191	213	12%
DORCHESTER	\$1,450	\$1,500	3%	449	373	-17%
EAST BOSTON	\$1,350	\$1,500	11%	97	96	-1%
FENWAY/KENMORE	\$1,995	\$2,100	5%	596	295	-51%
HYDE PARK	\$1,250	\$1,335	7%	55	62	13%
JAMAICA PLAIN	\$1,695	\$1,875	11%	223	124	-44%
MATTAPAN	\$1,400	\$1,400	0%	114	65	-43%
ROSLINDALE	\$1,400	\$1,600	14%	105	105	0%
ROXBURY	\$1,400	\$1,500	7%	163	119	-27%
SOUTH BOSTON	\$2,318	\$2,400	4%	549	491	-11%
SOUTH END	\$2,500	\$2,800	12%	471	401	-15%
WEST ROXBURY	\$1,450	\$1,575	9%	110	127	15%
<b>CITYWIDE</b>	<b>\$2,000</b>	<b>\$2,250</b>	<b>13%</b>	<b>5,666</b>	<b>4,582</b>	<b>-19%</b>

<sup>1</sup>Listed one-, two-, and three-bedroom rental units. Source: MLS and RentalBeast.com

In 2012, the citywide median rent for new leases on one-, two-, and three-bedroom units increased 13% to \$2,250, but listings decreased 19% (Table 9). This increase in median rent partially is due to renters postponing buying homes, stricter lending standards preventing potential buyers from qualifying for mortgages, and an apartment vacancy rate that is the lowest it has been in years.

The highest median rents were in Central (\$3,000), Back Bay/ Beacon Hill (\$2,950), and South End (\$2,800). The lowest median rents were in Hyde Park (\$1,335) and Mattapan (\$1,400) (Map 2, page 8).

Median rents increased in all neighborhoods except for Mattapan, which remained stable. The greatest percentage increases occurred in Roslindale (14%), Back Bay/Beacon Hill (13%), East Boston (11%), and Jamaica Plain (11%). The number of rental listings in 2012 decreased for most neighborhoods, with the greatest decrease in Fenway/Kenmore (-51%).

### Rental Data Sources

Multiple Listing Service (MLS) rental listings are created and maintained by local real estate agents.

RentalBeast.com maintains a rental database of over 300,000 rental units for the Boston metropolitan area. Rental listings come from three sources: large apartment complexes, medium and small property management companies, and individual online listings posted by property owners.

*Note:* Medians are calculated using all listings; therefore, variations are partially attributed to the inclusion in rent of utilities or parking, which tend to vary by neighborhood.



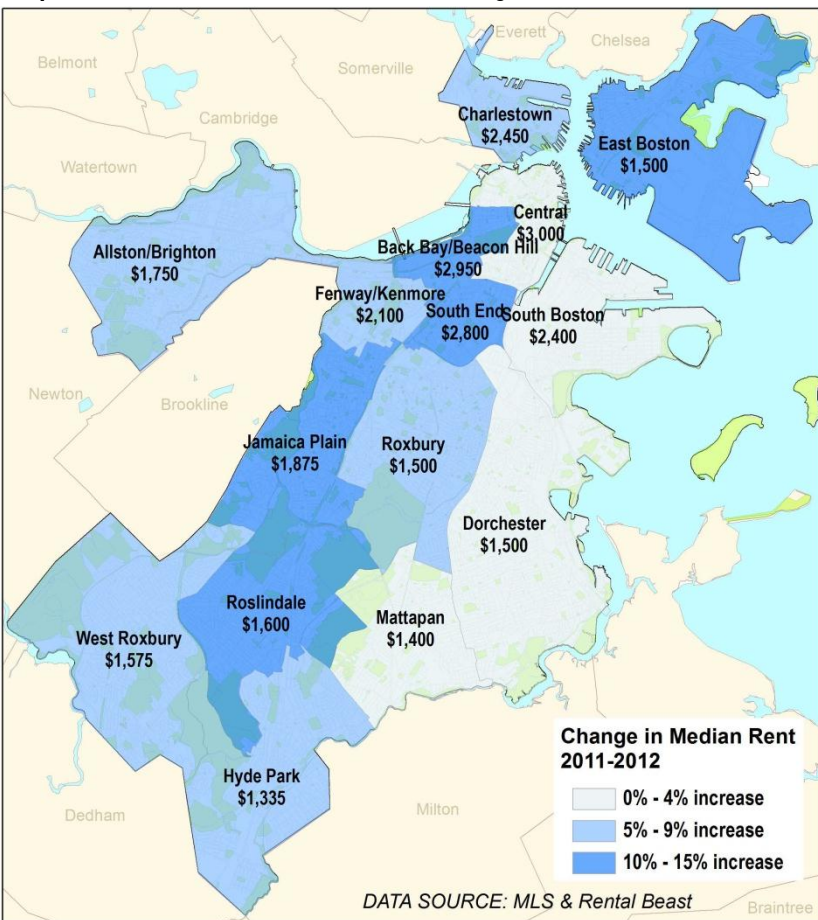


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**Map 2: 2012 Median Rents and Percent Change since 2011**



The rental data used in this analysis are a subset of all rental units. The data do not include units in which a tenant has been living for multiple years, nor do the data include units rented without the use of MLS or Rental Beast.

**Table 10: Citywide Weighted Average Rents 2012**

BEDROOM TYPE	WEIGHTED AVERAGE RENT	MEDIAN RENT	% DIFF to MEDIAN
ONE-BEDROOM	\$1,760	\$2,100	-16%
TWO-BEDROOM	\$1,947	\$2,400	-19%
THREE-BEDROOM	\$2,119	\$2,250	-4%
CITYWDE	\$1,913	\$2,250	-15%

For this reason the rental data do not reflect the exact composition of rental units in Boston in regards to bedroom size, rent, and geography. The rental listings account for about 3.4% of the over 135,000 one-, two-, and three-bedroom rental units in Boston.

A weighted average rent uses rental unit counts, broken down by bedroom type, from the 2011 five-year American Community Survey data to normalize the rental data. The citywide weighted average rent was 15% lower than the citywide median rent (Table 10). For one- and two-bedroom units, the weighted average was 16% and 19% lower, respectively. For three-bedroom units, it was only 4% lower. This can be attributed to an overrepresentation of one- and two-bedroom rental units in high priced central neighborhoods (53% were in Back Bay/Beacon Hill, Central, Fenway/Kenmore, and South End) compared to an underrepresentation of three-bedroom units citywide (three-bedroom units account for 22% of the rental stock but only 17% of the data).

**Table 11: Fair Market Rents, HUD FY2013**

BEDROOM TYPE	FY2012 FMRs	FY2013 FMRs	%CHANGE FY11-FY12
ONE-BEDROOM	\$1,166	\$1,156	-1%
TWO-BEDROOM	\$1,369	\$1,444	5%
THREE-BEDROOM	\$1,637	\$1,798	10%

From FY2012 to FY2013, HUD Fair Market Rents (FMRs) decreased for one-bedroom units by 1% and increased for two- and three-bedroom units by 5% and 10%, respectively (Table 11). FMRs include utilities and may include units with parking. FMRs are established by surveying existing rents versus listing prices, which may account for why they are lower than median rents calculated using DND's rental data sources.





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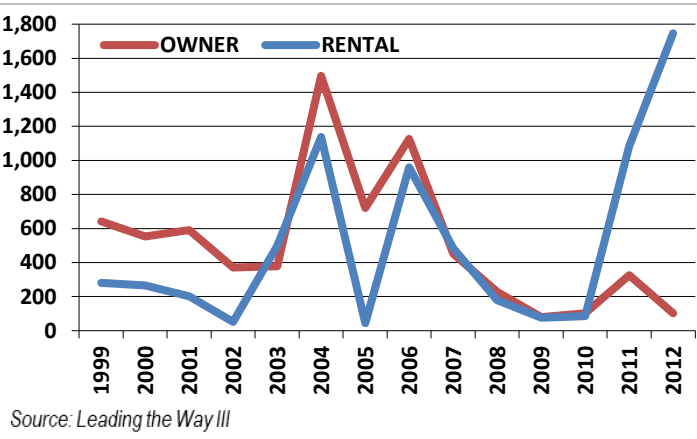
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DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT SHEILA A. DILLON, CHIEF AND DIRECTOR

## HOUSING PRODUCTION

The growth in demand for rental housing in Boston, as seen in the steadily increasing rents over the last few years, has led to a boom in rental housing production. It is the highest it has been in over a decade (Chart 4). Meanwhile, private housing production of ownership units remains low, but, as the ownership market continues to rebound, some units in development that are planned as rentals may be converted into condominiums.

**Chart 4: Private Housing Production, 1999-2012**



As seen in Table 12, 2012 was a very productive year for housing. In 2012 alone, 714 units of housing were completed, 1,391 units were in construction, and an additional 1,010 were in the pre-construction phase. The total value of these housing units is almost \$1.3 billion dollars, and 21% are affordable.

**Table 12: Private and City-Assisted Housing Production, 2012**

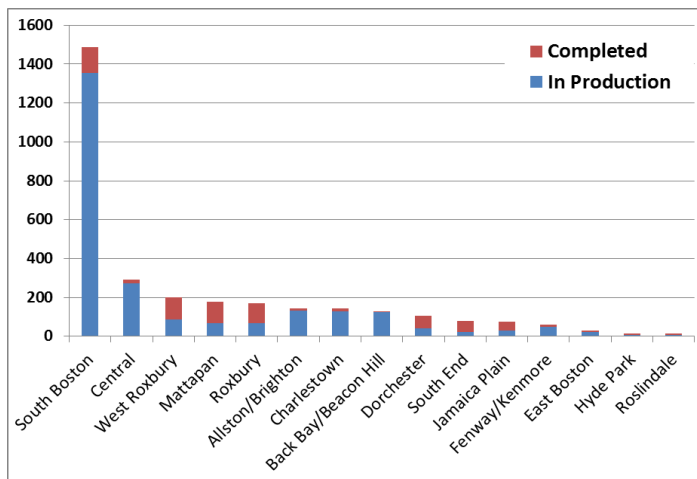
SOURCE	PRE-CONSTRUCTION UNITS	UNITS IN CONSTRUCTION	COMPLETED UNITS
PRIVATE	961	1,247	453
CITY-ASSISTED	49	144	261
TOTAL	1,010	1,391	714

Chart 5 shows the geographic distribution of all 2012 housing production, including projects in pre-construction and under construction. Mattapan, Roxbury, South Boston, and West Roxbury each added over a hundred units of completed housing in 2012. South Boston and Central Boston account for the largest portion of units in production due to a few projects with over 200 units. In South Boston, 100 Pier 4, West Square, Waterside Place, and Boston Wharf Tower will add over 1,000 units combined. In Chinatown, 240 units are planned in the Dainty Dot building.



*Dainty Dot Building*

**Chart 5: Private and City-Assisted Housing Production by Neighborhood, 2012**



For more information on both private and City-assisted housing production, see reports from *Leading the Way*, Mayor Thomas M. Menino's comprehensive housing strategy for 1999 through 2012 ([www.cityofboston.gov/dnd/pdr/leading\\_the\\_way.asp](http://www.cityofboston.gov/dnd/pdr/leading_the_way.asp)).

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