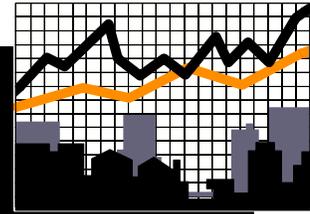




Real Estate TRENDS



ANNUAL REPORT 1999

DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT • RESEARCH & DEVELOPMENT UNIT • CITY OF BOSTON • THOMAS M. MENINO, MAYOR

BOSTON'S HOUSING SUMMARY

Volume of Housing Sales*

1998:	7041
1999:	8183
Change:	+16%

Median Sales Price*

1998:	\$162,500
1999:	\$182,000
Change:	+12%

Mortgage Foreclosures*

1998:	210
1999:	177
Change:	-16%

Median Rent Two-Bedroom Apartment

1998:	\$1500
1999:	\$1550
Change:	+3%

*1-, 2-, 3-family & condominiums

Percentage Change in Median Sale Price 1998 - 1999 (in dollars)

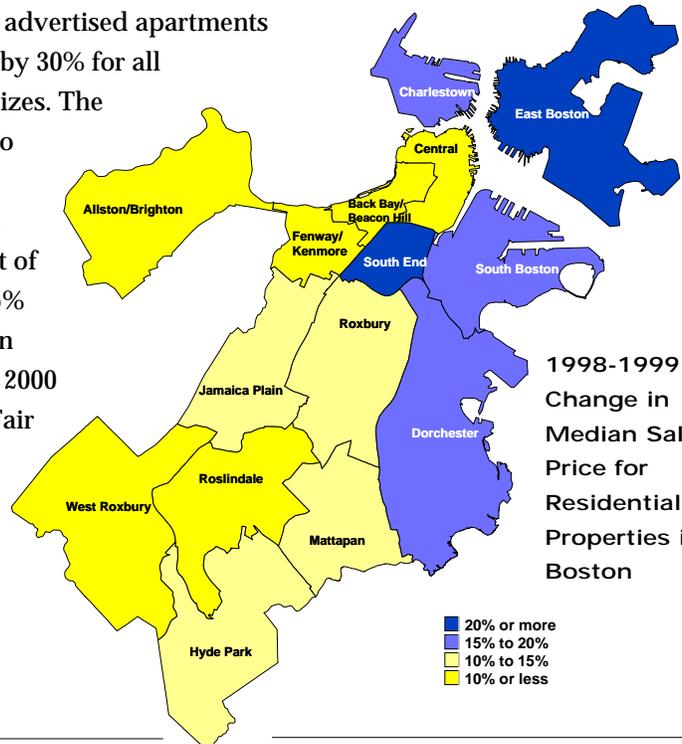
Neighborhood	'98	'99	% Change in Median
Allston/Brighton	127,000	132,000	4%
Back Bay/ Beacon Hill	263,000	271,500	3%
Central	212,500	229,000	8%
Charlestown	225,000	265,800	18%
Dorchester	140,000	164,950	18%
East Boston	120,000	145,000	21%
Fenway/Kenmore	145,000	135,000	-7%
Hyde Park	144,100	163,000	13%
Jamaica Plain	165,500	188,000	14%
Mattapan	130,000	149,450	15%
Roslindale	167,000	182,250	9%
Roxbury	119,000	136,000	15%
South Boston	160,000	187,500	18%
South End	220,000	269,500	23%
West Roxbury	198,500	215,000	8%

SALES: In 1999, volume and median sales prices continued to increase but at a rate slower than the rate of increase in 1998. Citywide the median sales price for residential property increased by 12% from \$162,500 in 1998 to \$182,000 in 1999. Of all property types, the three family sale prices increased the most at 23% (from \$155,000 to \$190,000). By neighborhood, median sales prices increased the most in South End and East Boston by 23% and 21%, respectively. Condominiums continue to be the largest share of total home sales at 57% increasing from 50% in 1997. They also have the highest growth in sales volume in 1999 (25%, from 3750 sales to 4678 sales).

FORECLOSURES: Foreclosures continue to decline in Boston, decreasing by 16% from 1998 to 1999. Citywide, foreclosures only comprise 2% of all transactions. Three families still have the largest foreclosure rate at 5%, compared to 4% for two families, 2% for one families and 1% for condominiums. Mattapan and Roxbury experienced a continued concentration of foreclosures with foreclosure rates of 14% and 10%, respectively.

RENTS: Boston advertised asking rents continue to increase. Citywide, three bedroom and two bedroom rents increased by 9% and one bedroom apartments increased by 3%.

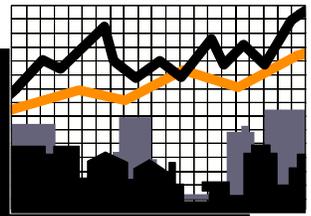
Volume of advertised apartments decreased by 30% for all bedroom sizes. The current two bedroom advertised asking rent of \$1550 is 65% higher than HUD's FY 2000 Section 8 Fair Market Rents.



1998-1999 Change in Median Sales Price for Residential Properties in Boston



Housing SALES & PRICES



ANNUAL REPORT 1999

DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT • RESEARCH & DEVELOPMENT UNIT • CITY OF BOSTON • THOMAS M. MENINO, MAYOR

Table 1. Median Residential Sales Price
1st Quarter 1998 through 4th Quarter 1999

Year	Quarter	Single Family	Two Family	Three Family	Condominium
1998	Q1	\$137,900	\$161,250	\$150,000	\$165,500
	Q2	\$155,000	\$169,000	\$150,000	\$179,000
	Q3	\$172,700	\$178,500	\$162,000	\$158,000
	Q4	\$155,000	\$173,250	\$165,000	\$159,650
1999	Q1	\$160,000	\$180,000	\$170,000	\$166,463
	Q2	\$180,000	\$185,000	\$183,000	\$180,000
	Q3	\$190,000	\$200,000	\$199,000	\$170,000
	Q4	\$188,000	\$217,777	\$210,000	\$180,000

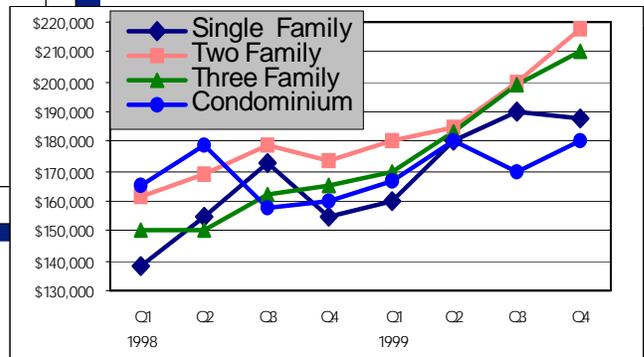
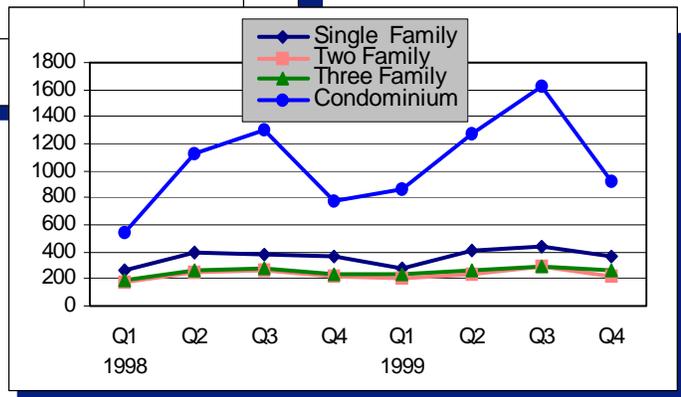


Table 2. Volume of Residential Sales
1st Quarter 1998 through 4th Quarter 1999

Year	Quarter	Single Family	Two Family	Three Family	Condominium
1998	Q1	263	172	188	540
	Q2	402	251	263	1133
	Q3	382	264	274	1307
	Q4	373	226	233	770
1999	Q1	273	211	232	858
	Q2	408	241	264	1275
	Q3	442	295	289	1629
	Q4	362	221	267	916

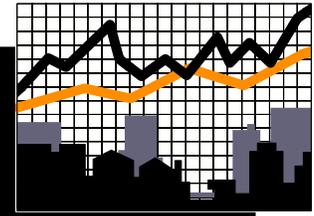


Data Source: Banker & Tradesman

Data includes residential sales, which have a sales price between \$25,000 and \$1,000,000.



Housing SALES & PRICES



ANNUAL REPORT 1999

DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT • RESEARCH & DEVELOPMENT UNIT • CITY OF BOSTON • THOMAS M. MENINO, MAYOR

**Table 3. Sales of Single Family Homes
in Boston's Neighborhoods
1998 and 1999**

Neighborhood	1998		1999		% Change in Median
	Median	# of Sales	Median	# of Sales	
Allston/Brighton	\$211,000	67	\$250,000	93	18%
Back Bay/Beacon Hill	**	6	**	8	***
Central	\$558,000	18	**	2	***
Charlestown	\$263,000	70	\$329,500	65	25%
Dorchester	\$133,000	227	\$150,000	236	13%
East Boston	\$96,000	48	\$115,000	56	20%
Fenway/Kenmore	**	3	**	3	***
Hyde Park	\$134,450	226	\$156,000	235	16%
Jamaica Plain	\$252,500	74	\$292,500	78	16%
Mattapan	\$115,000	71	\$135,000	71	17%
Roslindale	\$159,500	180	\$187,500	183	18%
Roxbury	\$103,000	45	\$115,000	56	12%
South Boston	\$151,000	76	\$202,000	52	34%
South End	\$415,000	13	\$645,000	24	55%
West Roxbury	\$200,000	296	\$229,000	323	15%
Citywide	\$157,000	1420	\$180,000	1485	15%

**Table 4. Sales of Two Family Homes
in Boston's Neighborhoods
1998 and 1999**

Neighborhood	1998		1999		% Change in Median
	Median	# of Sales	Median	# of Sales	
Allston/Brighton	\$260,625	94	\$297,000	91	14%
Back Bay/Beacon Hill	**	1	**	2	***
Central	\$450,000	9	**	3	***
Charlestown	\$333,000	19	\$360,500	29	8%
Dorchester	\$156,000	185	\$175,000	209	12%
East Boston	\$132,500	50	\$139,200	74	5%
Fenway/Kenmore	**	2	**	0	***
Hyde Park	\$165,000	129	\$200,000	130	21%
Jamaica Plain	\$219,250	52	\$270,000	45	23%
Mattapan	\$140,500	58	\$149,950	62	7%
Roslindale	\$185,000	121	\$217,163	128	17%
Roxbury	\$125,500	72	\$150,000	91	20%
South Boston	\$195,000	46	\$225,000	45	15%
South End	\$715,000	13	\$760,000	14	6%
West Roxbury	\$240,000	62	\$265,000	45	10%
Citywide	\$170,000	913	\$190,850	968	12%

**Table 5. Sales of Three Family Homes
in Boston's Neighborhoods
1998 and 1999**

Neighborhood	1998		1999		% Change in Median
	Median	# of Sales	Median	# of Sales	
Allston/Brighton	\$300,000	39	\$320,000	33	6%
Back Bay/Beacon Hill	**	2	**	2	***
Central	**	8	**	2	***
Charlestown	\$370,000	23	\$302,500	18	-18%
Dorchester	\$150,000	297	\$185,000	347	23%
East Boston	\$125,000	141	\$169,900	203	35%
Fenway/Kenmore	**	2	**	1	***
Hyde Park	\$177,000	26	\$220,000	26	24%
Jamaica Plain	\$190,000	77	\$250,000	68	32%
Mattapan	\$144,000	63	\$179,500	70	25%
Roslindale	\$182,750	48	\$262,500	40	44%
Roxbury	\$126,300	134	\$155,000	149	23%
South Boston	\$218,000	79	\$255,000	78	17%
South End	\$335,000	13	\$609,500	10	72%
West Roxbury	**	6	**	5	***
Citywide	\$155,000	958	\$190,000	1052	23%

**Table 6. Sales of Condominiums
in Boston's Neighborhoods
1998 and 1999**

Neighborhood	1998		1999		% Change in Median
	Median	# of Sales	Median	# of Sales	
Allston/Brighton	\$104,900	533	\$116,000	742	11%
Back Bay/Beacon Hill	\$259,803	529	\$270,000	881	4%
Central	\$205,000	637	\$227,750	400	11%
Charlestown	\$204,900	359	\$239,900	351	17%
Dorchester	\$73,930	108	\$82,000	184	11%
East Boston	\$65,000	35	\$81,450	58	25%
Fenway/Kenmore	\$143,000	373	\$135,000	354	-6%
Hyde Park	\$109,900	31	\$99,900	55	-9%
Jamaica Plain	\$131,000	265	\$150,800	328	15%
Mattapan	\$63,700	14	\$150,000	33	135%
Roslindale	\$106,000	61	\$121,000	125	14%
Roxbury	\$90,000	34	\$120,000	69	33%
South Boston	\$144,000	241	\$165,000	341	15%
South End	\$215,000	454	\$260,750	630	21%
West Roxbury	\$112,250	76	\$107,500	127	-4%
Citywide	\$165,000	3750	\$175,000	4678	6%

Data Source: Banker & Tradesman

Data includes residential sales, which have a sales price between \$25,000 and \$1,000,000.

** Insufficient data (less than 10) to calculate reliable median

*** Insufficient data (less than 10) to calculate reliable % change



Residential FORECLOSURES



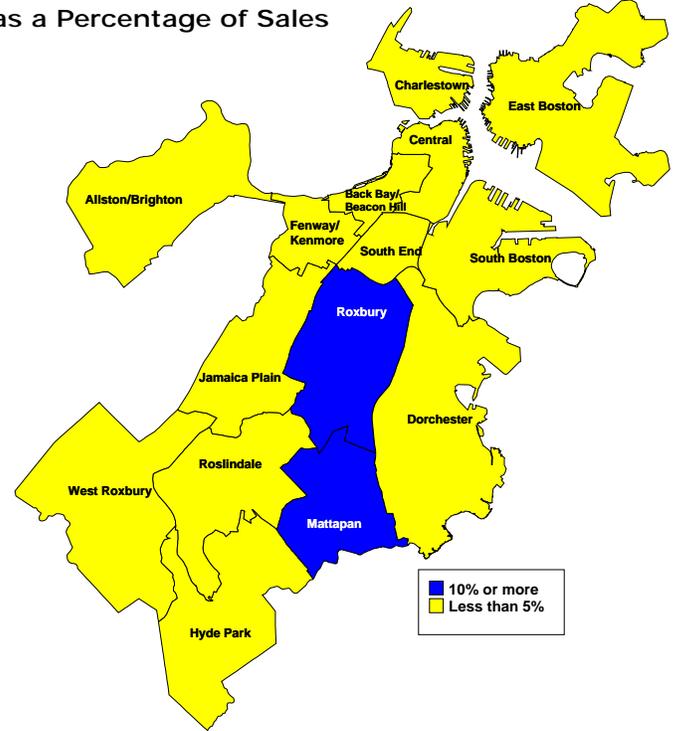
ANNUAL REPORT 1999

DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT • RESEARCH & DEVELOPMENT UNIT • CITY OF BOSTON • THOMAS M. MENINO, MAYOR

Table 7. Mortgage Foreclosures in Boston's Neighborhoods 1998 and 1999

Neighborhood	1998	1999	% Change	1999 Foreclosures As a % of Sales
Allston/Brighton	10	16	60%	2%
Back Bay/Beacon Hill		1	NA	0%
Central	2	4	100%	1%
Charlestown		1	NA	0%
Dorchester	62	42	-32%	4%
East Boston	11	9	-18%	2%
Fenway/Kenmore	6	8	33%	2%
Hyde Park	18	7	-61%	2%
Jamaica Plain	5	4	-20%	1%
Mattapan	27	34	26%	14%
Roslindale	13	7	-46%	1%
Roxbury	33	36	9%	10%
South Boston	12	5	-58%	1%
South End	6	2	-67%	0%
West Roxbury	5	1	-80%	0%
Citywide	210	177	-16%	2%

1999 Foreclosures as a Percentage of Sales



Source Data: Banker and Tradesman

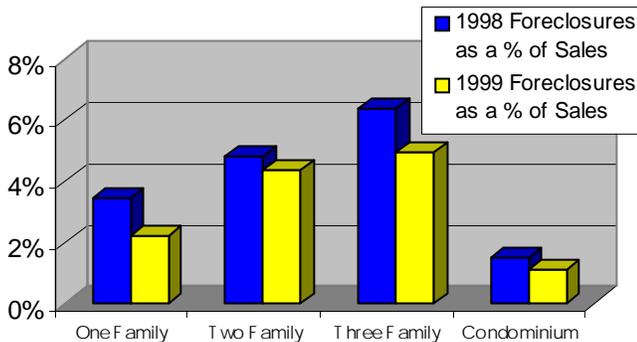
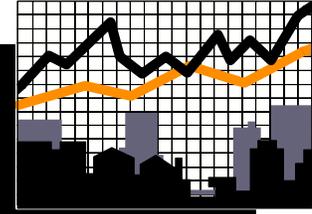


Table 8. Mortgage Foreclosures by Housing Type in Boston 1998 and 1999

Housing Type	1998	1999	% Change	1999 Foreclosures as a % of Sales
One Family	49	33	-33%	2%
Two Family	44	42	-5%	4%
Three Family	61	52	-15%	5%
Condominium	56	50	-11%	1%
TOTAL	210	177	-16%	2%

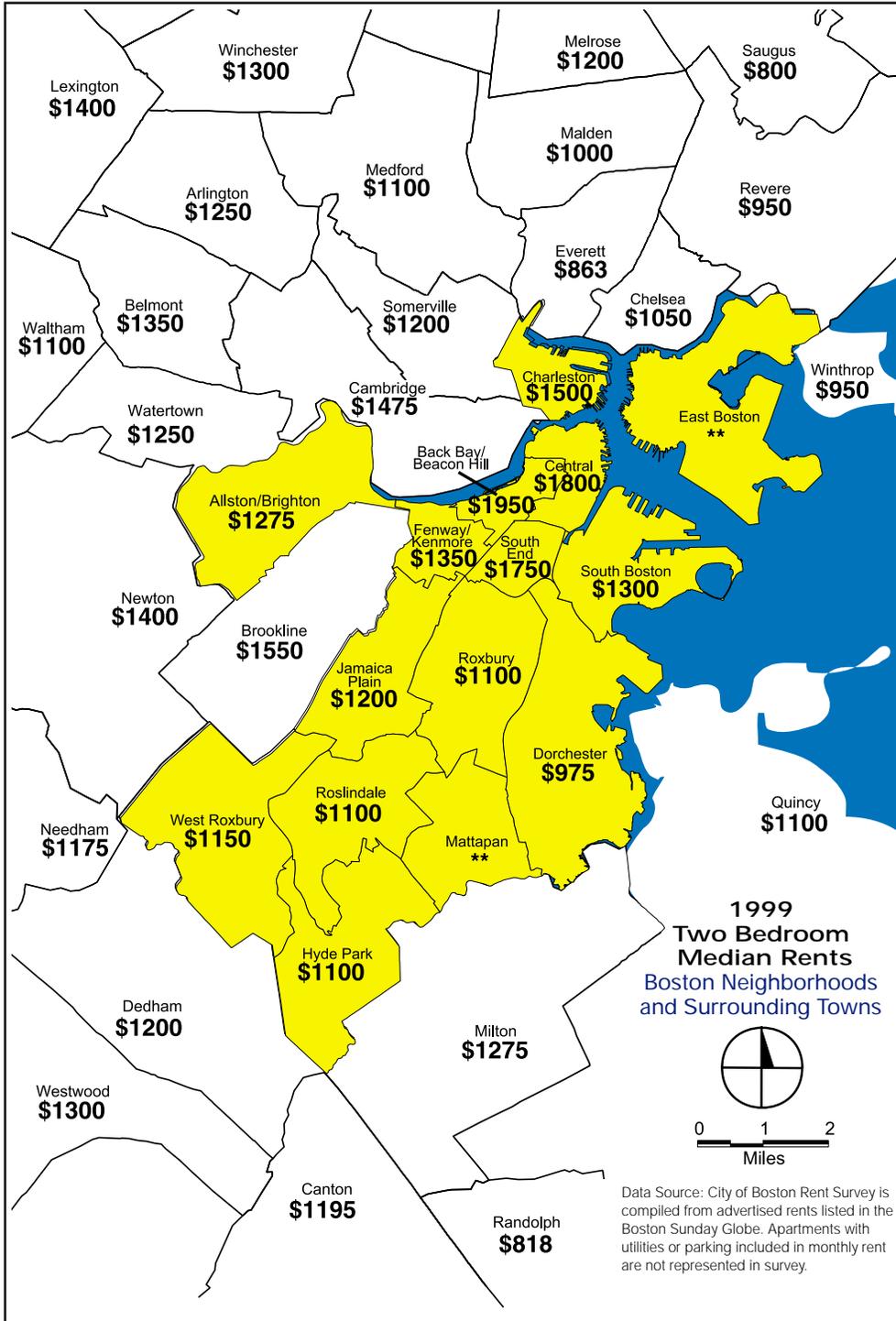


ADVERTISED AREA RENTS



ANNUAL REPORT 1999

DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT • RESEARCH & DEVELOPMENT UNIT • CITY OF BOSTON • THOMAS M. MENINO, MAYOR



**Table 9.
Median Advertised Rents
in Boston Neighborhoods
1998 and 1999**

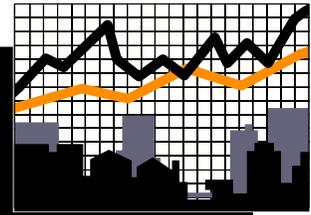
	One Bedroom	Two Bedroom	Three Bedroom
ALLSTON/ BRIGHTON	\$875 \$925	\$1,200 \$1,275	\$1,500 \$1,550
BACK BAY/ BEACON HILL	\$1,375 \$1,475	\$1,900 \$1,800	\$2,250 \$2,450
CENTRAL	\$1,200 \$1,300	\$2,200 \$1,800	\$2,000 \$2,200
CHARLESTOWN	\$1,025 \$1,200	\$1,400 \$1,500	\$1,900 \$1,995
DORCHESTER	\$600 **	\$800 \$975	\$900 \$1,100
EAST BOSTON	\$650 \$725	** **	** **
FENWAY/ KENMORE	\$925 \$1,075	\$1,350 \$1,600	\$1,443 \$1,800
HYDE PARK	** **	\$850 \$1,100	** **
JAMAICA PLAIN	\$838 \$850	\$1,100 \$1,200	\$1,400 \$1,500
MATTAPAN	** **	** **	** **
ROSLINDALE	\$800 \$825	\$900 \$1,000	\$1,200 \$1,300
ROXBURY	\$650 \$950	** \$1,100	** \$1,400
SOUTH BOSTON	\$775 \$850	\$1,200 \$1,300	\$1,500 \$1,500
SOUTH END	\$1,250 \$1,300	\$1,500 \$1,750	\$1,800 \$2,000
WEST ROXBURY	\$750 \$825	\$1,000 \$1,150	** \$1,375
CITYWIDE*	\$1,150 \$1,250	\$1,500 \$1,550	\$1,600 \$1,750
HUD FY 2000 Section 8 Fair Market Rents	\$723 \$752	\$906 \$942	\$1,132 \$1,177

*The citywide median may reflect a higher number than actual citywide rents, due to the higher volume of advertised rents concentrated in the central neighborhood, which often have the highest rents

**Insufficient data (less than 10) to calculate reliable median



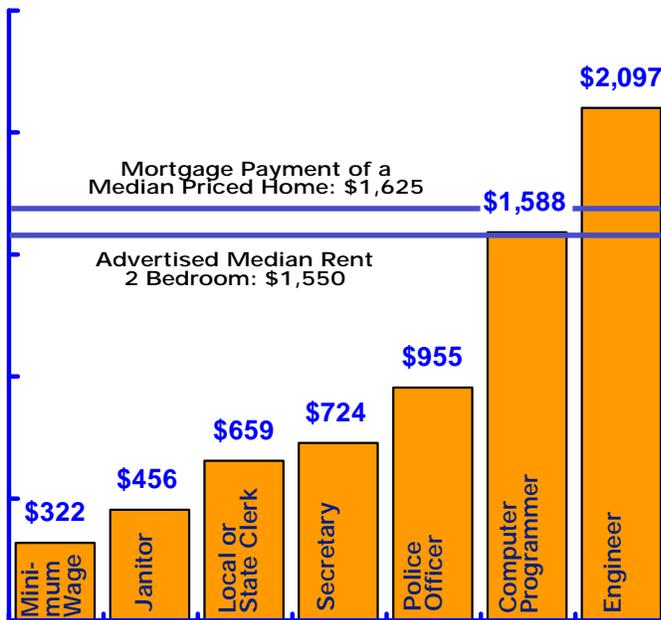
Housing AFFORDABILITY



ANNUAL REPORT 1999

DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT • RESEARCH & DEVELOPMENT UNIT • CITY OF BOSTON • THOMAS M. MENINO, MAYOR

Table 10. Affordable Housing in the City of Boston



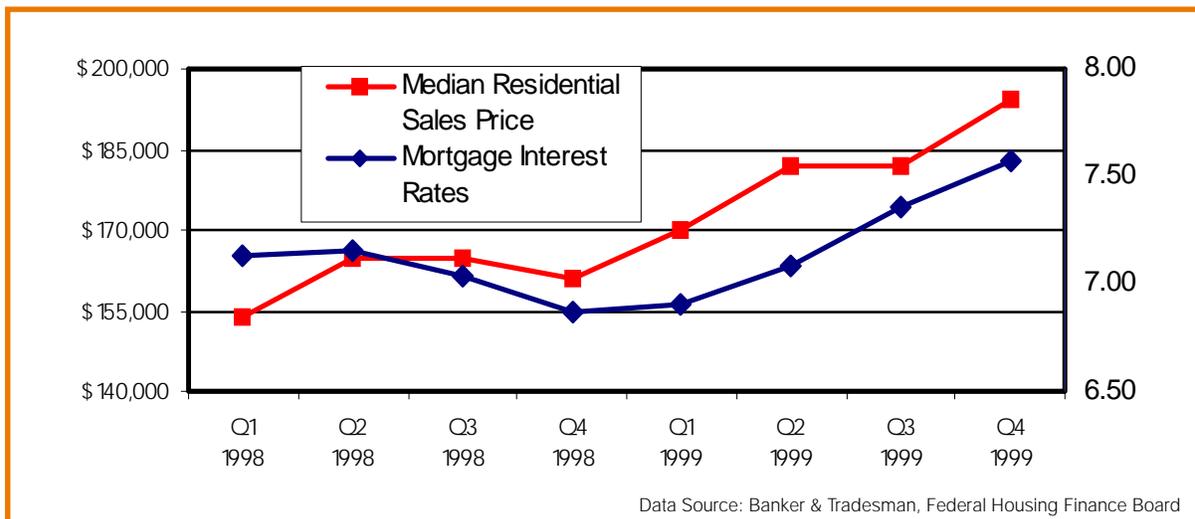
*Samples reflect 30% of monthly gross income toward housing costs for various occupations.

■ In 1999, housing prices continued to rise, making Boston one of the nation's most expensive cities to live in. Both housing prices and rents increased over 10% in Boston, while wages in the northeast region only increased by 3.3%.

■ In Table 10 we see what various occupations earn and what a household could afford to pay towards housing costs. For example, a computer programmer earning \$63,540 a year has a monthly gross income of \$5,295. Assuming 30% of gross income is applied to housing costs, the computer programmer can afford to spend \$1,588 a month on housing. This is slightly lower than the advertised two-bedroom rent of \$1,550 and the monthly mortgage payment of \$1,625 for a median priced home in Boston.

Data Source: Occupational Compensation Survey: Pay Only, Consolidated Metropolitan Statistical Area. U.S. Department of Labor Bureau of Labor Statistics 1998. Samples were adjusted by the Employment Cost Wage and Salary index for the Northeast at 3.3% for 1999.

Table 11. Comparison Trending of Average Metropolitan Mortgage Rates and Boston Residential Sale Prices



Data Source: Banker & Tradesman, Federal Housing Finance Board

Increasing mortgage interest rates in the Boston Metropolitan area are making homeownership increasingly difficult, increasing sales prices are compounding the barriers facing homebuyers.