

Rents and Home Prices in Boston-Area Cities: September 2019

City or Neighborhood	Home Value (Zillow)	Home Value YoY Change (Zillow)	Home Value 1-Year Forecast (Zillow)	Median List Price (Zillow)	Median Sale Price (Zillow)	Average Days on Market (Zillow)	Median Rent Price (Zillow)	YoY Rent Growth (Zillow)
Arlington	\$731,900	-1.1%	+0.8%					
Belmont	\$1,007,600							
Boston	\$594,600	+0.7%	+1.2%	\$749,900	\$650,400	72	\$2,910	0.064
Allston	\$491,900	+0.8%	+1.2%				\$2,360	0.013
Backbay	\$1,064,200	+1.6%	+2.7%	\$1,595,000		91	\$3,356	0.047
Bay Village	\$1,031,800	+1.0%	+2.4%				\$3,524	0.033
Beacon Hill	\$798,000	+0.9%	+2.6%				\$3,052	0.056
Brighton	\$447,500	-3.4%	-1.6%	\$549,000	\$499,400		\$2,327	-0.40%
Charlestown	\$729,400	+0.3%	+1.7%	\$744,450	\$762,800	70	\$3,182	0.037
Chinatown/Leather District	\$1,072,500	+3.0%	+3.2%	\$1,349,000			\$3,649	0.009
Downtown Boston	\$1,165,200	+5.6%	+3.6%				\$3,588	0.006
East Boston	\$484,100	+1.8%	+2.6%	\$599,900			\$2,684	0.088
Fenway	\$556,500	-3.3%	-0.7%				\$2,855	0.086
Hyde Park	\$438,500	+0.8%	+1.7%	\$439,900	\$438,900		\$2,767	0.039
Jamaica Plain	\$618,100	+3.6%	+2.9%	\$675,000	\$604,400	62	\$2,958	0.075
Kenmore	\$566,600	-1.8%	+0.6%				\$2,647	0.027
Mattapan	\$396,900	-5.2%	-1.3%				\$2,751	0.063
Mission Hill							\$3,170	0.043
North Dorchester	\$522,000	+0.8%	+1.4%	\$649,000			\$2,865	0.081
North End	\$734,100	+3.1%	+2.2%	\$996,000			\$2,983	0.06
Roslindale	\$571,500	0.049	0.035	\$497,000	\$552,200	68	\$2,799	0.056

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Roxbury	\$399,400	-7.80%	-3.30%	\$529,000			\$2,973	0.07
South Boston	\$692,500	-0.20%	0.009	\$934,000	\$713,500	76	\$3,269	0.085
South Dorchester	\$514,200	0.037	0.03	\$485,000	\$452,100		\$2,774	0.082
South End	\$865,900	0.005	0.012	\$1,050,000		68	\$3,309	0.053
West End	\$555,000	-3.80%	0.003				\$2,854	0.141
West Roxbury	\$589,300	0.013	0.014	\$599,900	\$516,500	66	\$2,863	0.062
Braintree	\$510,100	0.028	0.024	\$499,450	\$507,700	60	\$2,581	0.031
Brookline	\$931,300	0.01	0.013	\$1,199,900	\$944,900	67	\$3,487	-0.60%
Cambridge	\$804,500	0.026	0.011	\$830,000	\$828,300	62	\$3,077	0.108
Agassiz/Harvard North	\$1,023,800	0.089	0.063				\$3,203	0.104
Cambridge Highlands							\$2,932	0.067
Cambridgeport	\$824,900	0.002	-0.20%				\$3,206	0.129
East Cambridge	\$777,400	0.028	0.016	\$859,000			\$3,076	0.117
Mid-Cambridge	\$744,700	0.007	-0.50%				\$2,880	0.081
North Cambridge	\$783,000	0.047	0.033	\$699,500			\$3,103	0.098
Peabody/Neighborhood Nine	\$792,300	0.048	0.032				\$2,980	0.079
The Port/Area 4	\$792,400	0.021	0.017				\$3,151	0.141
Riverside	\$806,000	0.023	0.031				\$3,066	0.121
Strawberry Hill							\$3,022	0.046
Wellington-Harrington	\$769,200	0.014	0.004				\$3,066	0.138
West Cambridge	\$1,331,900	-2.40%	-2.70%				\$3,692	0.153

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Chelsea	\$370,500	-2.10%	-0.10%	\$359,900			\$2,624	0.109
Everett	\$434,900	0.043	0.028	\$460,000	\$415,500		\$2,538	0.058
Malden	\$466,500	0.021	0.008	\$477,400	\$421,100	64	\$2,598	0.057
Bellrock	\$329,500	-1.50%	0.019				\$2,227	0.053
Edgeworth	\$485,800	-0.20%	0.006				\$2,653	0.063
Faulkner	\$412,800	0.012	0.005				\$2,398	0.059
Ferryway	\$467,400	-3.00%	-2.00%				\$2,653	0.054
Forestdale	\$473,900	0.013	0.01				\$2,613	0.044
Linden	\$459,400	0.016	0.015				\$2,606	0.064
Maplewood	\$455,300	0.033	0.021				\$2,567	0.056
West End	\$506,500	0.002	0.003				\$2,725	0.065
Medford	\$578,300	-1.60%	-2.10%	\$575,000	\$570,900	59	\$2,778	0.068
Melrose	\$618,400	-1.20%	-0.30%	\$647,450	\$598,600	59	\$2,753	0.052
Cedar Park							\$2,890	0.051
Downtown Melrose							\$2,472	0.038
East Side	\$670,300	-2.40%	-0.90%				\$2,822	0.035
Melrose Highlands	\$632,300	0.018	0.019				\$2,728	0.042
Mount Hood	\$621,100	-1.90%	0.003				\$2,771	0.049
Wyoming	\$584,200	0.013	0.024				\$2,718	0.056
Newton	\$1,069,000	0.003	0.007	\$1,179,500	\$925,100		\$3,533	0.047
Auburndale	\$928,000	-2.20%	-1.90%				\$3,310	0.031

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Chestnut Hill	\$938,700	0.034	0.021				\$3,419	0.099
Newton Centre	\$1,304,500	-2.70%	-3.70%				\$4,390	3.50%
Newton Highlands	\$1,256,500	-2.10%	-0.40%				\$4,102	0.054
Newtonville	\$1,284,100	-3.60%	-4.90%				\$3,586	0.061
Thompsonville	\$942,200	0.01	0.012				\$3,198	0.035
Waban	\$1,495,100	0.006	-0.40%				\$4,909	0.039
West Newton	\$795,000	-0.70%	-0.40%				\$3,276	0.033
Quincy	\$478,100	0.025	0.026	\$509,900	\$477,200	64	\$2,537	0.036
Somerville	\$709,300	0.016	0.009	\$800,000	\$717,400	60	\$2,973	0.106
Assembly Square							\$2,888	0.167
East Somerville	\$616,500	-1.60%	0.019				\$2,903	0.115
Magoun Square	\$675,300	0.001	0.01				\$2,910	0.112
Spring Hill	\$787,000	0.042	0.037				\$3,084	0.111
Teele Square							\$2,985	0.08
Ten Hills							\$2,881	0.116
Union Square	\$705,600	-0.80%	-1.60%				\$2,989	0.105
Winter Hill	\$600,600	-2.30%					\$2,867	0.112
Waltham	\$581,400	-1.00%	-0.70%	\$609,540	\$575,300	55	\$2,829	0.047
Watertown	\$594,800	0.024	0.02	\$603,000	\$562,400	50	\$2,816	0.06
Bemis	\$557,800	0.001	0.006				\$2,723	0.041