

BOSTON PADS AVERAGE RENT MAP

Average Rental Prices Per Bedroom

Prices were calculated using a per bedroom average from units that were studios to units as large as 9 bedrooms.

- * Some stops have been left out due to lack of available data
- ~ Some T stops reflect a higher average due to there being a higher number of studios and one bedroom apartment transactions than multi-bedroom unit transactions.

All of the data used in determining averages was collected from BostonPads' real time database, which contains over 133,600 listings as of November 2016. The rental prices were collected from transactions completed in 2015 and 2016 by the following local offices: NextGen Realty, Jacob Realty, Boardwalk Properties of Allston, Boardwalk Properties of Mission Hill and Douglas Paul Real Estate. It is important to note that the inclusion of both studios and one bedroom units makes numbers appear higher as the price per person is greater when there is only one person in the unit. Some T stops (*) do not report an average price per person as the sampling size of transactions was too small to give an accurate average. Some T stops (~) reflect a higher average due to there being a higher number of studios and one bedroom apartment transactions than multi-bedroom unit transactions. This data is intended to represent a trend in rental prices along the MBTA lines and is not recommended for use when attempting to determine a rental price on an individual unit. We have found that often, trends reflecting higher pricing at certain T stops directly correlate with new areas of new construction, a high number of luxury units, and/or proximity to universities, hospitals, and city centers.

