



# One neighborhood, fourteen villages.

## "The Golden Triangle"



Fronting the Back Bay, this area features some of the highest values in the South End. In addition to brownstones, the housing stock includes some of the South End's most luxurious new developments.

**Quarterly snapshot:**  
**Sales:** 15 closed  
**Highest:** \$1,600,000  
**Lowest:** \$259,000  
**Average:** \$541,600

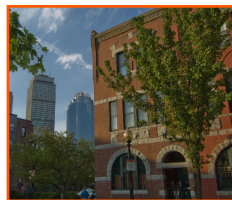
## "Columbus North"



The streets and housing stock in this village closely mimic those in the Back Bay, with several single family homes nestled among converted condominium brownstones.

**Quarterly snapshot:**  
**Sales:** 4 closed  
**Highest:** \$986,015  
**Lowest:** \$455,000  
**Average:** \$650,566

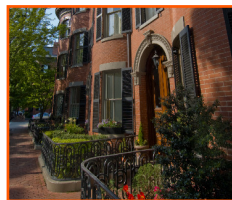
## "Columbus South"



This village is similar to the look and feel of the neighboring streets to the north, yet offers buyers better value for their money.

**Quarterly snapshot:**  
**Sales:** 9 closed  
**Highest:** \$2,450,000  
**Lowest:** \$418,000  
**Average:** \$924,722

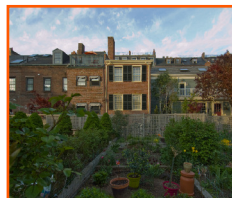
## "South End Central"



The name says it all. This is the heart of the South End, with brick-lined streets and a large collection of quintessential Victorian South End brownstones.

**Quarterly snapshot:**  
**Sales:** 20 closed  
**Highest:** \$1,915,000  
**Lowest:** \$272,500  
**Average:** \$827,550

## "South End South"



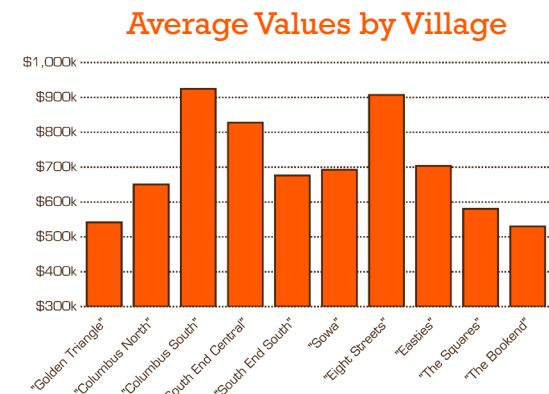
Similar to South End Central, this is a stable area with potential for long-term growth. The housing stock here provides greater value to buyers and more investment opportunities.

**Quarterly snapshot:**  
**Sales:** 19 closed  
**Highest:** \$1,850,000  
**Lowest:** \$325,000  
**Average:** \$676,197



The South End isn't one homogeneous neighborhood – it's a collection of distinct and unique urban villages. That's why our proprietary Intra-market Reporting is different than typical real estate reports.

We look inside each market to uncover the nano-trends that escape broader analysis. Our agents study buyer patterns within the South End and cross-check these trends with quarterly sales data.



## "SoWa"



One of Boston's greatest urban success stories, the lively and eclectic SoWa loft district arose from a sea of under-utilized and vacant warehouse buildings.

**Quarterly snapshot:**  
**Sales:** 7 closed  
**Highest:** \$1,200,000  
**Lowest:** \$300,000  
**Average:** \$692,286

## "Eight Streets"



This village features direct access to the bustle of Tremont Street's Restaurant Row, but on quiet, brick-lined streets. *Boston Magazine* named Waltham Street one of the best streets to live in the state.

**Quarterly snapshot:**  
**Sales:** 22 closed  
**Highest:** \$3,299,000  
**Lowest:** \$329,000  
**Average:** \$906,818

## "Easties"



This area features some of the best values in the South End. In addition to a great place to live, the medical students and staff provide a steady pool of renters to investors.

**Quarterly snapshot:**  
**Sales:** 2 closed  
**Highest:** \$730,000  
**Lowest:** \$677,500  
**Average:** \$703,750

## "The Squares"



This village is home to the South End's most historic parks – Worcester, Blackstone and Franklin Squares. The Penmark is a new luxury development that has helped to redefine this historic area.

**Quarterly snapshot:**  
**Sales:** 9 closed  
**Highest:** \$1,175,000  
**Lowest:** \$325,000  
**Average:** \$580,333

## "The Bookend"



This village stretches along the southwestern edge of Massachusetts Avenue. Handsome brownstones and larger, Victorian-era apartment houses offer investors and buyers some of the best values in the South End.

**Quarterly snapshot:**  
**Sales:** 1 closed  
**Highest:** \$549,000  
**Lowest:** \$549,000  
**Average:** \$549,000



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Castle Square, Villa Victoria, Cathedral and the Boston Medical Center campus do not offer for-sale housing options.



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