

MARKET STATISTICS | MULTIFAMILY

Q4 2024

NORTHEAST
PRIVATE CLIENT GROUP*

MASSACHUSETTS STATE TOTALS



486,567

Inventory



2,193

Absorption



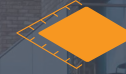
\$1.37B

Sales Volume



4,280

Units Sold



\$322,410

Average Transaction PPU



4.1%

Vacancy Rate



2.2%

Asking Rent Growth/Yr

SUFFOLK

123,344
Inventory Units

659
Quarterly Absorption Units

\$113.4M
Sales Volume

310
Units Sold

\$365,710
Avg Transaction Price/Unit

4.6%
Vacancy Rate

1.3%
Asking Rent Growth/Yr

MIDDLESEX

115,754
Inventory Units

322
Quarterly Absorption Units

\$441M
Sales Volume

1,012
Units Sold

\$435,770
Avg Transaction Price/Unit

4.9%
Vacancy Rate

2.3%
Asking Rent Growth/Yr

NORFOLK

52,707
Inventory Units

435
Quarterly Absorption Units

\$106.4M
Sales Volume

303
Units Sold

\$351,280
Avg Transaction Price/Unit

4.4%
Vacancy Rate

2.5%
Asking Rent Growth/Yr

ESSEX

45,762
Inventory Units

185
Quarterly Absorption Units

\$372.9M
Sales Volume

1,167
Units Sold

\$319,530
Avg Transaction Price/Unit

3.8%
Vacancy Rate

3.4%
Asking Rent Growth/Yr

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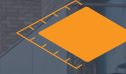
\$1.37B

Sales Volume



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Units Sold



\$322,410

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4.1%

Vacancy Rate



2.2%

Asking Rent Growth/Yr

WESTERN MA*

49,296

Inventory Units

123

Quarterly Absorption Units

\$23M

Sales Volume

248

Units Sold

\$92,742

Avg Transaction Price/Unit

2.4%

Vacancy Rate

2.3%

Asking Rent Growth/Yr

*Berkshire, Franklin, Hampden, Hampshire

WORCESTER

41,646

Inventory Units

189

Quarterly Absorption Units

\$124.3M

Sales Volume

441

Units Sold

\$310,850

Avg Transaction Price/Unit

4.4%

Vacancy Rate

2.2%

Asking Rent Growth/Yr

BRISTOL

33,219

Inventory Units

311

Quarterly Absorption Units

\$78.4M

Sales Volume

267

Units Sold

\$261,436

Avg Transaction Price/Unit

2.9%

Vacancy Rate

5.4%

Asking Rent Growth/Yr

THE CAPE*

27,579

Inventory Units

235

Quarterly Absorption Units

\$119.9M

Sales Volume

548

Units Sold

\$218,796

Avg Transaction Price/Unit

3.4%

Vacancy Rate

2.5%

Asking Rent Growth/Yr

*Plymouth, Barnstable, Dukes, Nantucket