

Boston, MA

Boston is the business and cultural hub of the New England region and has one of the highest concentrations of top-ranked colleges and universities in the country. The metro area is home to a high concentration of computer related companies, biotechnology firms, and defense contractors given the areas excellent research facilities and abundance of top university graduates. The City of Boston houses several mutual fund companies, private and commercial banks, insurance companies, advertising agencies, and publishing companies. It continues to be in demand by real estate investors both nationally and internationally.

Population

Boston/Cambridge/Quincy Metro:
4.6 Million

Source: NPA

Unemployment Rate

Boston/Cambridge/Quincy MSA:	8.3%	▲
United States:	9.7%	▲
Massachusetts:	9.2%	▲

Source: U.S. Department of Labor

Avg. Household Income

Boston:	\$68,804
United States:	\$51,546
Massachusetts:	\$62,365

Source: U.S. Department of Labor

For more information contact:

David L. Cary, MAI, MRICS
Managing Director
Integra Realty Resources - Boston
313 Congress Street, Suite 100
Boston, MA 02210
P: 617-451-9110 Ext 7905
Email: dcary@irr.com

Metro Area Vital Signs

Inventory	155 M SF	↔
Vacancy Rate	14%	↑
Rental Rate Per SF	\$30.00	↓
Annual Absorption	-3.5 M SF	↔
Average Op. Expense/SF	\$9.50	↔
Cap Rate – Class A	7.0%	↔
Cap Rate – Class B	8.5%	↔

Inventory	195 K SF	↑
Vacancy Rate	6.0%	↔
Average Monthly Rent	\$1,600	↑
Annual Absorption	2,000 Units	↑
Operating Expense	37.5%	↔
Cap Rate – Class A	6.0%	↓
Cap Rate – Class B	7.0%	↓

Inventory	36 M SF	↔
Vacancy Rate	6.5%	↔
Avg. Rental Rate Per SF	\$19.50 Net	↔
Annual Absorption	-50 K SF	↔
Average Op. Expense/SF	\$4.50	↔
Cap Rate – Class A	8.0%	↔
Cap Rate – Class B	9.5%	↔

Inventory	62 M SF	↔
Vacancy Rate	21.0%	↔
Rental Rate Per SF	\$5.50	↔
Annual Absorption Rate	-200 K SF	↑
Cap Rate – Class A	8.00%	↔
Cap Rate – Class B	10.00%	↔

Office

Multi-Family

Retail

Industrial