



TRACKING THE REGION'S RENTAL HOUSING MARKET

It is well known that Metro Boston has among the highest housing costs in the nation, with average rents for two-bedroom apartments exceeding \$2,600 per month. Yet there is tremendous variation across and within neighborhoods. Unfortunately, data on advertised rents is hard to obtain, and has historically been available only through commercial subscriptions or by manually combing rental listings. Now, MAPC is developing digital tools to collect and compile rental listings from a variety of online services, to create an ongoing picture of the rental market in the region.

Based on approximately 30,000 rental listings collected in the fall of 2015, this map shows that in large portions of Boston and Cambridge, average two-bedroom rents exceed \$2,800 per month. Pockets of somewhat lower-priced listings can be found in East Boston, Somerville, Roslindale, South Dorchester, Quincy, and the west end of Brighton.

However, even in these areas, many apartments are out of reach for lower-income households, forcing many to look for housing further outside Metro Boston.

MAPC will continue to collect and publish this information, and more importantly, continue to promote production of the housing needed to keep prices from escalating further.