## **Downtown Boston Market Trends, 2011-2015**

	2011	2012	2013	2014	2015	5-Year Trend or Average
Assessed Value of BID Commercial Real Estate (approx. 650 parcels)	\$4.597 Billion	\$4.670 Billion	\$5.066 Billio	\$5.386 Billion	\$6.287 Billion	7.3% Average Annual Increase
Number Of BID Commercial (Non-Residential) Towers/Sites Sold	10	7	8	17	8	10 sales/year
Combined Price Of BID Commercial (Non-Residential) Towers/Sites Sold	\$563 Million	\$698 Million	\$414 Million	\$1.205 Billion	\$962 Million	\$768.4 million sales/year
Vacancy Rate (Office Space, All Classes)	15.9%	11.7%	11.8%	11%	8.7%	1.44% Average Annual Decrease
Average Asking Rent (Office Space, Per Sq. Ft., All Classes)	\$44.48	\$45.41	\$48.26	\$52.09	\$56.02	5.18% Average Annual Increase
Average Daily Rate For Downtown Area Hotel Rooms	\$216	\$234	\$239	\$262	\$275	\$242.5
Average Occupancy Rate For Downtown Area Hotel Rooms	79.5%	79.5%	81.8%	83.1%	83.48%	81.48%
New Market-Rate Residential Units Added In BID Area	44	16	716	260	458	299 New Units/ Year

## SOURCES:

Assessed Value: City of Boston Assessing Department (numbers are for corresponding fiscal years)
Office Tower/Development Site Sales: Banker & Tradesman, Boston Business Journal, Suffolk Co. Registry of Deeds
Vacancy Rate/Average Asking Rent: JLL Office Statistics: Downtown Boston, Q4 2011-15
Average Daily Rate/Occupancy Rates: Boston Redevelopment Authority "Hotels In Boston Powerpoint" 9.23.14; BRA
correspondence; Pinnacle Advisory Group. All 2011-2013 ADR are in 2013 dollars.
Market-Rate Residential Units: Boston Redevelopment Authority, BID Research