

Pilot Block

The Pilot Block claims to be the oldest neighborhood association in the South End. While we can't outright verify the veracity of that claim, we do know that the Pilot Block area is an underrated gem when it comes to high end properties in the broader neighborhood. Representing nearly 22 percent of the South End's \$2M+ sales by count and close to 25% of the \$2M+ sales by volume in 2018, the Pilot Block proves to be the South End's densest sub-neighborhood for high dollar transactions. Moreover, it had the largest concentration of \$4M+ sales in 2018 with six such properties trading hands.

The Pilot Block's strategic location is idyllic for those who covet equal access to the Back Bay's commercial offerings as well as the South End's more eclectic culture and boutiques. Three parallel streets within the Pilot Block control the majority of the housing inventory in this sub-



Top sale (\$/SF) for 2018 = \$1,415 @ 166 W. Brookline St, #2

neighborhood. West Canton, West Brookline and Pembroke Streets all command premium pricing for real estate sales. A particularly enticing row of houses on West Canton Street backs up to a "secret garden" known as Montgomery Park. Unfortunately, that stretch

of homes fails to deliver direct access parking for its residents. The opposing side of West Canton shares an alley with West Brookline Street giving that side of the street some extreme value as well. Similarly desirous is the block of Warren Avenue between

Dartmouth and West Canton Street which harbors Hayes Park. Hayes Park was created in 1970. It had previously served as the site of a church (and home to several congregations) from 1865-1966. When the vacant church building burned down in 1968, the

neighbors in the area advocated for and built a public park. In 1987, the neighbors formed a partnership between themselves ("The Friends of Hayes Park") and the Boston Redevelopment Authority to resurrect the space. It later won landscape design awards and has since won over

many hearts throughout the Pilot Block and surrounding areas. Events are held throughout the year in the park including May Day in the Park, Mother's Day Spring Cleanup, Fall Fest, Caroling in the Park and the Annual Fundraiser for the park (held off site).



Top sale \$ for 2018 = \$4.73M @ 174 W. Canton St

Total market volume



\$69,824,517

Transactions \$2M+



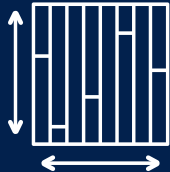
21

Transactions \$4M+



6

Average \$/SF



\$1,177.52

Median Days on Market



76

Top sale \$

\$5,300,000

Top sale (\$/SF)

\$1,415.00