

South End, Boston

Homebuyer Guide



WHAT TO KNOW BEFORE BUYING YOUR HOME IN THE SOUTH END,
BOSTON MA

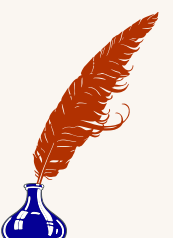
Why consider the South End?

BOSTON'S SOUTH END IS KNOWN AS THE LARGEST VICTORIAN RESIDENTIAL DISTRICT IN THE UNITED STATES. IT STANDS OUT AS A VERY RESIDENTIAL AREA OF BOSTON, WHERE YOU CAN FIND BEAUTIFUL BROWNSTONES, NEWER MANAGED CONDO BUILDINGS, AND ARTSY LOFTS.

BELOW ARE SOME MORE DETAILS TO KNOW IF YOU'RE CONSIDERING MOVING TO THE SOUTH END:



1. **TYPE OF HOMES:** THE SOUTH END IS PRIMARILY COMPOSED OF CONDOS, WITH 47.3% BEING ONE BED/STUDIO, 36.8% BEING 2 BEDS, AND 15.9% BEING 3+ BEDS.
2. **EXTREMELY WALKABLE:** ABOUT 30% OF RESIDENTS WALK TO WORK, AS THE SOUTH END IS VERY CLOSE TO BACK BAY, FENWAY, AND DOWNTOWN.
3. **MBTA ACCESS:** BACK BAY STATION FEATURES THE ORANGE LINE T, AMTRAK, & COMMUTER RAIL. MASS AVE, TUFTS MEDICAL CENTER, COPLEY, AND THE PRU T STOPS ARE ALSO VERY CLOSE FOR ACCESS TO ORANGE & GREEN LINES.
4. **DINING HUB:** THE SOUTH END BOASTS SOME OF THE BEST DINING IN BOSTON, WITH AN EXCEPTIONAL MIX OF ACCLAIMED RESTAURANTS, NEIGHBORHOOD FAVORITES, CAFES, AND BARS.
5. **HISTORICAL ELEMENTS:** THE SOUTH END'S HISTORIC LANDMARK DISTRICT DESIGNATION HELPS PROTECT ITS ICONIC BROWNSTONES AND ARCHITECTURAL CHARACTER, PRESERVING ITS UNIQUE APPEAL FOR GENERATIONS TO COME. BUYERS SHOULD BE AWARE THAT EXTERIOR RENOVATIONS MAY REQUIRE APPROVAL FROM THE SOUTH END LANDMARK DISTRICT COMMISSION.



More to do in the South End:

1. VISIT ONE OF ITS 30 PARKS! THE SOUTH END BRINGS GREENERY TO THE CITY AND ITS PARKS MAKE A GREAT PLACE TO READ A BOOK, TO BRING YOUR KIDS, PLAY SOME BASKETBALL OR TENNIS, OR JUST HANG OUT.
2. VISIT SOWA BOSTON. SOWA IS HOME TO 200+ ART STUDIOS, GALLERIES, AND BOUTIQUES, AND HAS OPEN AIR AND VINTAGE MARKETS YEAR ROUND. FIND YOUR ANTIQUES AND LOCAL ART HERE!
3. SEE WORLD-CLASS PERFORMANCES AT THE BOSTON BALLET, LIKE THE NUTCRACKER AND SWAN LAKE.
4. IMMERSE YOURSELF IN JAZZ MUSIC AT THE BEEHIVE.
5. GRAB LOCAL PRODUCE FROM SIENA FARMS OR CREATE A BEAUTIFUL CHARCUTERIE BOARD FROM THE GOODIES AT FORMAGGIO KITCHEN.
6. BOOK A WORKOUT CLASS AT THE HANDLE BAR, SOLIDCORE, COREPOWER YOGA, DOWN UNDER YOGA, ENDURANCE PILATES, AND MORE.
7. ENJOY THE SOUTH END SEASONAL STROLLS TO GET TO KNOW LOCAL BUSINESSES AND RESTAURANTS.



THE HOMEBUYING PROCESS *in Massachusetts*



A step-by-step overview of the homebuying process
so you know what to expect at every stage.



Things to Keep in Mind



The timeline can vary, but most purchases take 30–60 days from offer to close.



Lean on your agent, lender, and attorney—they're here to guide you every step of the way.



Be prepared for closing costs, which typically range from 2–5% of the purchase price.



In Massachusetts, an attorney is required for most real estate transactions.



Your journey to homeownership starts with the right guidance.
We're here to help every step of the way.


REC PARTNERS
— REAL ESTATE —



Work with a neighbor who gets it.



EMILY MASTROIANNI
REAL ESTATE AGENT



RYAN MASTROIANNI
REAL ESTATE AGENT

EMILY CALLS THE SOUTH END HOME, AND HAS BEEN LIVING HERE FOR THE PAST 2 YEARS, AFTER MOVING FROM THE NORTH END, AND RYAN LIVES IN THE SEAPORT. THEY ARE ALWAYS UP TO DATE ON ACTIVE LISTINGS AND SALES IN THE SOUTH END, ENSURING YOU UNDERSTAND THE COMPS AND KNOW HOW TO LIST YOUR HOME, OR TO BUY YOUR NEW SOUTH END CONDO, AT THE RIGHT PRICE.





save this guide for later

contact me at:

emily@recpartners.com

508.567.2842
