

2026 Boston Rent Guide

Greater Boston Neighborhood-by-Neighborhood Rent Data

Average Rents by Neighborhood (2026)

Neighborhood | Studio/1BR | 2BR | 3BR+

Back Bay / Beacon Hill \$2,800 | \$3,800 | \$4,800+

South End \$2,600 | \$3,600 | \$4,500+

Cambridge \$2,500 | \$3,400 | \$4,200+

South Boston \$2,400 | \$3,200 | \$4,000+

Jamaica Plain \$2,000 | \$2,700 | \$3,400+

Somerville \$2,100 | \$2,800 | \$3,500+

Allston / Brighton \$1,900 | \$2,500 | \$3,200+

East Boston \$1,800 | \$2,400 | \$3,000+

Dorchester \$1,700 | \$2,300 | \$2,900+

Brookline \$2,300 | \$3,100 | \$3,900+

Newton \$2,200 | \$3,000 | \$3,800+

Quincy \$1,700 | \$2,200 | \$2,800+

Malden / Medford \$1,800 | \$2,300 | \$2,900+

Salary Required to Afford Each Neighborhood (28% Rule)

Based on spending no more than 28% of gross income on rent:

Back Bay / South End: \$2,800/mo avg 1BR → \$120,000+/year required

Cambridge / Brookline: \$2,500/mo avg 1BR → \$107,000+/year required

South Boston: \$2,400/mo avg 1BR → \$103,000+/year required

Jamaica Plain / Somerville: \$2,100/mo avg 1BR → \$90,000+/year required

Allston / Brighton: \$1,900/mo avg 1BR → \$81,000+/year required

East Boston / Dorchester: \$1,800/mo avg 1BR → \$77,000+/year required

Quincy / Malden / Medford: \$1,700/mo avg 1BR → \$73,000+/year required

Move-In Cost Estimates

Massachusetts requires first month + last month + security deposit (max 1 month) at lease signing:

\$1,800/mo rent: \$1,800 first + \$1,800 last + \$1,800 deposit = \$5,400

\$2,400/mo rent: \$2,400 first + \$2,400 last + \$2,400 deposit = \$7,200

\$3,000/mo rent: \$3,000 first + \$3,000 last + \$3,000 deposit = \$9,000

5 Tips for Renting in Boston in 2026

1. Start your search 60-75 days before your target move-in date — Boston's market moves fast.
2. Have first month, last month, and security deposit liquid before viewing apartments.
3. Be prepared to apply the same day you find a unit you want — good units go in 24-48 hours.
4. September 1st is Boston's peak move day — avoid it if possible or secure your unit by June.
5. Use the Homzora Boston Rent Affordability Calculator to confirm your budget before searching.

Free tools at homzorealty.com: Rent Affordability Calculator · Neighborhood Finder · Rent vs Buy Calculator

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