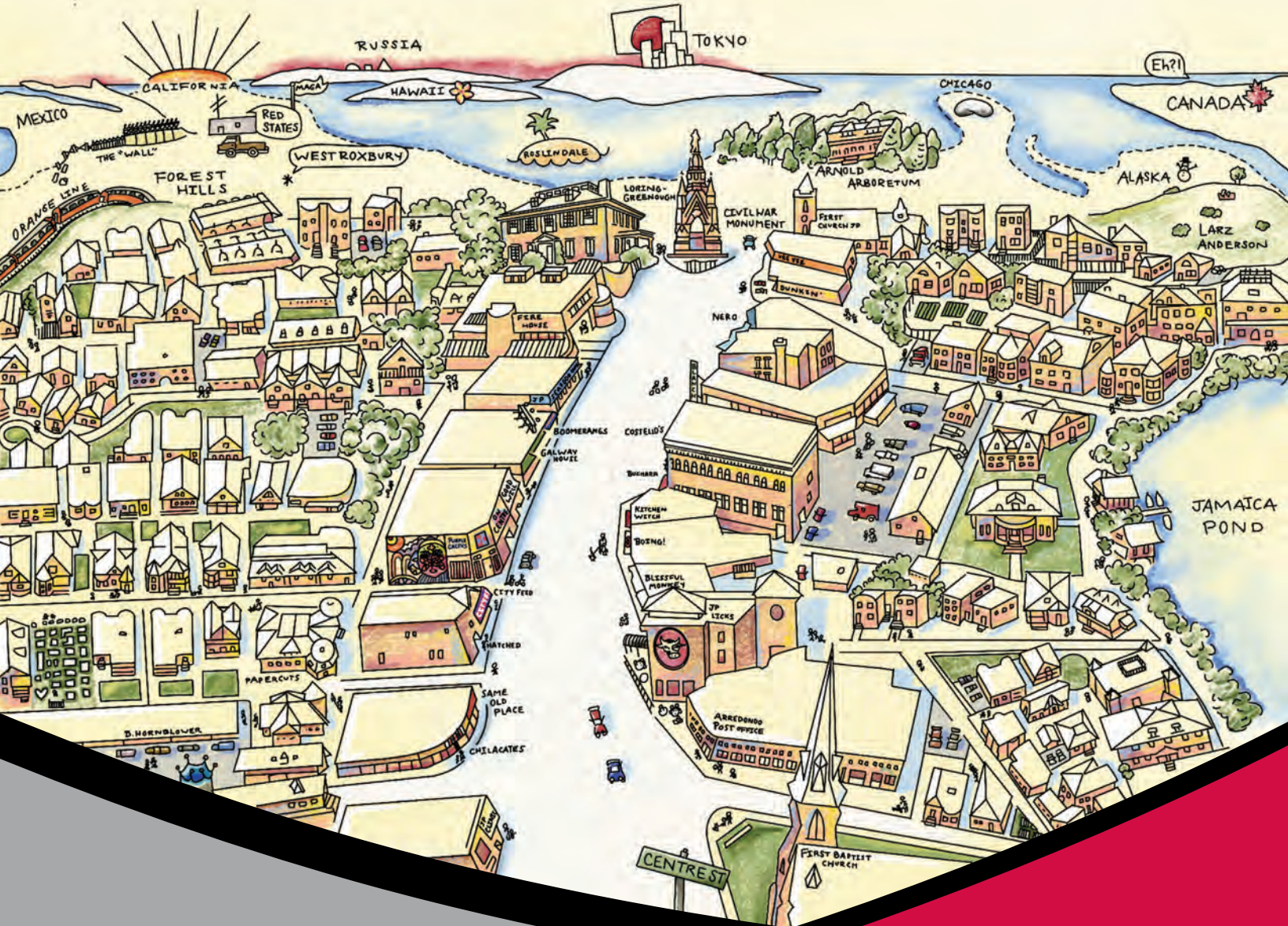


# JAMAICA PLAIN VIEW OF THE WORLD



## JAMAICA PLAIN STAKEHOLDERS' REPORT

SPRING 2020





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BOSTON REAL ESTATE

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# REAL ESTATE MARKETS TO WATCH IN 2020

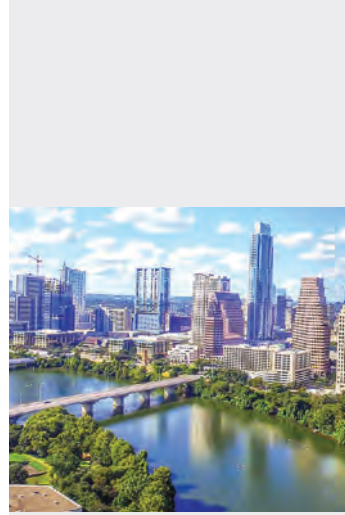
## BOSTON RANKED AS ONE OF TOP 10 MARKETS

A joint undertaking by PricewaterhouseCoopers (PwC) and the Urban Land Institute, “Emerging Trends in Real Estate” survey is a highly regarded and widely read forecast report that provides a real estate outlook for key markets throughout the United States and Canada. The top 10 markets profiled in its 2019 issue are a mix of large and mid-sized metro areas in what the report refers to as Smile States — East and West Coast, linked by a few Sun Belt locations. Boston ranked at an impressive #5. The city’s increasing population, vibrancy, and critical mass generate considerable energy in the local real estate market.



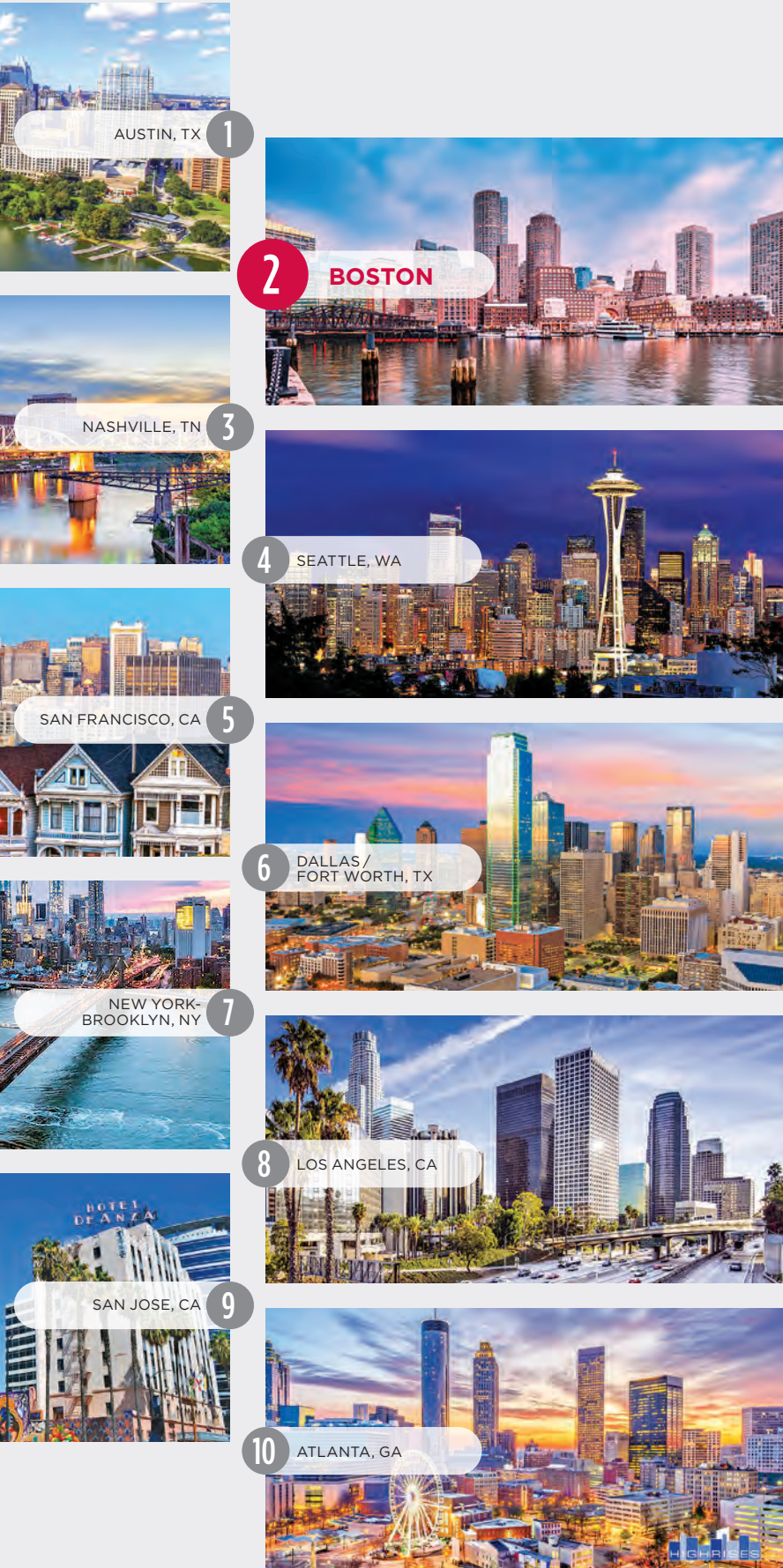
\*This ordinal ranking employs the average of the scores awarded by all “Emerging Trends” survey participants.

The top 10 markets have also shown to consistently attract investor capital. Collectively, they account for 25.8% of the total property transaction volume between 2016 and 2018, and during the first half of 2019, they kept pace, with 26% of aggregate investment.





## Local Market Perspective: Investor Demand\*



\*Ratings reflect perspective of local market participants

Boston, a comparatively small metro market with a population of 4.9 million, punches above its weight in terms of economic performance and real estate vitality. The survey ranked Boston at a solid sixth place in real gross domestic product (GDP) per capita. Investors have taken notice and their investment has helped Boston account for 2.9% of all U.S. transaction volume over the past three years, and 3.1% in 2019.

Boston also enjoys a number of strong structural advantages, including its outstanding educational institutions which act as a talent magnet, and a powerful tech industry which accounts for 10% of the city's job base. Boston may be expensive and weighed down by congestion issues, but none of that is expected to slow down future investment, the report concluded. The city earned the second-highest score for investor demand expectations.

Source: "Emerging Trends in Real Estate 2020" Survey by PricewaterhouseCoopers (PwC) and the Urban Land Institute



# A DECADE OF INTERIOR DECOR

## AND WHERE TO FROM HERE

Instagram, Pinterest, Warby Parker, and We Work all launched in 2010, and Airbnb and Wayfair took off around that time. HGTV and Fixer Upper happened. Over the past decade, people have had access to more readily available information on what's trendy than ever before. It's no surprise then, that in the past ten years we've managed to swing from one extreme of the interior design spectrum, to the other.

The early 2010s were heavily influenced by post-recession belt-tightening. People developed a more-with-less sensibility evident in off-the-shelf finishes and fixtures, safe colors and shapes, minimalist silhouettes, Ikea hacks, simple DIY projects, and vintage shopping trips. The mid-2010s saw a softening of design. Trends became bigger and more viral as Instagram and Pinterest grew and further popularized the picture-perfect interior. "It" colors (millennial pink) and plants (fiddle-leaf fig, the monstera) flooded social media. The late 2010s saw bolder colors, dazzling patterns, tactile materials, and adventurous silhouettes for an overall warmer, more soulful design. Below we've pulled a few of the most notable trends from the past decade, as well as several we can look forward to in the upcoming Roaring Twenties:

### A DECADE IN REVIEW: 2010-2020

#### MINIMALIST AESTHETIC AND SCANDINAVIAN DESIGN.

This style featured aspirational spartan interiors with clean lines, natural wood, black, white, and gray color schemes, comfortable, practical forms, and cozy, warm sheepskin and knits. Bold, graphic patterns like chevron on curtains, pillows, and rugs made a statement and amped up interiors

for the budget-conscious shopper. Modern minimalism was all about purging the excess and living simply, and modern homes were sparse, clutter-free, and pared down.

**COOL COLORS AND WARM ACCENTS.** This decade was painted in predominantly cool shades of gray and blue. White-on-white kitchens with pale cabinets, stainless steel appliances, and light stone countertops and backsplashes were all the rage. Brass, bronze, and other warm metallics — utilitarian but luxe-looking materials — made for a subtle pop of color to help warm up and balance the otherwise cool tones.

**MID-CENTURY MODERN CALLBACKS.** Mad Men and The Marvelous Mrs. Maisel brought tapered legs, acorn finishes, and the







Eero Saarinen's Tulip style dining table front and center, and Ray and Charles Eames were reborn as a household name. Layered with clean, contemporary pieces and updated with beautiful, luxe fabrics, mid century furniture integrated easily into modern design.

► **ECLECTICISM AND FARMHOUSE CHIC.** As design became more and more expressive toward the end of the decade, modern minimalism gave way to a range of eclectic, custom-made elements. There was a rise in handmade and bespoke goods around the world, most readily evident in the success of digital marketplaces such as Etsy. Word art, mason jars, Edison bulbs, and subway tiles were everywhere. Real estate and renovation shows like Fixer Upper popularized the modern farmhouse aesthetic featuring shiplap walls, industrial fixtures, rustic, antique furniture, and lots of gray, white, and black.

## WHAT TO LOOK FOR: 2020 AND BEYOND.

**ENVIRONMENTALISM.** While trends will come and go over the following decade, environmentalism as a movement is likely to influence a number of them. We paid witness to the fires in the Amazon in 2019, and we began the new decade with Australia burning. The Midwest flooded, and the United Nations warned about unprecedented declines in biodiversity. The design world has been and will keep responding by working with bio materials, finding alternatives to plastic, designing for longevity, and creating products from waste.



► **WARMING UP THE COLOR PALETTE.** After years of cool shades and warm accents, we're finally seeing a flip. More and more people are looking for anything-but-white in the kitchen, and while white cabinets are still popular with remodelers, alternatives such as soft, light grays and blues, dark greens, and tasteful wood tones are gaining ground. Black stone or colored marble will add interest to countertops and backsplashes throughout the home. We can expect to see burnt orange paired with tonal shades of terracotta and earthy pinks. Neutrals overall will warm up into borderline warm taupe and gray-brown. Silver accents will battle the familiar bronze and brass to contrast with the warmer-toned colors coming back.

**THE '80S ARE BACK.** The past decade went from minimalism to maximalism, pulling from postmodernism, historicism, and plurality all represented through hand-worn finishes, natural and artificial materials, and global references. Shapes will keep getting rounder and more exaggerated, bringing to mind '80s silhouettes with chunky, curved, geometric furniture designs, and colors will keep getting bolder, very much in line with the Memphis design aesthetic.

► **EMPHASIS ON THE BATHROOM.** You may see additional seating in the most unexpected room in the home. As bathrooms become more spa-like, benches, stools, and window seats are becoming more common, as well. They can be a spot to perch during your nighttime skincare routine, or a catch-all by the bath for towels, candles, books, and face masks. In line with the spa-like aesthetic, double floating vanities will free up floor space, creating an illusion of size in a room with otherwise minimal square footage.



Sources: Lonny, MyDomaine, Elle Decor, Curbed, Insider, Kaitlin Madden





# MEET A JAMAICA PLAIN COUPLE

## DEBRA AND DOUGLASS WILLIAMS

In a world of online dating, Debra and Douglass Williams feel lucky to have a meet cute story straight out of a rom-com. The two first bumped into each other on the dancefloor of Middlesex lounge in June 2008. He is the son of a Syrian Lebanese mother and an African-American father raised in Atlantic City. He's a survivor of Crohn's disease, and one of Boston's only black male chefs working in fine dining. She grew up Jewish in Nova Scotia, where her mother was the first woman to be appointed lieutenant governor, and she works in advertising. They started chatting, he told her he was a cook at Radius — one of the best and most expensive restaurants in the city at the time — and she told him she'd love an occasion to visit. They parted ways without exchanging any contact information. When Debra called Radius the next day asking for reservations for the night Doug had said he'd be working, he wasted no time and copied her number down from the reservation book, calling to let her know how excited he was to see her again.

"I went in with a friend of mine who's from Mexico," Debra said. "She and I share a lot of traits like big, curly hair and olive skin. And when we went in to dinner, Doug sent out eight courses, wine pairings, the whole nine yards. He kept sending out different servers for each course, and they all told him they didn't know which one was me, since we both have big, dark, curly hair!" So Douglass came out at the end of dinner, they chatted, and went on their first date the very next week. "It just took some courage from me to go to the restaurant that night," she said. "And for him to take my number and call."

A lot has changed in the couple's lives since that fateful meeting. Until a few years ago, they lived in as "in-between neighborhood," as Debra put it, in a 300-square-foot '80s style micro-apartment in a building located somewhere between Back Bay, South End, and Symphony. They loved their life there, that they could go out their door and walk everywhere. But they were ready to grow their family and more space became a necessity. "We just wanted a warm place that felt like home and where we could see ourselves raising family," Debra said. Anxious to remain within city limits and find an affordable neighborhood with all the conveniences and amenities they were used to, they turned their sights to Jamaica Plain. They moved into their current home in January 2016, the same year Douglass opened his own restaurant, MIDA — "Mi da" meaning "he gives me" in Italian — and Debra gave birth to their twin sons, Lev and Raffa.

"We were lucky to have some good timing," Douglass said. The developer who converted their building, Liam Lydon, produced "very sensible but also very special work," Douglass







said. "He built it back up, but kept the original character." Lydon gutted the interior, but retained and restored authentic details such as elements of the main entryway, including the staircase and beautiful stained glass window. Now, Debra and Douglass live a few minutes drive away from downtown Boston, and a few blocks away from the Arnold Arboretum and Jamaica Pond. "It's such a breath of fresh air to be able to walk three minutes and be in this gorgeous setting where the kids can run around," Debra said.

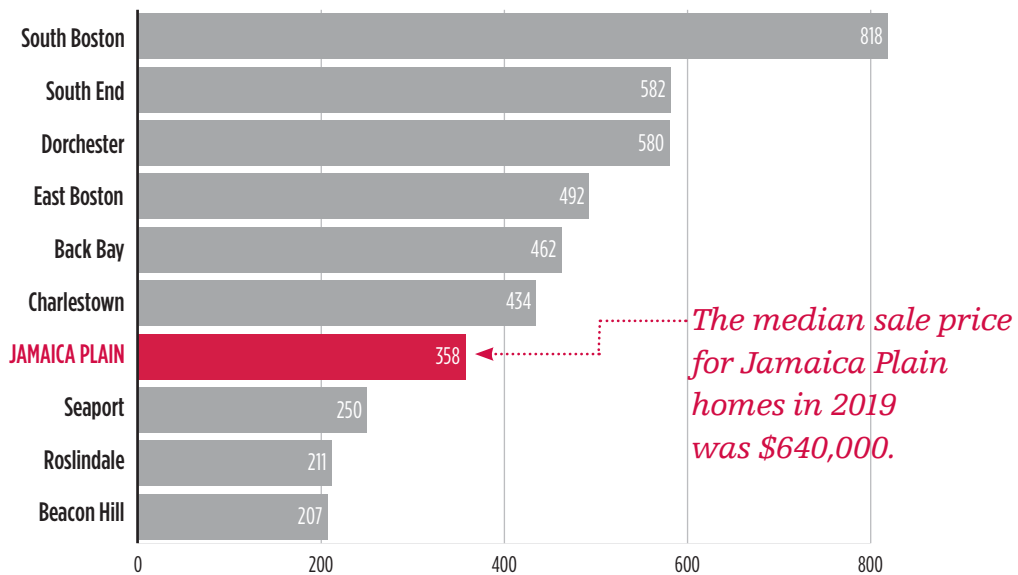
The family also loves to support their local businesses. They're frequent visitors at the Juicygreens juice shop and cafe across the street from them, and Douglass uses Exodus Bagels on Washington Street for brunch at MIDA. Lev and Raffa get their hair cut at Fresh Hair, see a doctor within walking distance of their home, play at the Brewer/Burroughs Tot Lot, and go to music class at the Blissful Monkey Yoga Studio. Douglass also supports a number of local organizations in an effort to give back to his community. Those include the Steppingstone Foundation, which develops and implements programs that prepare underserved schoolchildren for educational opportunities, and Fresh Truck founded by entrepreneur Josh Trautwein that provides fresh produce to Boston's food deserts with an old school bus outfitted as a grocery store.

There is a real sense of community in Jamaica Plain that the family loves. "The other day, I was taking the kids to the playground," Debra said. "And I realized once I got there that I'd lost my hat. As I was walking home, I saw my hat attached to the fence. Someone had picked it up, anticipating I'd be back for it! I love this neighborhood, people care!"

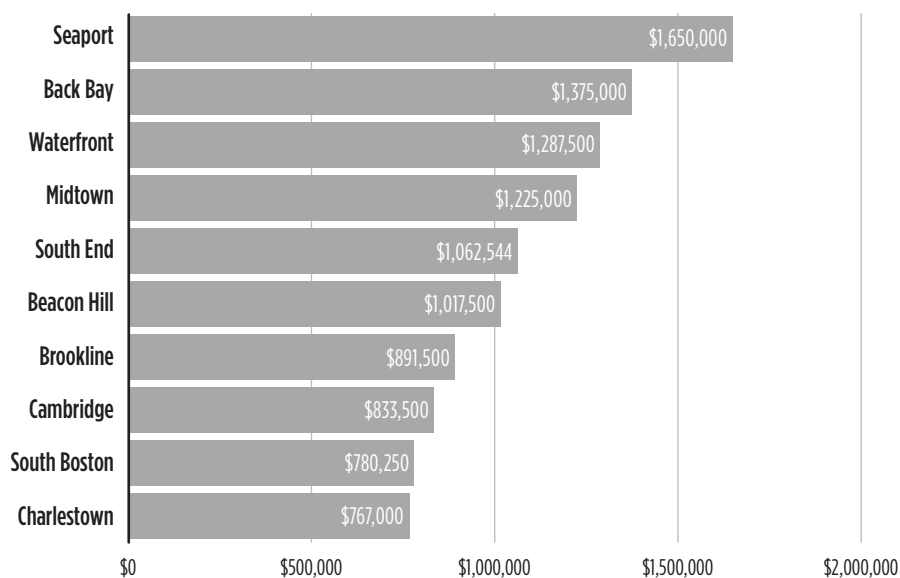


# METRO BOSTON'S TOP 10 NEIGHBORHOODS IN 2019\*

Top 10 Neighborhoods by Number of Sales



Top 10 Neighborhoods by Median Sales Price



\*Note: Calculations based off of condominiums, co-ops, single, and multi family home number of sales and median sale prices.

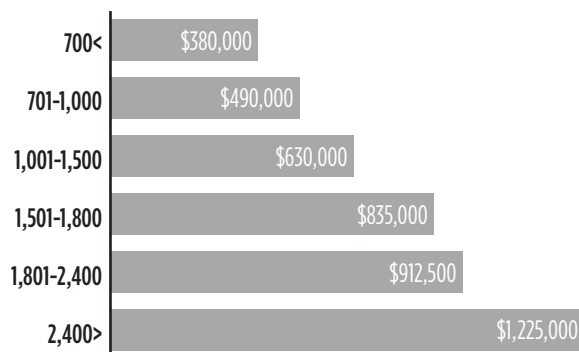
Source: LINK Boston



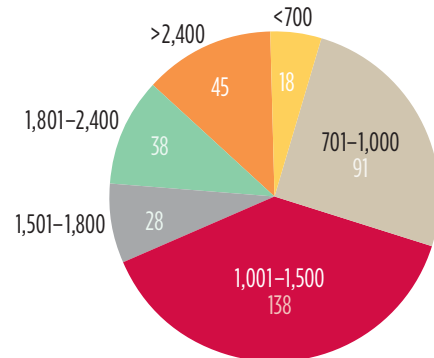


# FOCUS ON JAMAICA PLAIN IN 2019

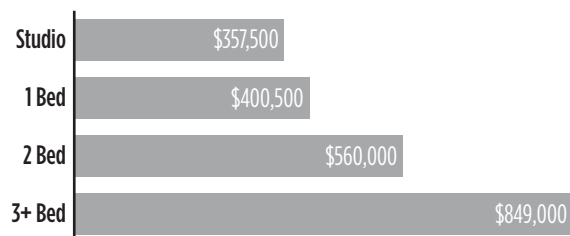
Jamaica Plain Median Selling Price by Square Footage



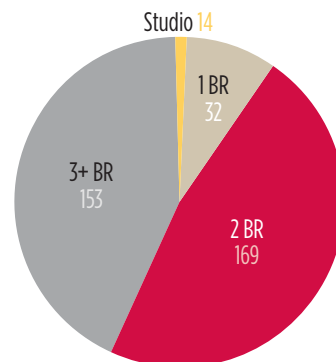
Jamaica Plain Sales by Square Footage



Jamaica Plain Median Selling Price by Number of Bedrooms



Jamaica Plain Number of Sales by  
Number of Bedrooms, 2018



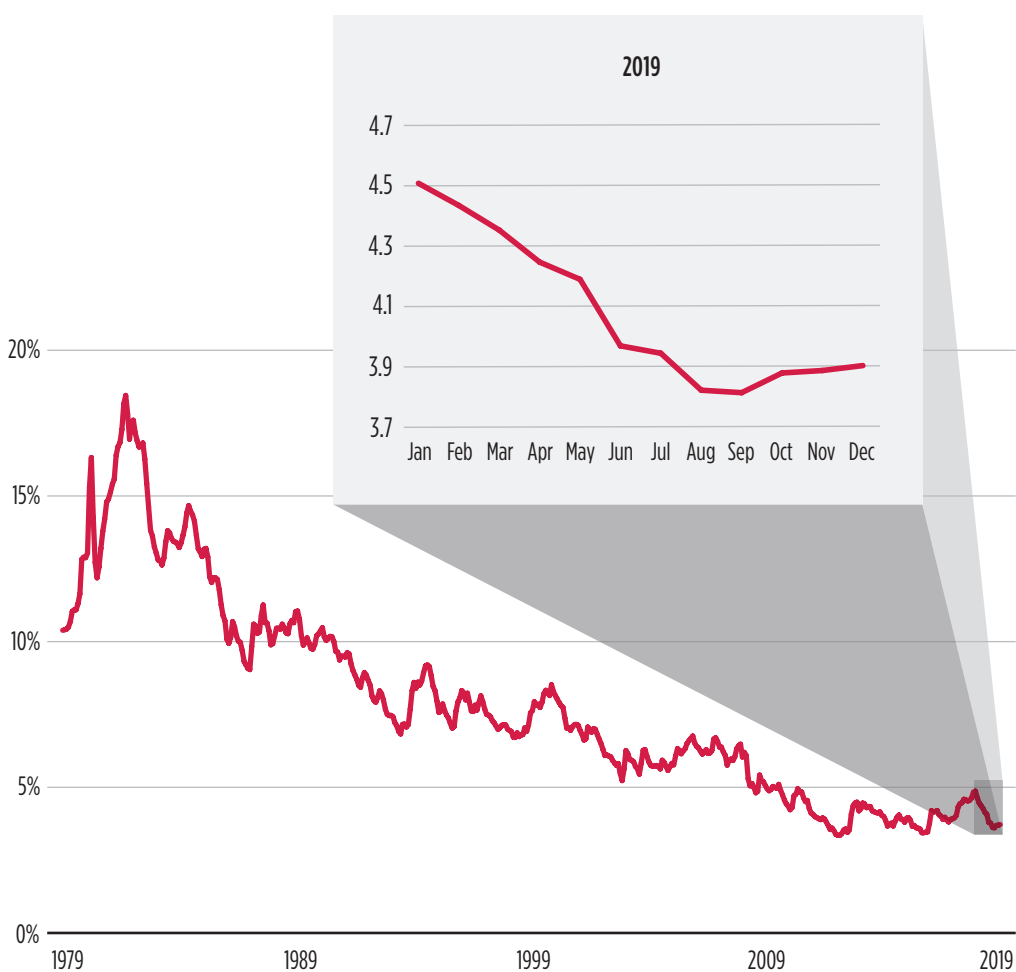


# 30-YEAR FIXED RATE MORTGAGE RATES

## OVER THE PAST FOUR DECADES

The Federal Reserve left interest rates relatively unchanged in December, 2019 and noted its intention to keep them as-is throughout 2020. The average interest rate for a 30-year, fixed-rate mortgage was 3.72% on January 2, and economists predict it will stabilize at about 3.8% over the coming year. The housing market is expected to be increasingly healthy — meaning home prices will continue to rise, but at a moderate pace — meaning homebuyers are less likely to face affordability issues, and there will be a better balance between supply and demand for housing than in previous years.

30-Year Fixed-Rate Mortgages 1979 to 2019





## 20 MOST EXPENSIVE JAMAICA PLAIN SALES FOR 2019

### SINGLE FAMILY HOMES

	ADDRESS	SALE PRICE	PRICE/SF
1	35-37 Pond Circle	\$2,375,000	\$378
2	7 Louders Lane	\$2,000,000	\$254
3	26 Billings Lane	\$1,925,000	\$586
4	5 Agassiz Park	\$1,825,000	\$467
5	81 Westchester Road	\$1,750,000	\$1,102
6	35 Saint John Street	\$1,720,000	\$608
7	202 Moss Hill Road	\$1,665,000	\$503
8	90 Allandale Street	\$1,560,000	\$321
9	79 Peter Parley Road	\$1,550,000	\$554
10	56 Lochstead Avenue	\$1,490,000	\$430

The median sale price among the 10 most expensive  
Jamaica Plain single-family homes for 2019: **\$1,735,000**

### CONDOMINIUMS

	ADDRESS	SALE PRICE	PRICE/SF
1	54 Burroughs Street #CH	\$2,100,000	\$439
2	63-65 McBride Street #65	\$1,240,000	\$626
3	53 Robeson Street #53	\$1,225,000	\$603
4	30 Chestnut Square #30	\$1,210,000	\$648
5	89 Jamaica Street #2	\$1,200,000	\$528
6	21 Sedgwick Street #21	\$1,190,000	\$434
7	66 Rockview Street #66	\$1,185,000	\$616
8	66-68 Rockview Street #66	\$1,185,000	\$662
9	72 Robinwood Avenue #3	\$1,180,000	\$514
10	65-67 Patten Street #2	\$1,100,000	\$467

The median sale price among the 10 most expensive  
Jamaica Plain condominiums for 2019: **\$1,195,000**





# MEET THE REAL ESTATE ECONOMISTS OF CHOICE

The Steven Cohen Team provides expert insight, guidance and representation for discerning residential property buyers and sellers in Boston's Jamaica Plain and adjacent neighborhoods. Our unmatched experience in the local real estate market, long-term approach to customer service, and coordinated teamwork make us an industry leader in Jamaica Plain and beyond.

Now, more than ever, you need a real estate professional with skill and experience.

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## LISTING AGENT & TEAM LEADER



Steven Cohen

## LISTING AGENT



Zach Jay

## BUYER SPECIALISTS



Barrie Stavis

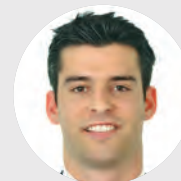


Nicole Spencer



Kate Wood

## RENTAL SPECIALISTS



Josh Leibowitz



Michael O'Driscoll

## OPERATIONS MANAGER



Tim McCarthy

## TRANSACTION COORDINATOR



Margaret Marder

## ADMINISTRATIVE SUPPORT



Natasha Nelson

## MARKETING & COMMUNICATION



Bruce Withey



Anastasia Yefremova



Ronnie Lee



## WHAT OUR CLIENTS SAY ABOUT US

"Incredibly *helpful*, *knowledgeable*, *friendly* and *efficient*..."

"Always *prompt*, had our interests in mind in all situations..."

"Kept me informed, calm, and *stress-free*..."

"They were available to me whenever I needed them and *highly responsive*..."

"Really *customer-centric* approach..."

"I would *highly recommend* them to anyone who is looking to buy or sell a home..."

"The team approach *kept us involved* in every step..."

"A *brilliant*, efficient experience..."

## THE STEVEN COHEN TEAM IN 2019

### A YEAR IN REVIEW

**#1 among Keller Williams** associates in the **Boston-Metro** market center

**#2 among Keller Williams** associates in the **New England**

**#28 among 160,000+ Keller Williams Realty** associates across **the country**

**\$175+ million in sales volume** in 2019

**#5 Team by Transaction Volume in Massachusetts**, as advertised in the *Wall Street Journal* and *America's Best Real Estate Agents*

**#205 Team by Transaction Volume in the U.S.** in The Thousand, as advertised in the *Wall Street Journal* and *America's Best Real Estate Agents*



# NOTABLE STEVEN COHEN TEAM JAMAICA PLAIN SALE

## 30 CHESTNUT SQUARE #30

This beautiful 3 bedroom/2.5 bath townhouse was built from the ground up in 2015 and features gorgeous fixtures and finishes, as well as a 2-car garage. Enter a wide open living /dining room with gleaming hickory floors. The designer kitchen offers custom cabinetry, Carrera countertops, stainless steel appliances, and a lovely informal dining area. A huge walk-in pantry and half bath complete this level. Upstairs are two bedrooms and a den, including a master with a large walk-in closet and an en suite marble bath with double sinks, soaking tub, and separate shower. The lower level includes a rec room, laundry, and direct access to the garage. Great storage throughout.

**SALE PRICE:** \$1,210,000

**BEDROOMS:** 3

**BATHROOMS:** 2.5

**SIZE:** 1,866 sq. ft.

**PARKING:** 2 Attached Garage, 1 Paved Driveway

**BUILT:** 2015









# MEET A JAMAICA PLAIN LANDMARK

## THE ADAMS-NERVINE ASYLUM WOMEN'S RESIDENCE

Overlooking the extensive grounds of the Arnold Arboretum to the east and south is the commodious Adams House. Located on Jamaica Plain's Centre Street, the grand structure was part of a residential estate converted to institutional use in 1880 as the Adams-Nervine Asylum. The asylum complex was composed of three major structures and four other buildings, all dating from the 19th century. The first and oldest was the J. Gardiner Weld House built c. 1875 in the French Mansard style. It was purchased by Seth Adams with money acquired from his South Boston sugar refinery. Upon his death, his estate bequeathed \$600,000 for the establishment of a curative institution

for the benefit of indigent, debilitated, and nervous people; inhabitants of the State who were not considered insane.

The state-of-the-art asylum reflected two main aspects of 19th century medical theory. It incorporated the theories of Philadelphia psychiatrist Tomas Kirkbridge, who developed the "moral treatment" system for patients with nervous disorders and advocated for small hospitals reflecting aspects of normal community living such as home-style atmosphere, non-isolation, and dignity of patients. The asylum also reflected the "villa style" or "village plan" institution, which incorporated small residences with a central, restaurant-style dining room, shops and covational buildings. Both theories

stressed the importance of patient individuality and freedom of movement, and required the physical plant to permit the same. The Adams House, built in 1880 to serve the female patients, represented all of this.

The trustees of Adams' estate initiated an architectural competition to design and convert the buildings necessary for the asylum complex. The winner for the Adams House was J. Pickering Putnam, a Boston architect who had an active residential practice in Back Bay, having designed both Hadden Hall and the Hotel Charlesgate. Seth Adams' stipulation was that the structure "be plain, substantial, and simple" with "great attention







paid to convenience, comfort, good-sized rooms, and good air." Putnam was a Harvard graduate trained at the Ecole des Beaux Arts and Berlin's Royal Academy of Architecture, and effectively disguised the monumental scale of the Adams House with customary Queen Anne style elements.

The basic T-plan of the two-story building was deemphasized by porches, verandas, large roof dormers, ornamental screens, an asymmetrical fenestration pattern, constantly changing surface materials, and irregular massing and roof profiles. Broad steps lead to the stone porch with Romanesque detailing covering the recessed entry. There was fish scale shingling on the gable ends, sunburst carvings in dormer pediments, screens, ornate brick chimneys, and bracketed cornices. Elaborate single-story open frame porches counterbalanced each other on the sides, each distinguished by lattice filled lower aprons, a chinoiserie balustrade with cut and turned posts, and brackets. The main floor was set on a high basement and both levels were faced with polychromatic rough-hewn stonework with brick voussoirs emphasizing corners and window openings.



A Boston Globe article described the Adams House as "a great quaint Queen Anne structure, made up partly of wood and partly of pudding stone, phenomenally gifted with gables, and breaking out all over with balconies. There is at least a balcony a piece for every patient. Balconies of all conceivable shapes and sizes - in short, such a varied assortment of these delightful architectural excrescences as is bound to suit the most fastidious....Rich rugs scattered here and there over polished hardwood floors, graceful draperies, engravings and etchings of good pictures, and best of all, books, go to make up a cozy homelike interior that is most attractive. In the dining-room, pictures, pretty china and a neatly-laid table prove that a meal at the Nervine Asylum is no mere fulgar "lede.""

The Adams-Nervine Asylum was vacated in 1976. As Boston's single remaining rural estate consisting of outstanding later Victorian wood frame structures in their original setting, it was designated as a Boston Landmark in 1977 and added to the National Register of Historic Places in 1982. The buildings in the complex have since become condominium and apartments, including the grand Queen Anne Adams House.



# THE NUTS AND BOLTS OF USING BICYCLES FOR SOCIAL CHANGE

## JAMAICA PLAIN NONPROFIT BIKES NOT BOMBS LOOKS TO THE FUTURE

Founded in 1984 by bike mechanic Carl Kirz and Maryland transportation planner Michael Replogle, Bikes Not Bombs (BNB) was a response to U.S. military backing of the Contra attacks on Nicaragua. The goal was to explore the potential for bicycles as vehicles for social change and justice by connecting with people and organizations that could receive shipments and distribute them effectively. BNB even defied the 1985 ban on all trade and shipments to Nicaragua, labeling its bikes as “aid to relieve human suffering.”



“We’ve always had that radical nature,” said BNB Executive Director Elijah Evans. “A lot of the folks who supported us and helped get us started were coming off of the civil rights movement and protesting the Vietnam War.” It didn’t take long for chapters to spring up all around the country, as the organization worked on reclaiming bikes and getting them to people in need, helping them understand how to use them most effectively depending on the context. Today,

BNB collects roughly 5,000 used bicycles and parts from supporters around Greater Boston and New England.

In Guatemala, Bici-Tec has created bicycle-powered machines called bicimáquinas that serve as emissions-free technology that improves the productivity and efficiency of rural livelihoods. In Nairobi, the Cycloville network of cyclists and bicycle shops is working to grow the bicycle industry of Kenya to create employment for young people and build the critical mass of cyclists needed to organize for policy and infrastructure change. And in Saint Kitts and Nevis, a grassroots youth bicycle program has replicated BNB’s Earn-A-Bike program, providing mechanics training, leadership development, and bicycles to young people throughout the island of Nevis in the Eastern Caribbean. These are only a few of BNB’s active international partners.

Some of the bikes are repurposed in the organization’s local youth programs, where teens receive work-based learning experiences and mechanical skills to supplement their academic experience, all in the process of earning bikes to keep for themselves. BNB is also very focused on safety. “We stress it a lot in our programs,” Evans said. “It’s something people ask us to do all the time since they see what happens when you don’t have good communication with other folks traveling. We get requests for bike







safety education pretty much weekly.” BNB is even getting involved in more school-based work, such as its recent community partnership with McKinley South End Academy. “It helps us meet youth where they are most of the day,” Evans said.

One of the biggest problems Evans has encountered has been the sheer scope and breadth of what BNB could and would like to do. But without a solid, focused strategy, it’s hard to quantify what using the bicycle as a vehicle for social change means, exactly. The organization’s first strategic plan was approved in 2013 and ran its course in 2018, but the Black Ministerial Alliance’s Capacity Institute is helping develop a new one. A combination of strategic planning and performance management support, it will aid the BNB to renew its mission statement, and establish goals focused on its target population and the ways it can impact it.

That is not to say that there isn’t plenty occupying Evans’ time and attention right now. In fact, he recently attended a caucus in Washington, D.C. — launched by Massachusetts Rep. Ayanna Pressley alongside Illinois Rep. Jesús García and California Rep. Mark Takano — meant to tackle the future of transportation infrastructure across the country. Organizations like MassBike, the Boston Cyclists Union, and BNB all attended. “BNB is definitely invested in transportation advocacy,” Evans said. “There are so many ways our youth living in Roxbury, Mattapan, and Dorchester have a hard time getting around. We have the benefit of the Southwest Corridor. Without it, I’m not sure we’d be as successful in our programming.”

The organization is also looking to host the 2021 Youth Bike Summit in partnership with the Mattapan Food and Fitness Coalition, running its June 2020 annual Bike-A-Thon, and developing stronger community ties through its Dorchester warehouse. Evans also wants to expand to at least two or three partners in three of the main neighborhoods BNB serves — Jamaica Plain, Dorchester, and Mattapan — and add more international allies. “The challenge for us is to figure out what is feasible,” Evans said. “We’re an aspirational group. There’s a lot that we can achieve, but that will only happen if we focus.” BNB receives hundreds of proposals each year. Two recent ones cover building bike machines to collect waste in Haiti, and establishing an after-school bike program for young people in Aruba.

BNB has a bold vision, and it wouldn’t be difficult for anyone to find something to like about it. There is no shortage of ways to get involved, from volunteering, to riding in the Bike-A-Thon, stopping by the Jamaica Plain shop, and visiting the Dorchester warehouse sales. “I never thought that a bike could do so much for me or for a community,” Evans said. “But it’s really transforming, and I encourage people to check us out, get involved, and spread the word about our mission!”

*For more information on how to get involved with Bikes Not Bombs, visit [bikesnotbombs.org](https://bikesnotbombs.org).*



# BOSTON'S 2019 PARKSCORE

## BOSTON RANKS 13TH AMONG 100 U.S. CITIES

Working from more than 30 offices nationwide, The Trust for Public Land helps communities raise funds, conduct research and planning, acquire and protect land, and design and renovate parks, playgrounds, trails, and gardens. It also publishes an annual ParkScore index evaluating park access and quality in the 100 largest U.S. cities. The Trust for Public Land bases its analysis on four characteristics of an effective park system: access, investment, acreage, and amenities. Out of 100 cities nationwide, Boston ranked at 13 in the 2019 ParkScore. Below are a few details from the city's scorecard:

*Today, 100 million Americans don't have a park within a 10-minute walk of home.*



# 100%

of **BOSTON** residents live within a **10-MINUTE WALK OF A PARK**, compared to the national average of 54%.



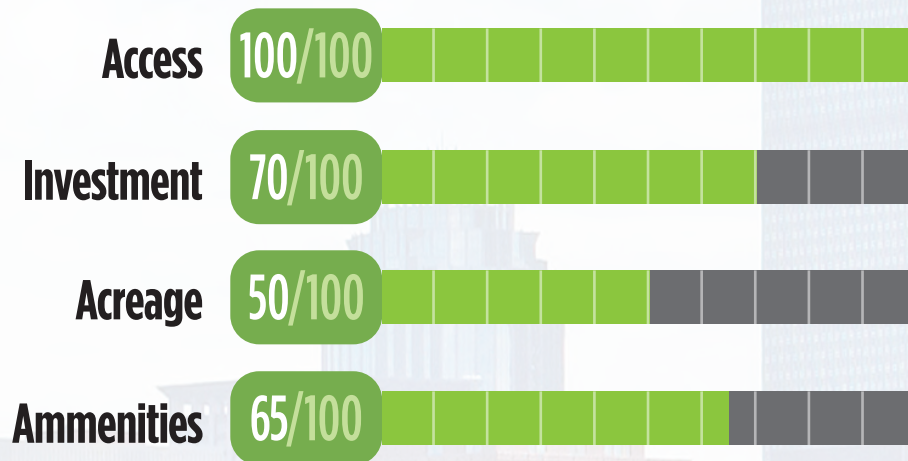
# 17%

of **BOSTON'S** city land is **USED FOR PARKS** and recreation, compared to the national median of 15%.

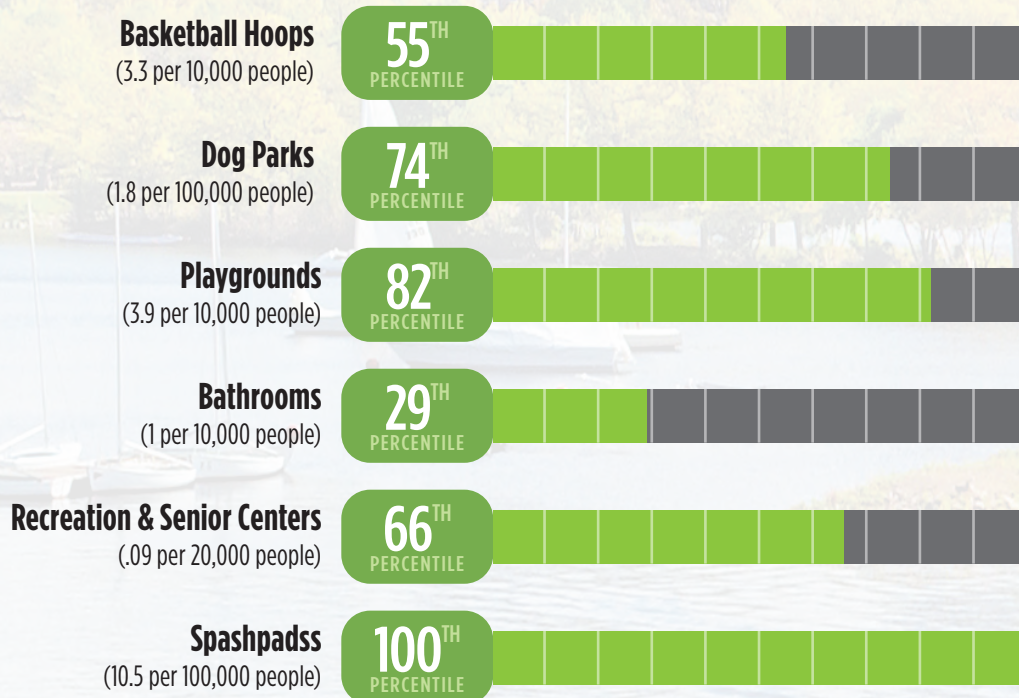




## CALCULATING BOSTON'S PARKSCORE RATING



## BOSTON PARK AMENITIES COMPARED TO THE 100 LARGEST U.S. CITIES



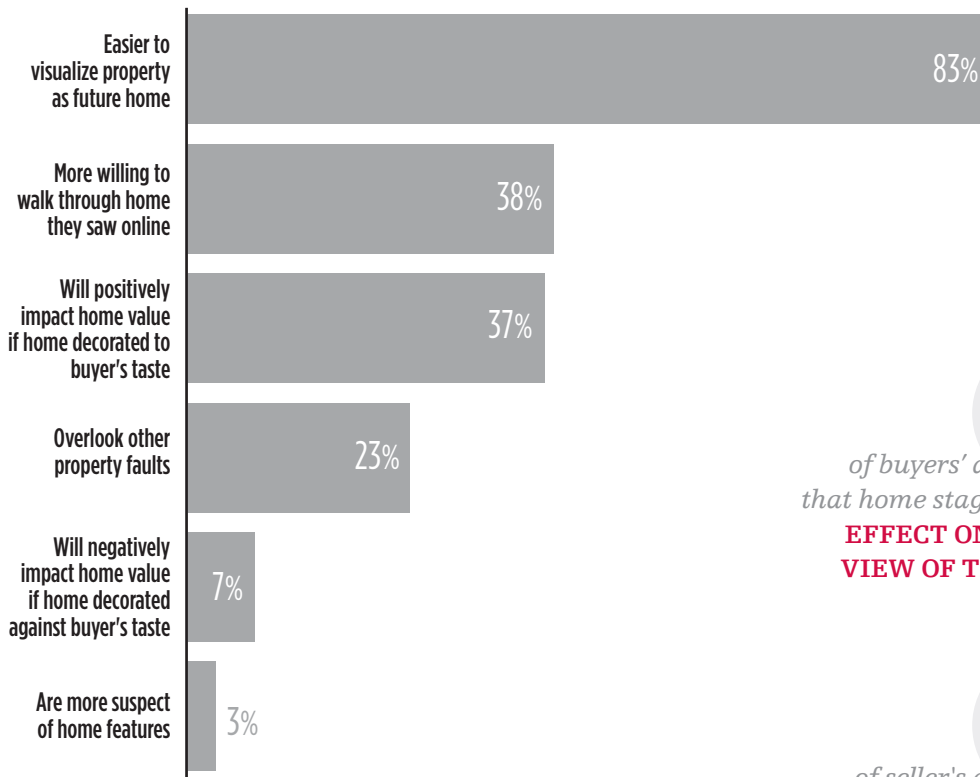


# SHARP DRESSED HOUSE

## WHAT A STAGED-TO-SELL HOME CAN DO FOR YOU

One of the first things a good real estate agent will address with a potential seller has to do with the presentation of their home. Whether that includes a full-blown staging effort, or a simpler decluttering process, it's important to consider that you're not doing it for yourself, you're doing it for the eyes of potential buyers. The 2019 "Profile of Home Staging" by the National Association of Realtors (NAR) explores in detail what staging can do for the home sale process. Below are a few takeouts from that report.

### Impact of Buyers Viewing a Staged Home



**92%**

of buyers' agents said that home staging has an **EFFECT ON BUYERS' VIEW OF THE HOME.**

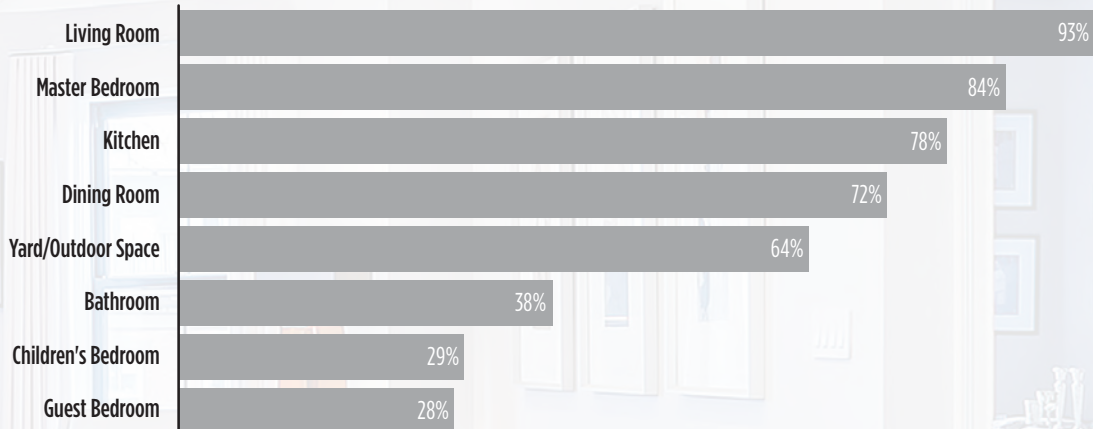
**53%**

of seller's agents said that staging a home **DECREASED ITS TIME ON THE MARKET.**

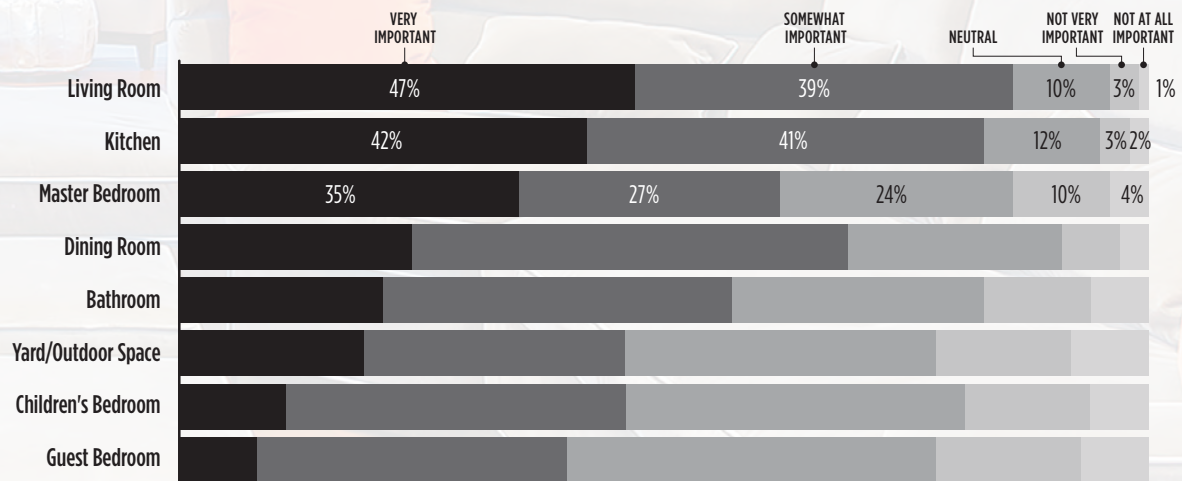




## Rooms Staged When Selling



## Importance of Rooms Staged for Buyers



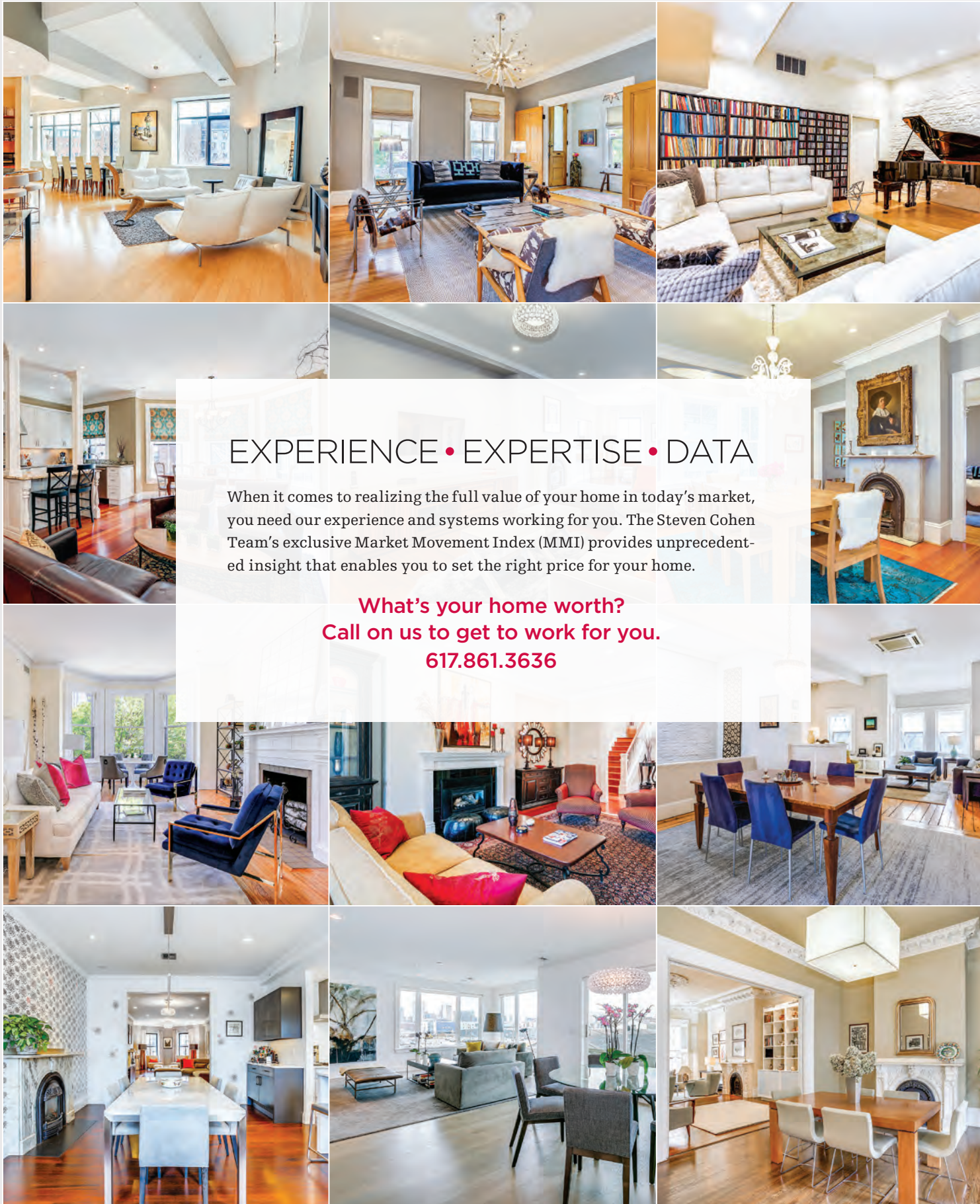
**42%**

of buyers' agents said that staging a home **DIRECTLY INCREASED THE DOLLAR VALUE OFFERED UP TO 20%** compared to similar homes on the market that were not staged.

**46%**

of sellers' agents said that staging a home **DIRECTLY INCREASED THE DOLLAR VALUE OFFERED BY BUYERS UP TO 20%**, in comparison to similar homes.









## GET OUR WEEKLY SUNDAY OPEN HOUSE GUIDES

Now that you're up-to-date with the Boston real estate market, keep your finger on the pulse. Follow this link to our Sunday Open House Guides and choose the neighborhood of interest to you. If you can't make an open house you have your eye on, don't hesitate to contact us, we'll arrange a private showing for you.

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