

REVIEWS AND ADVICE  
FROM CURRENT STUDENTS

**BU QUESTROM**

# HOUSING GUIDE — 2023 —

- ✓ HOUSING DATA
- ✓ NEIGHBORHOODS EXPLAINED
- ✓ APARTMENT RATINGS
- ✓ TOP PROPERTIES
- ✓ LANDLORD INFO
- ✓ RENTER RESOURCES

**VeryApt**

Intelligent Apartment Search

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## GETTING THE MOST OUT OF THE GUIDE



**Start with the Housing Facts section.** This section should help you determine the type of apartment you'd like to live in and how much you should expect to pay in rent.



**Read about different neighborhoods** and narrow down your search to parts of the city that you like most.



**Use the Apartment Ratings section** to identify the best apartment buildings across the categories (e.g. best amenities, highest rated) that matter most to you.



**Visit [VeryApt.com](https://www.veryapt.com)** to read reviews, get pricing, and set up appointments for the apartments you like most.

## ABOUT THE DATA IN THIS GUIDE

**All of the data in this guide are based on feedback from real renters in Boston. We asked students to rate their apartments on a scale of 1-10 across six categories:**



Overall



Value



Management



Amenities



Location

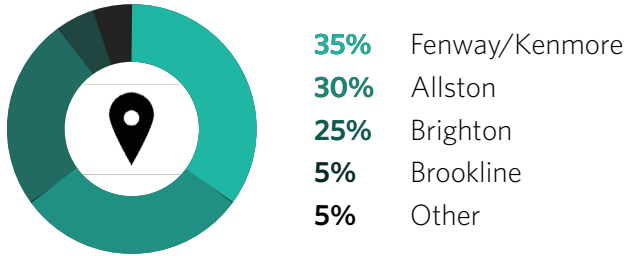


Safety

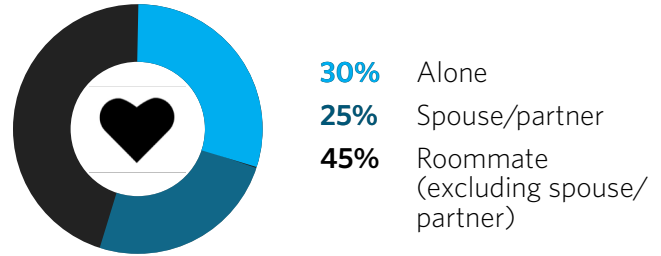
**Based on their feedback, we compiled a list of the best apartment buildings for BU Questrom students. If you are interested in additional data that is not in the guide or have a housing question, you can reach us at [contact@veryapt.com](mailto:contact@veryapt.com).**

**DISCLAIMER:** The reviews and ratings presented throughout the guide and the VeryApt website do not reflect the opinions, position, or endorsement of VeryApt. The responses and reviews presented are solely those of the survey respondents. VeryApt assumes no responsibility for readers' or users' interpretation of the data. The results do not in any way constitute a warranty or representation by VeryApt as to the quality, safety, or other features of a property. We encourage you to check all available sources of information about properties prior to renting.

## Where BU Questrom students live

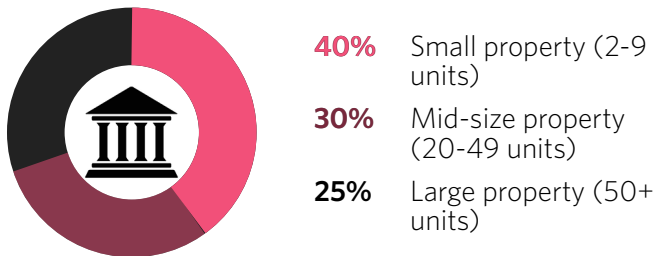


## Who BU Questrom students live with

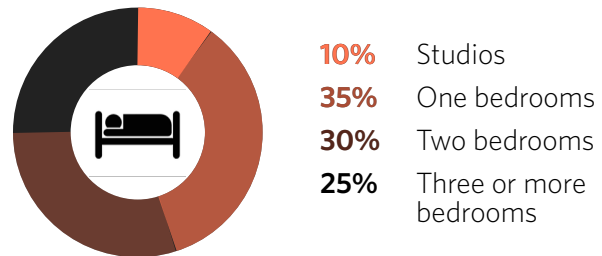


8% of BU Questrom students live with pets

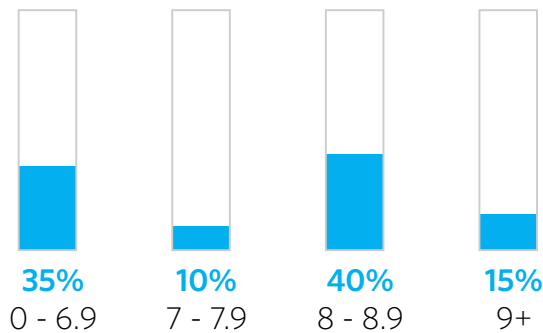
## What type of properties BU Questrom students live in



## What size residences BU Questrom students live in



## Distribution of property ratings



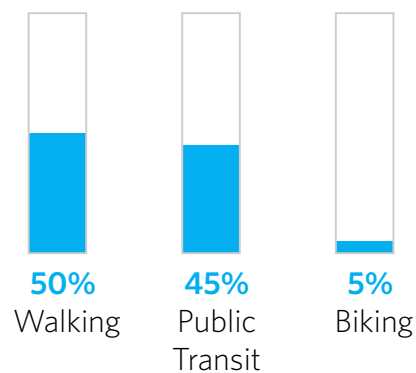
## Average rent by apartment size



## Rent versus own



## Commute methods





# Rent with Confidence

## Time Savers



All the information you need in a single place. Photos, prices, floor plans, maps, and amenities - VeryApt has you covered.

## Concierge Service



On demand rental experts that can provide apartment recommendations, set up apartment tours, and help you with your rental application - all at no extra cost.



## Intelligent Search



Personalized apartment recommendations based on the amenities you want, your proximity to school or work, and your desired price range.

## Trusted Reviews

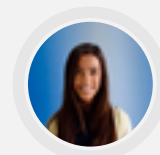


Hundreds of verified apartment reviews from current and past tenants that help you make an informed decision about where you want to live.

## WHY WE STARTED VERYAPT

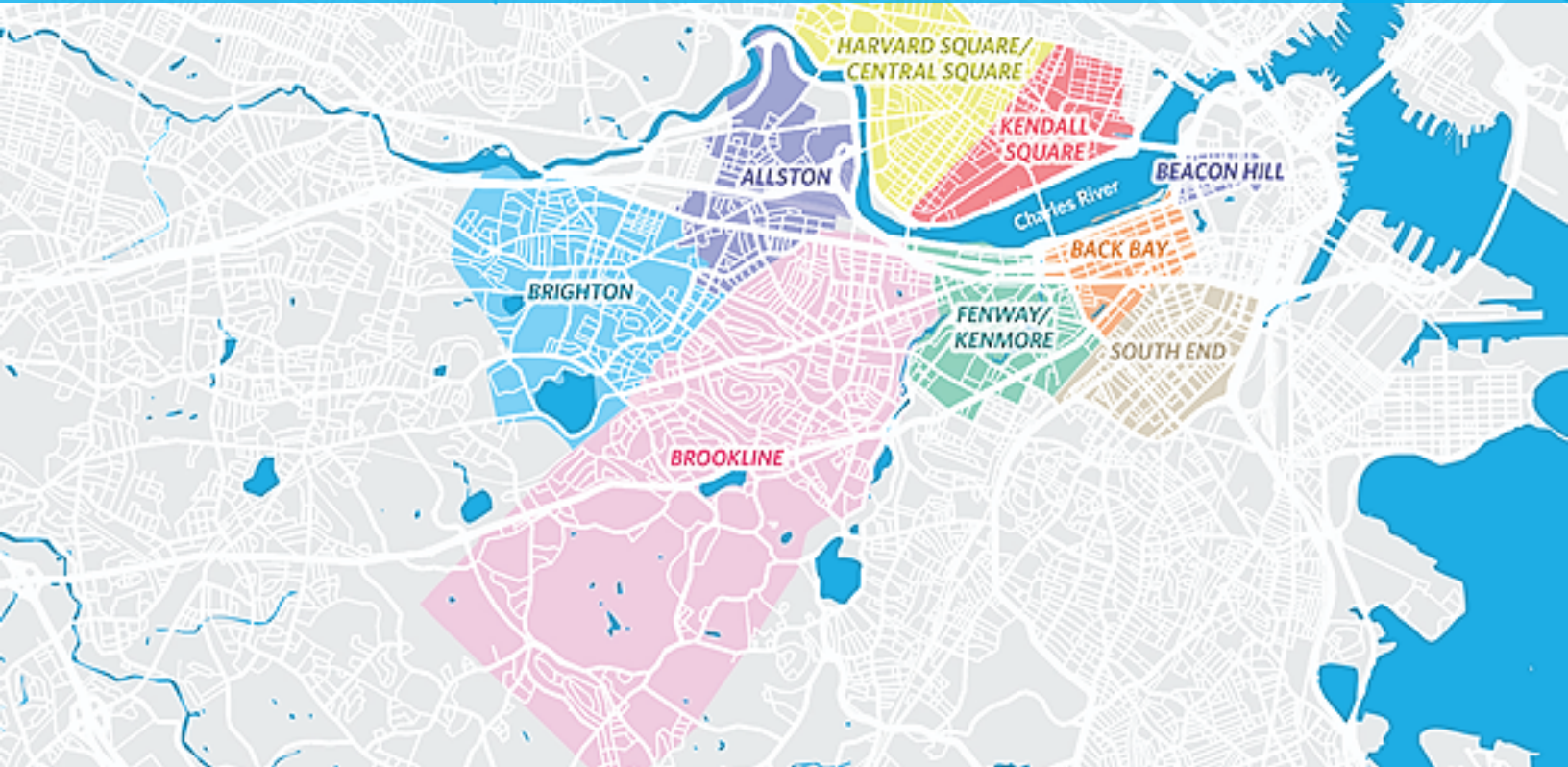
VeryApt was born from the simple realization that the small things about an apartment are often the most important: a friendly doorman, lots of sunlight in the living room, a running trail nearby, or that amazing hole-in-the-wall Thai restaurant across the street. We understand that the frustrations of apartment hunting are universal, but share a belief that it doesn't have to be. We know what makes an apartment truly feel like home is unique for each person and that's why our focus is on bringing you personalized recommendations based on timely, relevant, and real user reviews. We'll be there every step of the way to help you find your perfect apartment.

**Julia Rizio**  
VP Operations  
[juliar@veryapt.com](mailto:juliar@veryapt.com)



# NEIGHBORHOODS EXPLAINED

An overview of the most popular neighborhoods for BU Questrom students



## 1 Fenway/Kenmore

35% of BU Questrom students

Fenway's close proximity to BU makes it a popular choice for students who wish to walk to campus. It is home to the historic Fenway Park and boasts plenty of restaurants and bars. Cultural landmarks that are definitely worth a visit include the Museum of Fine Arts, the Isabella Stewart Gardner Museum, and Symphony Halls.

## 3 Brighton

25% of BU Questrom students

Brighton offers affordable options for students looking for a quiet, green neighborhood who are also okay with being a bit farther away from the downtown scene. While a bit quieter, there are still many grocery and restaurant options for students.

## 2 Allston

30% of BU Questrom students

Filled with hip and trendy shops, Allston has become a popular spot for BU Questrom students. Many students choose to live here due to the convenient location to campus. The Charles River Reservation is a great state park situated along a river. Like many areas of Boston, the restaurant and bar scene is great in Allston.

## 4 Brookline

5% of BU Questrom students

It is perfect for people looking for that perfect hybrid of suburban and urban lifestyle, as it is still very close to the city's attractions. Public transit options make it easy for students to get to campus. It is a great area for families or those looking for a quieter space. The popular spots in town revolve around the eateries and shopping centers.

## Other Neighborhoods

less than 5% each

## 5 Back Bay





# Fenway/Kenmore

## Get an Authentic Boston Experience

### ABOUT FENWAY/KENMORE

This neighborhood has a ton of energy and is great for students who wish to walk to campus because of the proximity to BU. It is home to the historic Fenway Park and boasts plenty of restaurants and bars. Cultural landmarks that are definitely worth a visit include the Museum of Fine Arts, the Isabella Stewart Gardner Museum, and Symphony Halls. It's hard to find a spot in Boston with more buzz than Fenway/Kenmore, especially during baseball season which makes it a great place to socialize.

Easy access to transit

Lively

#### MEDIAN RENTS IN FENWAY/KENMORE

**\$2,000**

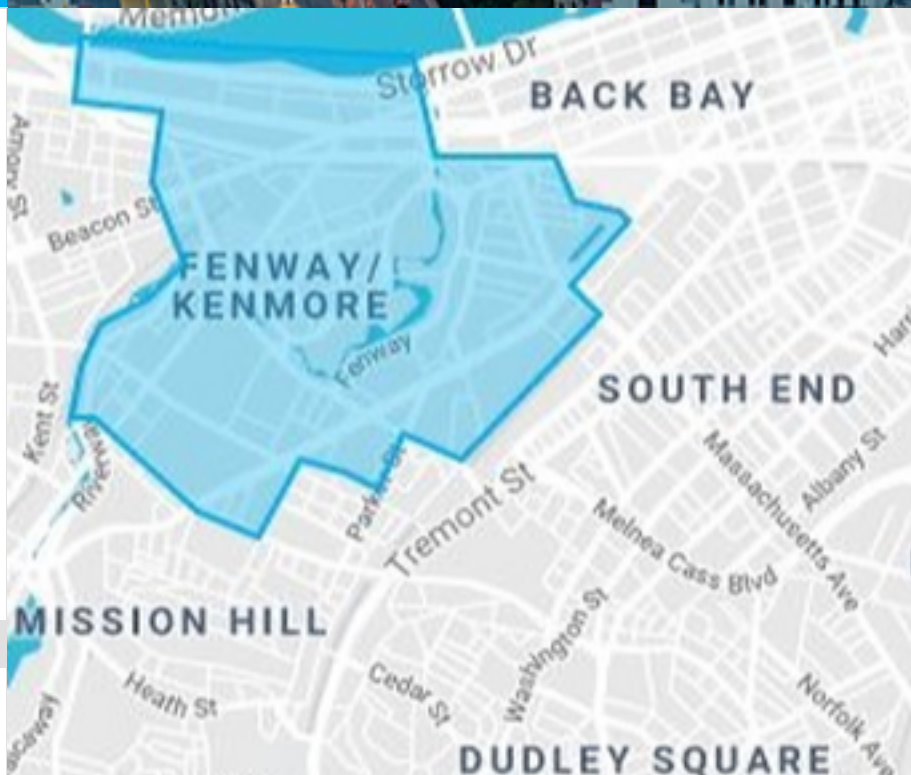
Studio

**\$2,400**

1 Bedroom

**\$3,000**

2 Bedroom



### WHAT RESIDENTS THINK ABOUT FENWAY/KENMORE



Review by **BU Questrom Student**

📍 14 BUSWELL

The neighborhood has a Target, Dominos, USPS, and other restaurants within walking distance. Questrom is a 7 min walk, and two t-line stations are a 6 min walk. It's safe around to go jogging.



Review by **BU Questrom Student**

📍 CONDO

Being a block over from Fenway park, there is always something happening. it's very exciting to be right in the middle of all the excitement but being down one block as to not have to hear it all the time. there are so many great bars in a walking distance and so many little restaurants that are tasty





# Allston

Great for Students

## ABOUT ALLSTON

Filled with hip and trendy shops, Allston has become a popular spot for BU Questrom students. Many students choose to live here due to the convenient location to campus. The Charles River Reservation is a great state park situated along a river. The park offers running, walking, and even skating with unbeatable views. Like many areas of Boston, the restaurant and bar scene is great in Allston.

Restaurants

Parks

Safe

### MEDIAN RENTS IN ALLSTON

**\$1,680**

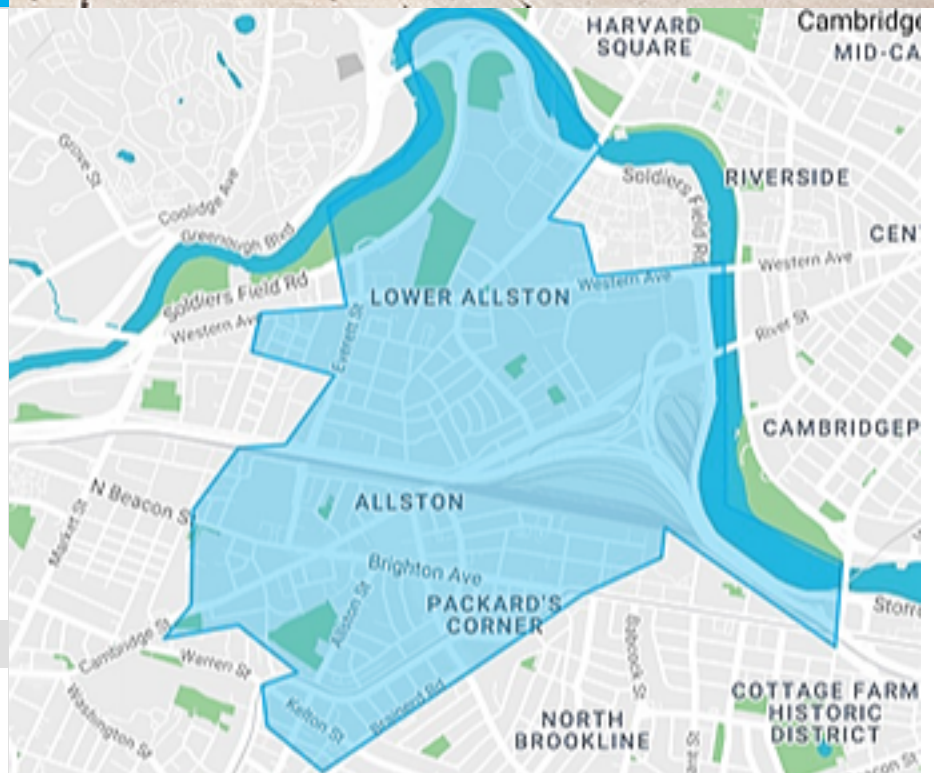
Studio

**\$1,950**

1 Bedroom

**\$2,265**

2 Bedroom



## WHAT RESIDENTS THINK ABOUT ALLSTON



Review by [BU Questrom Student](#)

📍 ONE EVERETT

The building is located on the edge of streets with a lot of restaurants and activity, so there are lots of bars and places to eat within walking distance. You can also walk to the Charles in about 15 minutes. It's a quick commute to Kenmore or Brighton. One downside is that there is a lot of construction happening right now and not a lot of green space for our dog when we walk around the building.



Review by [BU Questrom Student](#)

📍 83 GARDNER ST

Almost all of my neighborhood are all kinds of apartments. And lots BU students live here, so it's safe.





# Brighton

Cheaper Option on the Outskirts of Downtown

## ABOUT BRIGHTON

Brighton offers affordable options for students looking for a quiet, green neighborhood who are also okay with being a bit farther away from the downtown scene. While a bit quieter, there are still many grocery and restaurant options for students. At the center of town is Rogers Park, which offers plenty of green space for outdoor activity, as well as baseball, tennis, and basketball recreational areas.

Quieter

Longer Commute

Affordable

Clean

### MEDIAN RENTS IN BRIGHTON

**\$1,500**

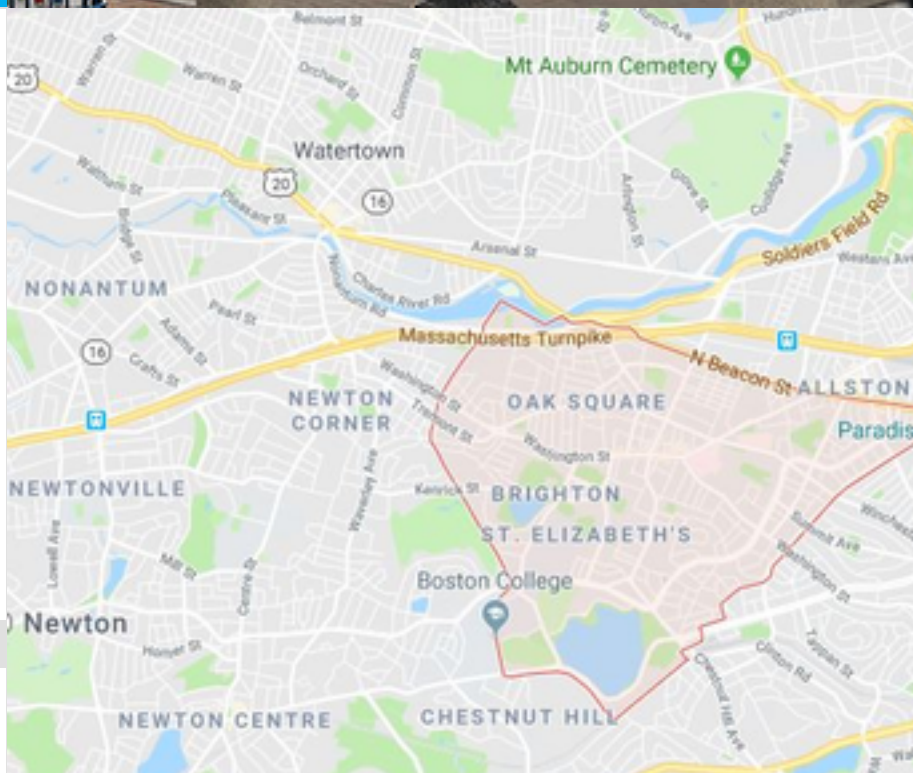
Studio

**\$1,850**

1 Bedroom

**\$2,170**

2 Bedroom



## WHAT RESIDENTS THINK ABOUT BRIGHTON



Review by [BU Questrom Student](#)

📍 THE SAYBROOK

Clean and quiet. Most houses are family houses

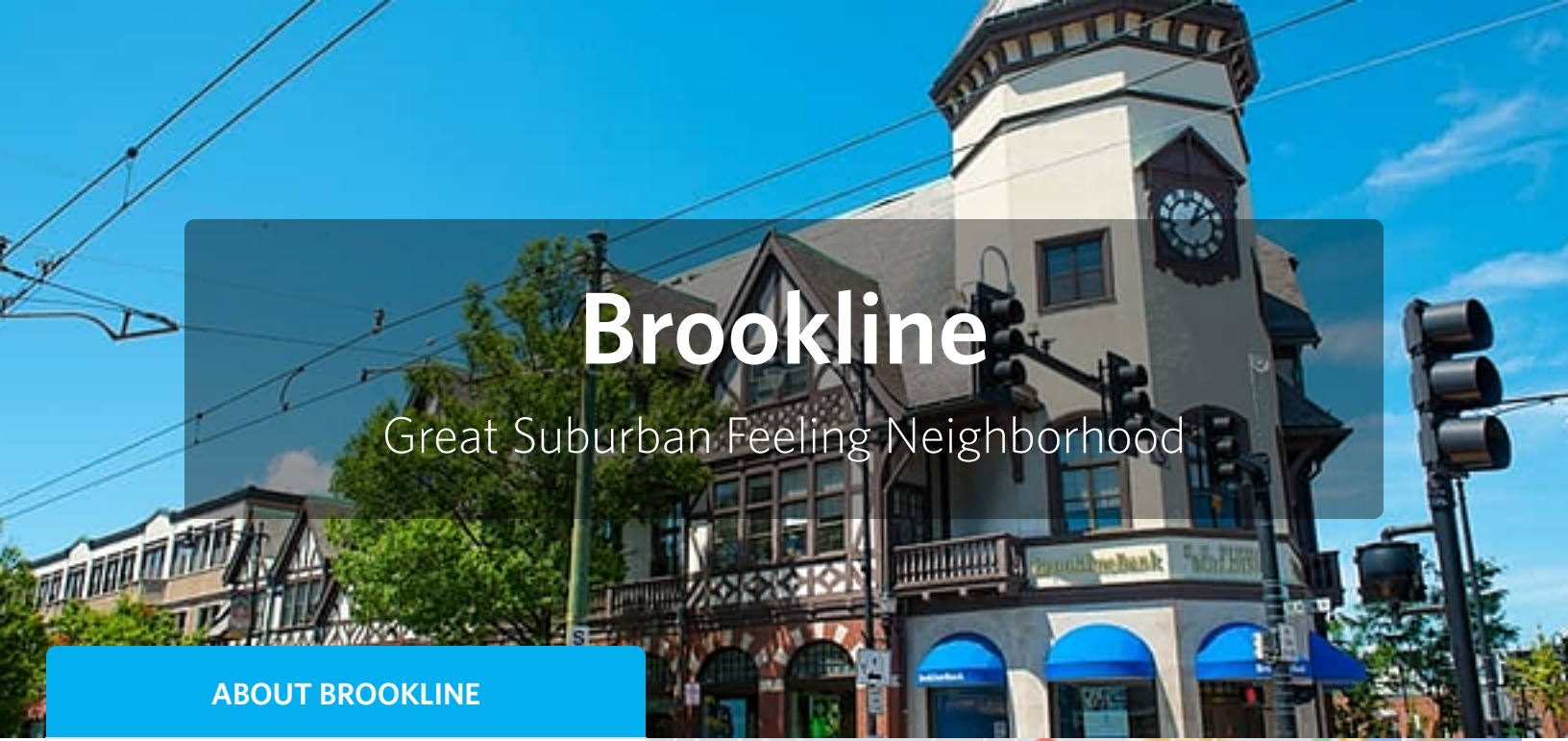


Review by [BU Questrom Student](#)

📍 80 GORDON ST

Lots of transportation options nearby. Many restaurants, bars, shops and markets close by. Safe and relatively quiet. Lots of students in the area.



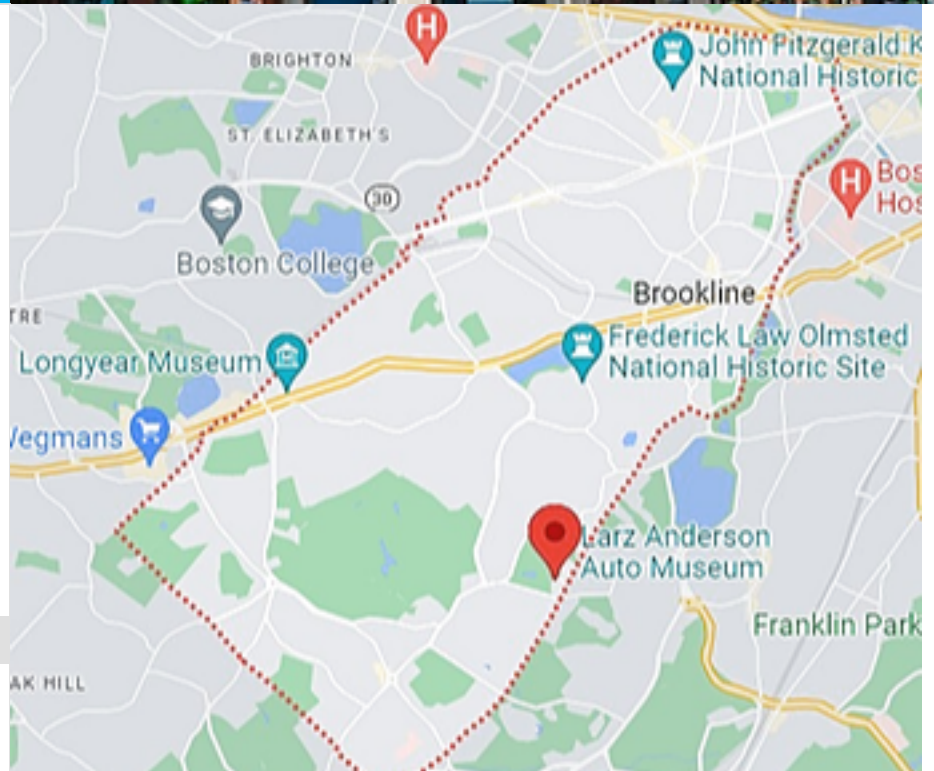


# Brookline

Great Suburban Feeling Neighborhood

## ABOUT BROOKLINE

It is perfect for people looking for that perfect hybrid of suburban and urban lifestyle, as it is still very close to the city's attractions. Public transit options make it easy for students to get to campus. It is a great area for families or those looking for a quieter space. The popular spots in town revolve around the eateries and shopping centers - Coolidge Corner, Washington Square, and Brookline Village. Larz Anderson Park is also a favorite with the locals. Here, the park offers plenty of walking pathways, gardens, and a skating rink.



### MEDIAN RENTS IN BROOKLINE

**\$1,525**

Studio

**\$1,800**

1 Bedroom

**\$2,300**

2 Bedroom

## WHAT RESIDENTS THINK ABOUT BROOKLINE



Review by Resident

📍 98 TOXTETH ST

Wonderful, safe, trees, good access to public transport. Very nice place for young families/ young professionals. Good grocery shopping and entertainment.



Review by Resident

📍 76 MARSHAL ST

Coolidge Corner is great, restaurants, grocery stores, safe neighborhood and streets to walk around, close to Fenway and on Green T line!

# APARTMENT RATINGS

## KEY

- Excellent for a category
  - Great
  - Average
  - Below average
- \$\$\$\$ \$3330+ per renter
  - \$\$\$ \$2820- \$3329
  - \$\$ \$1800- \$2819
  - \$ < \$1800

\* Prices subject to change and may vary significantly by room type

	Property Type	Rating	Price Range	Most Popular	Best for Pets	Best for Families	Management	Amenities	Value	Social	Safety
<b>1163-1191 Boylston Street Apartments</b>	Apt	7.0	\$\$	✓		✓	●●	●	●●	●●●●	●●
<b>1330 Boylston</b>	Apt	9.5	\$\$\$		✓	✓	●●●●	●●●●	●●●●	●●●●	●●●●
<b>14 Buswell</b>	Apt	6.4	\$	✓			●●	●●	●●	●●	●●
<b>371 Commonwealth Avenue</b>	Apt	10.0	\$\$				●●●●	●●	●	●●●●	●●●●
<b>40 Malvern Street</b>	Apt	8.0	\$\$\$			✓	●●●	●●●●	●●●	●●●	●●
<b>533 Cambridge Street</b>	Condo	8.0	\$\$				●●	●●●	●●●	●●●	●●
<b>580 Commonwealth Avenue</b>	Apt	8.2	\$	✓			●●●	●●●	●●	●●	●●●
<b>80 Gordon St</b>	Apt	6.0	\$\$		✓		●●●	●	●●●●	●●●	●●●
<b>83 Gardner St. Apartments</b>	Apt	9.0	\$\$\$				●●●●	●●●●	●●●●	●●●●	●●●●
<b>Brighton Avenue Apartments</b>	Apt	6.0	\$\$				●●	●●	●●	●●	●●
<b>Fenway Triangle Trilogy</b>	Apt	8.0	\$\$		✓		●●●●	●●●●	●	●●	●●●●
<b>One Everett</b>	Apt	8.0	\$\$\$		✓	✓	●●	●●	●●●	●	●●●
<b>Peabody Hall</b>	Apt	7.0	\$				●●●	●●	●●	●●●	●●●
<b>The Saybrook</b>	Condo	8.0	\$\$		✓	✓	●●	●●●	●●●●	●	●●

\*\* Buildings with fewer than 3 reviews or ratings below 7.0 are not listed in this guide but reviews can be found online at VeryApt.com.

\*\*\* Some buildings with fewer than 3 reviews are included above because of high ratings but do not appear in the top 10 lists.

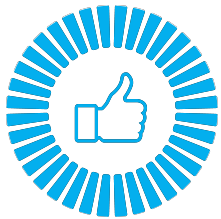


# MOST POPULAR

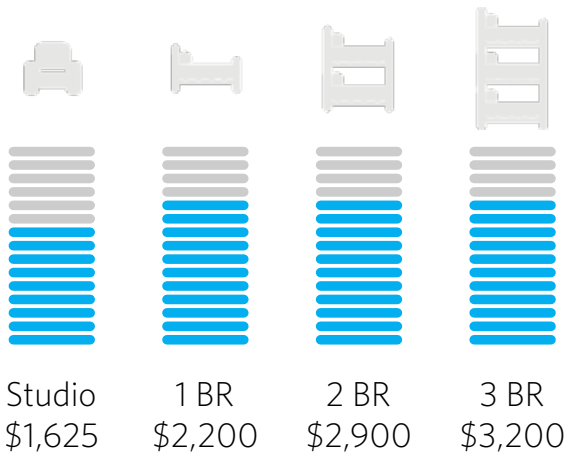
Buildings with the most BU Questrom students

[READ MORE REVIEWS AT VERYAPT.COM](http://VERYAPT.COM)






What students typically look for:



- ✓ Excellent location
- ✓ Reasonably-priced apartments
- ✓ Solid amenities





## TOP 5

1 <sup>st</sup>		580 COMMONWEALTH	8+ PEOPLE
2 <sup>nd</sup>		14 BUSWELL	6+ PEOPLE
3 <sup>rd</sup>		1163-1191 BOYLSTON STREET APARTMENTS	5+ PEOPLE
4 <sup>th</sup>		ONE EVERETT	2+ PEOPLE
4 <sup>th</sup>		83 GARDNER ST. APARTMENTS	2+ PEOPLE

1<sup>st</sup>
580 COMMONWEALTH AVENUE
\$
8+ PEOPLE

Fenway/Kenmore, 580 Commonwealth

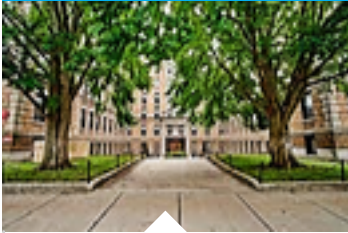




**Review by BU Questrom Grad Student**

"Great option for people who want to live alone. It is BU graduate housing so it is close to the business school."

2<sup>nd</sup>
14 BUSWELL
\$
6+ PEOPLE

Fenway/Kenmore, 14 Buswell St





**Review by BU Questrom Grad Student**

"Great option for people who want to live alone. It is BU graduate housing so it is close to the business school."

3<sup>rd</sup>
1163-1191 BOYLSTON STREET APARTMENTS
\$\$
5+ PEOPLE

Fenway/Kenmore, 1191 Boylston St




**Review by BU Questrom Grad Student**

"This building is located right off of Fenway Park and less than a ten minute walk to either the Kenmore or Hynes Convention Center stops on the green line. While it is right by Fenway Park, the crowds are not that loud/bothersome. The building isn't quite restored, some of the exterior/interior halls could use some work."

# HIGHEST RATED

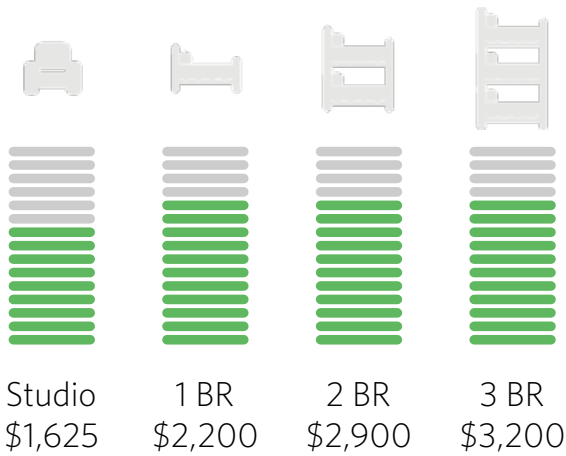
Buildings with the best overall ratings

[READ MORE REVIEWS AT VERYAPT.COM](#)






What the highest-rated properties typically offer:



- ✓ High-end amenities
- ✓ Close proximity to work/school
- ✓ Nearby stores/grocery
- ✓ Excellent management



## TOP 5

1 <sup>st</sup>		371 COMMONWEALTH AVENUE	10.0 OVERALL RATING
2 <sup>nd</sup>		1330 BOYLSTON	9.5 OVERALL RATING
3 <sup>rd</sup>		83 GARDNER ST. APARTMENTS	9.0 OVERALL RATING
4 <sup>th</sup>		40 MALVERN STREET	8.0 OVERALL RATING
4 <sup>th</sup>		FENWAY TRIANGLE TRILOGY	8.0 OVERALL RATING

1<sup>st</sup> **371 COMMONWEALTH AVENUE** \$\$ | 10.0 OVERALL RATING  
Back Bay, 371 Commonwealth Ave






**Review by BU Questrom Grad Student**  
"Great place to live but landlord extremely selective for some reason. Denies housing to undergrad which can be nice"

2<sup>nd</sup> **1330 BOYLSTON** \$ | 9.5 OVERALL RATING  
Fenway/Kenmore, 1330 Boylston St




**Review by BU Questrom Grad Student**  
"1330 Boylston is a fabulous apartment building. It hosts 200 units in the Fenway neighborhood--literally right across the street from Fenway Park. The amenities-- a rooftop pool, boutique gym, common area, and outdoor patio-- are clean and current, and the staff, to include the 24/7 concierge, are responsive. My experience as a full-time working professional attending BU is different from most students, but if you can afford the rent, 1330 Boylston is a great place to be. My morning commute is a 9-minute walk to BU."

3<sup>rd</sup> **83 GARDNER ST. APARTMENTS** \$\$ | 9.0 OVERALL RATING  
Allston, 83 Gardner St

**Review by BU Questrom Grad Student**  
"Great location to go to Star market and Super 88. And it only takes about 2 or 3 mins to walk to T station. So it's quite convenient."

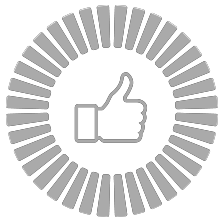


# BEST FOR VALUE

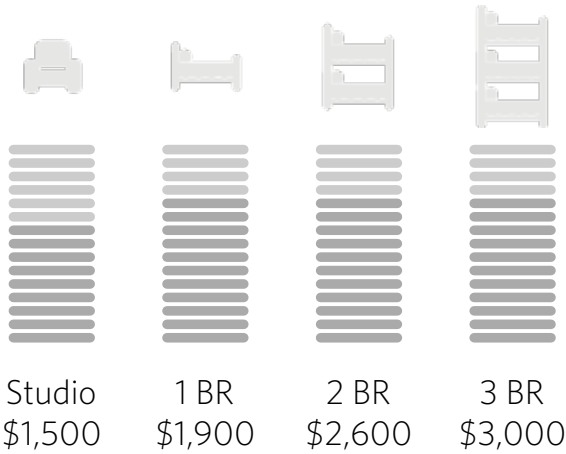
Highest-rated properties for value

READ MORE REVIEWS AT [VERYAPT.COM](http://VERYAPT.COM)






What top value properties typically offer:



- ✓ Great price-to-space trade off
- ✓ Good location
- ✓ Solid amenities and basic features



## TOP 5

1 <sup>st</sup>		THE SAYBROOK	8.4 VALUE RATING
2 <sup>nd</sup>		14 BUSWELL	8.1 VALUE RATING
3 <sup>rd</sup>		80 GORDON ST	7.9 VALUE RATING
4 <sup>th</sup>		533 CAMBRIDGE STREET	7.8 VALUE RATING
5 <sup>th</sup>		83 GARDNER ST. APARTMENTS	7.4 VALUE RATING

1<sup>st</sup>

**THE SAYBROOK**  
Brighton, 214 Market St

\$\$ | 8.4 VALUE RATING




**Review by BU Questrom Grad Student**  
"Great Apartment but location is not that great"

2<sup>nd</sup>

**14 BUSWELL**  
Fenway/Kenmore

\$ | 8.1 VALUE RATING



**Review by BU Questrom Grad Student**  
"Great value for an amazing location. Quick 5 minute walk to school. Its a nice and spacious apartment."

3<sup>rd</sup>

**80 GORDON ST**  
Brighton, 80 Gordon St

\$\$ | 7.9 VALUE RATING



**Review by BU Questrom Grad Student**  
"The apartment is sunny, large and it has everything necessary. It's also close to the T stop and bus stops. However, there were many maintenance issues, for example: the walls were dirty, peeling, scratched, stained, etc, the floor is extremely scratched and black, the floors creak, the lightbulbs are very dim, the curtains are old and dirty. Overall, a good original structure and floor plan that is now very old and not well kept."

# Brownstones

## Smaller properties and how to find them

### ABOUT BROWNSTONES

Brownstones are apartments in older buildings, typically a few stories tall. They usually do not have a doorman, an elevator, or many amenities, but can be cheaper and more spacious than the apartment and condo units in high-rises.

#### WHY YOU SHOULD CONSIDER A BROWNSTONE

CHEAPER

LARGER FLOOR PLANS

3+ BEDROOMS AVAILABLE

MORE PRIVACY

#### WHY YOU MAY WANT TO AVOID A BROWNSTONE

NO DOORMAN

LESS CONVENIENT LOCATIONS

OLDER CONSTRUCTION

LIMITED AMENITIES

MORE MAINTENANCE ISSUES

### Finding a brownstone

Brownstones can be challenging to find because they tend to be individually owned and do not have full time leasing managers. Brownstone listings are typically available ~60 days in advance. You can find a brownstone by searching online listings, contacting a landlord directly, or by working with VeryApt's Concierge Team who can help identify some options.

### Preparing for a brownstone search

Most BU Questrom students opt for larger properties in order to live closer to other students and simplify the housing search. That said, there are plenty of wonderful brownstones - be prepared to visit more properties to find that perfect home, carefully examine the pros/cons, and move quickly if you find a unit you love.

### TIPS AND ADVICE



#### Reliable Landlords

Check online reviews and talk to previous tenants to find out about your landlord. Look for one that responds quickly to maintenance requests and has a history of returning deposits.



#### Noise and Neighbors

Sounds often travel well through brownstones and you can easily be disturbed by barking dogs, music, or construction. Check out the surrounding area to get a sense for what it may be like.



#### Lease Terms

Leases with independent landlords are negotiable. Check your lease for restrictions on sub-letters and visitor policies. You may be able to avoid a rent increase by locking in a longer lease.



FOR DETAILED REVIEWS AND PERSONALIZED RECOMMENDATIONS VISIT

**[WWW.VERYAPT.COM](http://WWW.VERYAPT.COM)**