

REVIEWS AND ADVICE  
FROM CURRENT STUDENTS

**BU QUESTROM**

# HOUSING GUIDE — 2024 —

- ✓ 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 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.

# The **BON**

**BOYLSTON STREET  
BOSTON**

INQUIRE NOW TO BOOK AN APARTMENT



MENTION VERYAPT WHEN YOU CONTACT US

Feel at home in Fenway with our completely reimagined approach to renting. Fully furnished and fully considered design with all utilities and Wi-Fi included in your monthly rent.

Meeting rooms

Lounge and dining areas

Fitness center & yoga studio

Ample workspaces

Breakout zones

Plant-filled terrace with grills

24/7 concierge

24/7 maintenance

Laundry room

Storage spaces to rent

16th floor terrace with views

ONE BED



TWO BED



STUDIO - ONE MONTH FREE



1260 Boylston St  
Boston, MA, 02215

BY **MORRO**

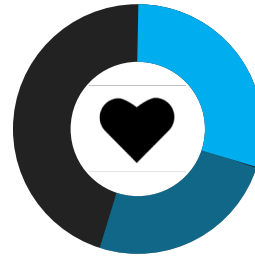
(617) 915-3269  
BYMORRO.COM

## Where BU Questrom students live



- 30% Fenway/Kenmore
- 25% Brighton
- 25% Allston
- 10% Brookline
- 10% Other

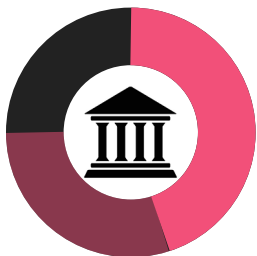
## Who BU Questrom students live with



- 30% Alone
- 25% Spouse/partner
- 45% Roommate (excluding spouse/partner)

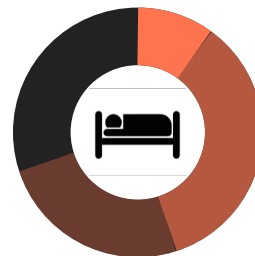
12% of BU Questrom students live with pets

## What type of properties BU Questrom students live in



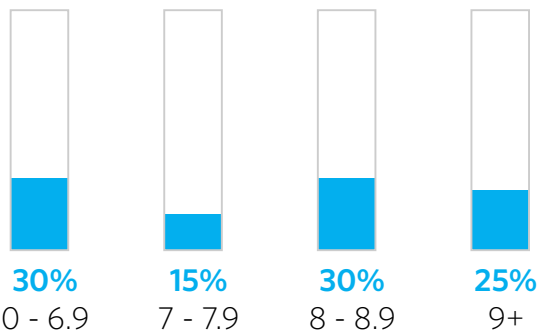
- 45% Small property (2-9 units)
- 30% Large property (50+ units)
- 25% Mid-size property (10-49 units)

## What size residences BU Questrom students live in

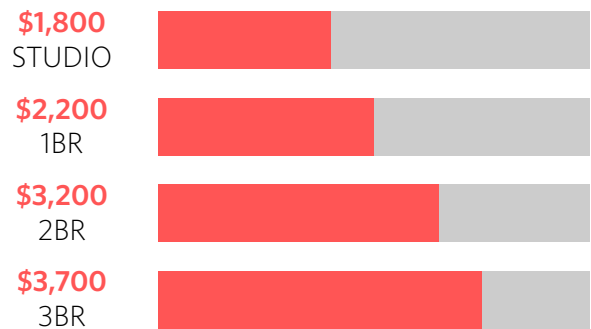


- 10% Studios
- 35% One bedrooms
- 25% Two bedrooms
- 30% Three or more bedrooms

## Distribution of property ratings



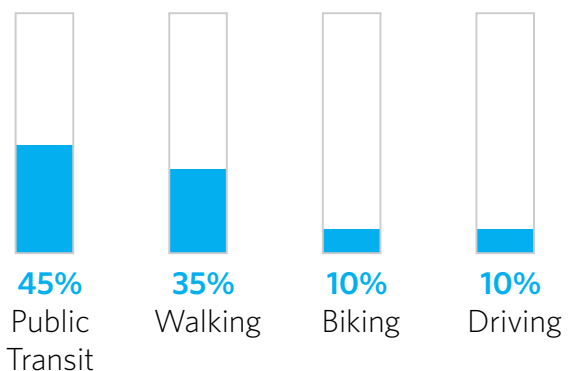
## Average rent by apartment size

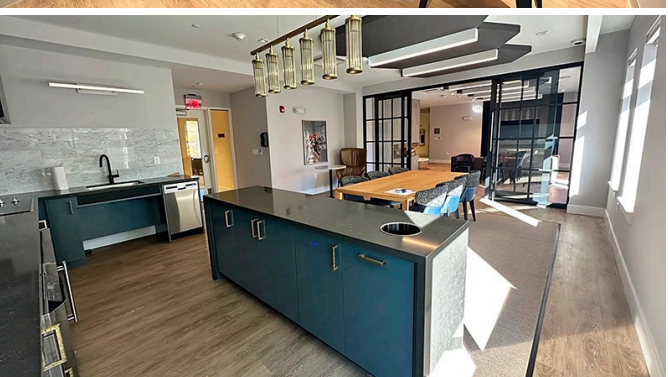


## Rent versus own



## Commute methods





## EASY COMMUTE

- MBTA Orange Line
- MBTA bus stops
- Southwest Corridor Bike Path



## NEAR CAMPUS

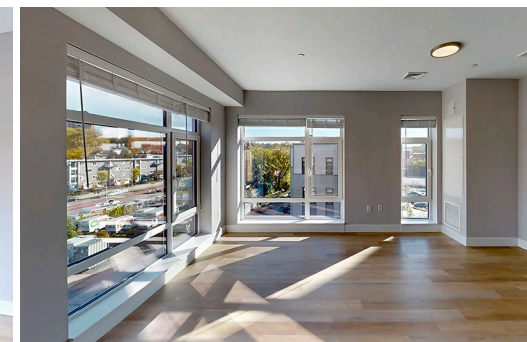
- Northeastern University
- Boston University
- MassArt
- MCPHS University



## AFFORDABLE

- Market-rate
- Short lease terms available

- ✓ 6<sup>th</sup> Floor Terrace
- ✓ Coworking Space
- ✓ 24 Hour Fitness Center
- ✓ Clubhouse with Fireplace
- ✓ Package Room
- ✓ Bike Racks
- ✓ Garage Parking



Schedule a Tour (617) 972-7900

**250CENTRE.COM** ✉ 250centre@tcbinc.org

250 Centre St, Boston, MA 02119



**CLICK HERE TO INQUIRE ABOUT LEASING** >

PROFESSIONALLY  
MANAGED BY:

THE COMMUNITY  
BUILDERS



# 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

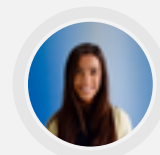


Hundreds of verified apartment reviews from current and past tenants that help you make an informed decision about where you want to live.

## WHY WE STARTED VERYAPT

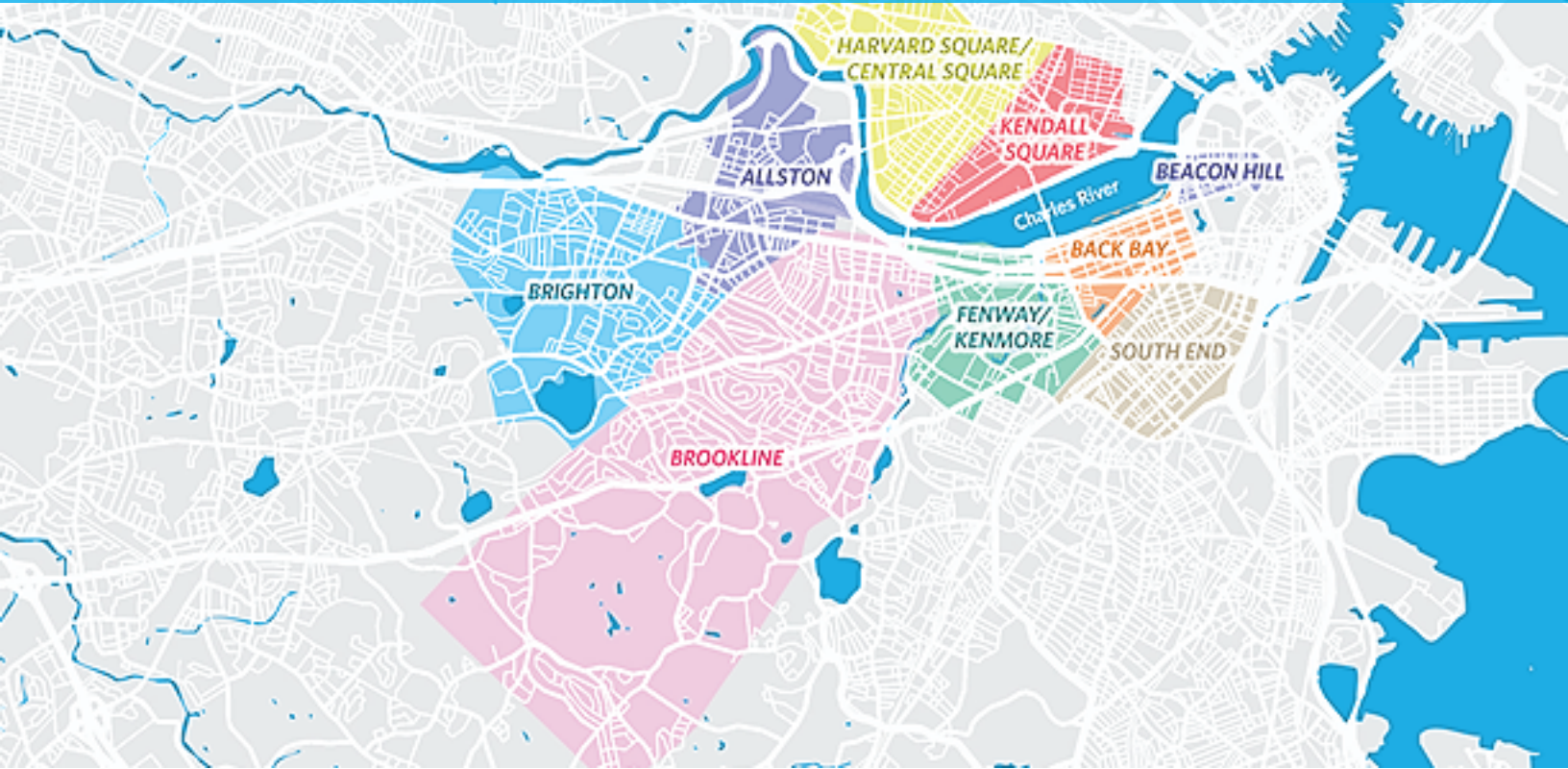
VeryApt was born from the simple realization that the small things about an apartment are often the most important: a friendly doorman, lots of sunlight in the living room, a running trail nearby, or that amazing hole-in-the-wall Thai restaurant across the street. We understand that the frustrations 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**  


---

 30% 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**  


---

 25% 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**  


---

 10% 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

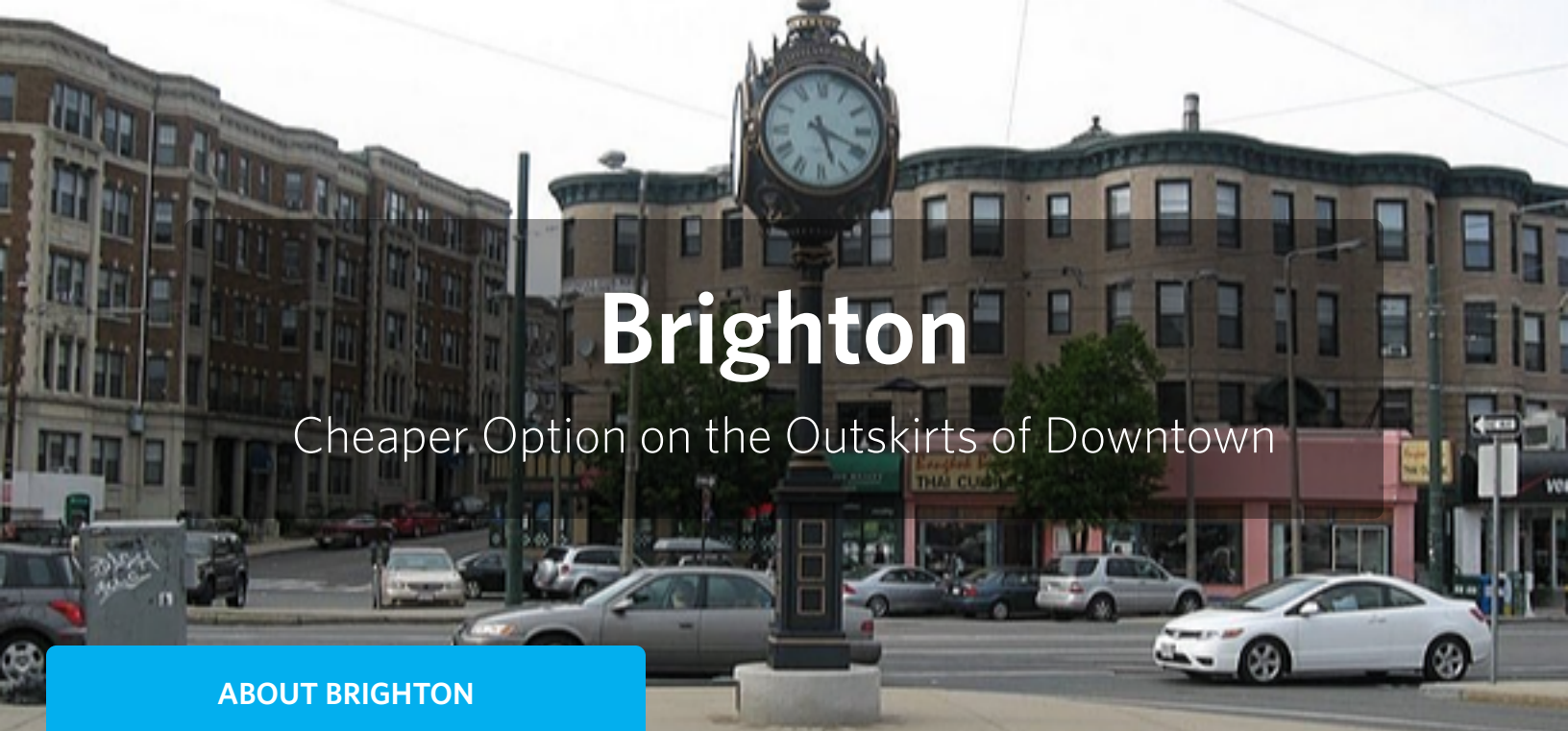
The neighborhood has a Target at 10 mins walk, Dominos, USPS, and 2 other restaurants at 3 mins walk, Questrom at 7 mins walk, and two t-line stations at 6 mins walk. It safe around to go for jogging.



Review by [BU Questrom Student](#) 📍 1163-91 BOYLSTON

Very nice neighborhood. A lot of things nearby. Very close to campus





# 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

**\$1,700**

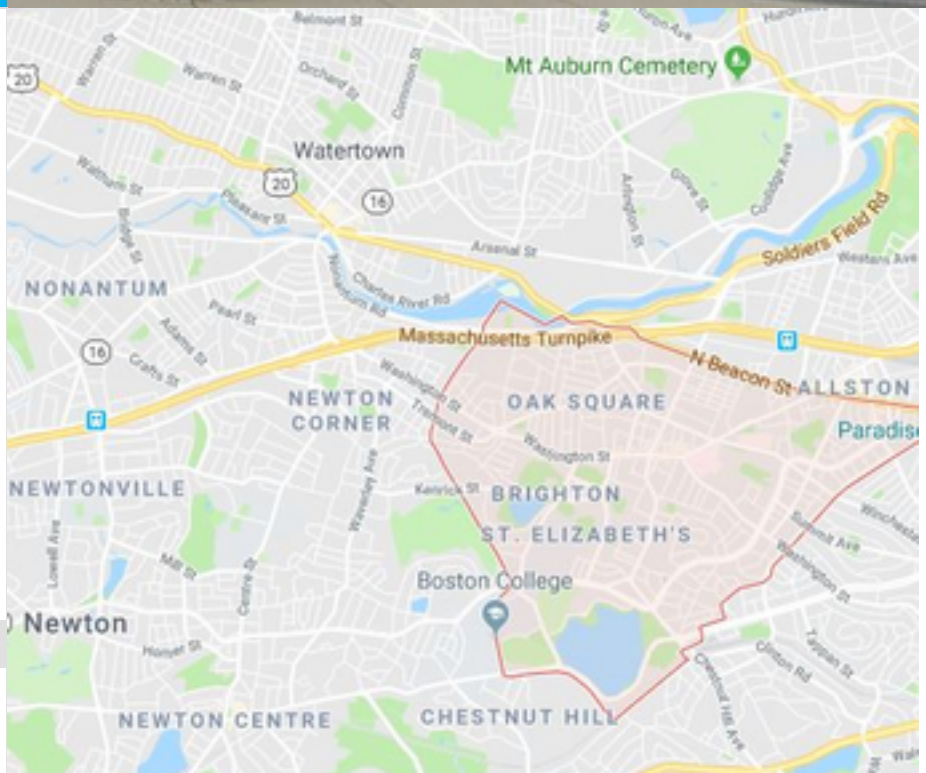
Studio

**\$2,250**

1 Bedroom

**\$2,870**

2 Bedroom



## WHAT RESIDENTS THINK ABOUT BRIGHTON



Review by [BU Questrom Student](#) 📍 80 GORDON ST

The neighborhood has a lot of good transit options and a lot of restaurants and bars nearby. It's not the prettiest neighborhood though. There are a lot of international people and students.



Review by [BU Questrom Student](#) 📍 THE SAYBROOK

Pretty quiet and safe. A lot of grad students so it is nice to be further from undergrad areas. Restaurants and public transit are close by.

# Allston

Great for Students

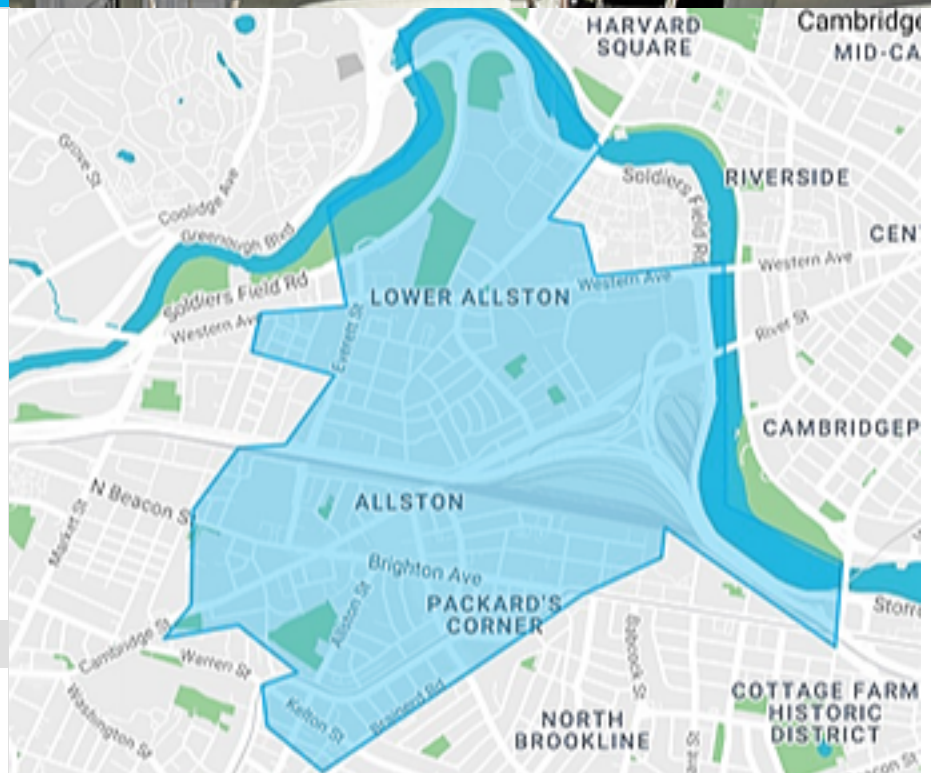
## ABOUT ALLSTON

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

**\$1,980**

Studio

**\$2,550**

1 Bedroom

**\$2,975**

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](#)

📍 23 RIDGEMONT

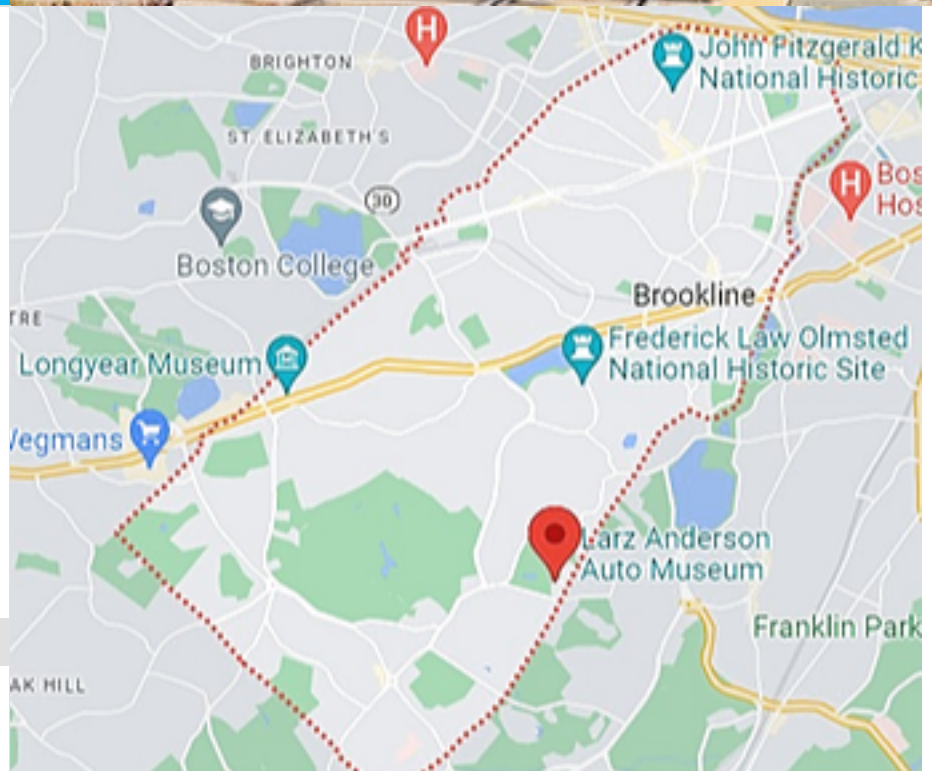
Good safety, noise, transit, value but I'm not super close to restaurants and grocery

# 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

\$1,975

Studio

\$2,300

1 Bedroom

\$2,800

2 Bedroom

## WHAT RESIDENTS THINK ABOUT BROOKLINE



Review by [BU Questrom Student](#)

DEXTER PARK

Brookline is a very safe area. Love it!



Review by [Student](#)

154 HARVARD

So much good food and grocery options. Lot of cute trendy cafes as well. Very accessible and inclusive community. The area is clean and becomes nice and quiet at night. Lots of activities to do a short walk or a quick train ride away. Also the C line is not as busy as the B line with the BU students. This area is very family friendly and pet friendly. Lots of schools kids so Halloween is super cute!

# APARTMENT RATINGS

## KEY

- Excellent for a category
  - Great
  - Average
  - Below average
- \$\$\$\$ \$3000+ per renter
  - \$\$\$ \$2400- \$2999
  - \$\$ \$1800- \$2399
  - \$ < \$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
1163-1191 Boylston Street Apartments	Apt	6.0	\$\$\$	✓			●	●	●	●●	●●
1330 Boylston	Apt	9.5	\$\$\$		✓		●●●●	●●●●	●●●	●●●	●●●●
14 Buswell	Apt	6.8	\$	✓			●	●●	●●●	●●	●●
192 Kelton St	Apt	8.0	\$				●●	●●●	●●●●	●●●●	●●●●
371 Commonwealth Avenue	Apt	9.5	\$\$				●●●●	●●	●●●	●●●●	●●●●
40 Malvern Street	Apt	8.5	\$\$\$				●●●	●●●	●●●	●●●	●●
533 Cambridge Street	Condo	8.0	\$\$				●	●●●	●●	●●●	●●
580 Commonwealth Avenue	Apt	8.2	\$	✓			●●●	●●●	●●●	●●	●●●
80 Gordon St	Apt	6.3	\$\$	✓	✓		●●	●	●●●●	●●●	●●
83 Gardner St. Apartments	Apt	9.0	\$\$				●●●●	●●●●	●●●●	●●●●	●●●●
90 St. Mary's St	Apt	6.0	\$	✓			●●	●	●	●	●●
Arthaus	Apt	9.8	\$\$\$		✓	✓	●●●●	●●●●	●●	●●●●	●●
Brighton Avenue Apartments	Apt	6.0	\$\$				●	●	●	●	●●
Commonwealth Apartments	Apt	7.4	\$				●●	●●	●	●●	●●
Dexter Park	Apt	7.4	\$\$				●●	●●●	●●●●	●●●	●●
Fenway Triangle Trilogy	Apt	8.0	\$\$\$				●●●	●●●	●	●●	●●●●
Forte at 1440 Beacon	Apt	9.0	\$\$\$\$			✓	●●●	●●	●●●●	●	●●●●
Harbor Point on the Bay Apartments	Apt	8.8	\$		✓		●●●	●●●●	●	●	●●●●
Hub50House	Apt	7.0	\$\$\$\$				●●	●	●●	●●	●●
One Everett	Apt	8.0	\$\$\$				●	●	●●	●	●●●
The Bon	Apt	8.5	\$\$\$				●●●●	●●●●	●●●●	●●●●	●●●
The Landing at Vinnin Square	Apt	10.0	\$\$		✓	✓	●●●●	●●	●●●●	●●●●	●●●
The Overlook at St. Gabriel's	Apt	9.0	\$\$\$			✓	●●●	●●●●	●●	●●●●	●●●
The Saybrook	Condo	8.0	\$\$			✓	●	●●	●●●	●	●●
The Viridian	Apt	8.7	\$\$\$\$				●●●●	●●●●	●●	●●●	●●●

\*\* 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.

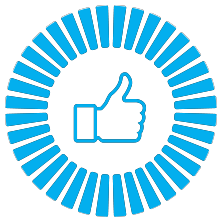
\*\*\* Some buildings with fewer than 3 reviews are included above because of high ratings but do not appear in the top 10 lists.

# MOST POPULAR

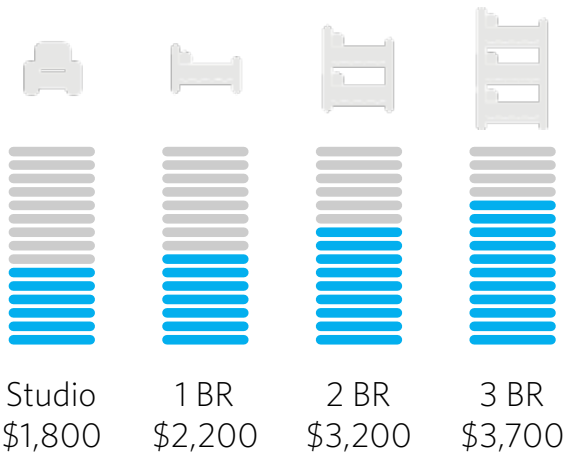
Buildings with the most BU Questrom students

[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	6+ PEOPLE
2 <sup>nd</sup>		DEXTER PARK	5+ PEOPLE
3 <sup>rd</sup>		14 BUSWELL	4+ PEOPLE
4 <sup>th</sup>		90 ST. MARY'S ST	3+ PEOPLE
4 <sup>th</sup>		1163-1191 BOYLSTON STREET APARTMENTS	3+ PEOPLE

1<sup>st</sup>

580 COMMONWEALTH AVENUE

Fenway/Kenmore, 580 Commonwealth

\$

6+ PEOPLE



Review by *BU Questrom Grad Student*

"Good option if you don't want to spend as much or live with roommates! A lot of BU students live here which is also nice from a community standpoint."

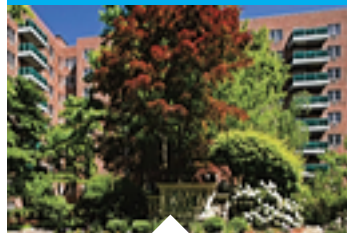
2<sup>nd</sup>

DEXTER PARK

Brookline

\$\$

5+ PEOPLE



Review by *BU Questrom Grad Student*

"Great for living. Lots of BU students."

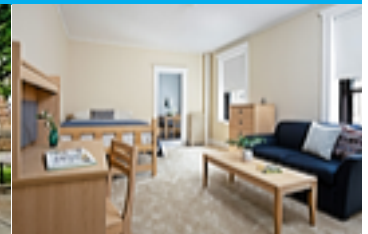
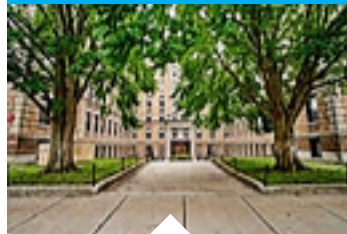
3<sup>rd</sup>

14 BUSWELL

Fenway/Kenmore

\$

4+ PEOPLE



Review by *BU Questrom Grad Student*

"Its a nice and spacious apartment with many facilities (amenities) nearby. Graduate student housing"

# HIGHEST RATED

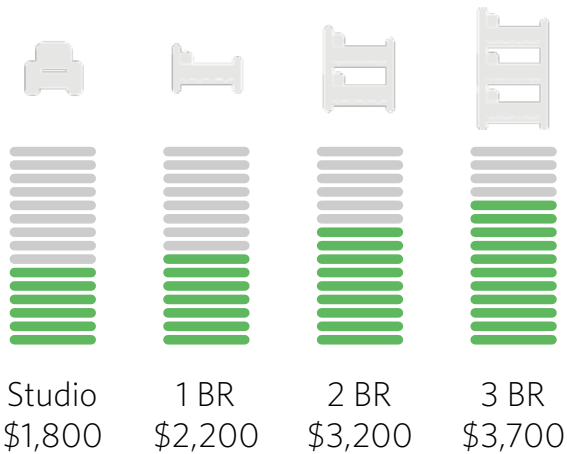
Buildings with the best overall ratings

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






What the highest-rated properties typically offer:



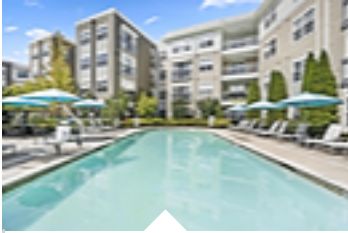

- ✓ High-end amenities
- ✓ Close proximity to work/school
- ✓ Nearby stores/grocery
- ✓ Excellent management



## TOP 5

1 <sup>st</sup>		THE LANDING AT VINNIN SQUARE	10.0 OVERALL RATING
2 <sup>nd</sup>		ARTHAUS	9.8 OVERALL RATING
3 <sup>rd</sup>		1330 BOYLSTON	9.5 OVERALL RATING
3 <sup>rd</sup>		371 COMMONWEALTH AVENUE	9.5 OVERALL RATING
5 <sup>th</sup>		83 GARDNER ST. APARTMENTS	9.0 OVERALL RATING

1<sup>st</sup> THE LANDING AT VINNIN SQUARE \$\$\$\$ 10.0 OVERALL RATING  
Swampscott

**Review by BU Questrom Grad Student**  
"Very friendly staff and quite place to live. Outside of the city so you will have to be willing to commute. The price is worth it and will save you a ton!"

2<sup>nd</sup> ARTHAUS \$\$\$ 9.8 OVERALL RATING  
Allston, 37 N Beacon St




**Review by BU Questrom Grad Student**  
"Awesome building"

3<sup>rd</sup> 1330 BOYLSTON \$\$\$ 9.5 OVERALL RATING  
Fenway/Kenmore, 1330 Boylston St



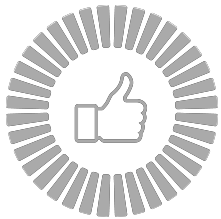

**Review by BU Questrom Grad Student**  
"1330 Boylston is a fabulous apartment building. It hosts 200 units in the Fenway neighborhood--literally right across the street from Fenway Park. The amenities-- a rooftop pool, boutique gym, common area, and outdoor patio-- are clean and current, and the staff, 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."

# BEST FOR VALUE

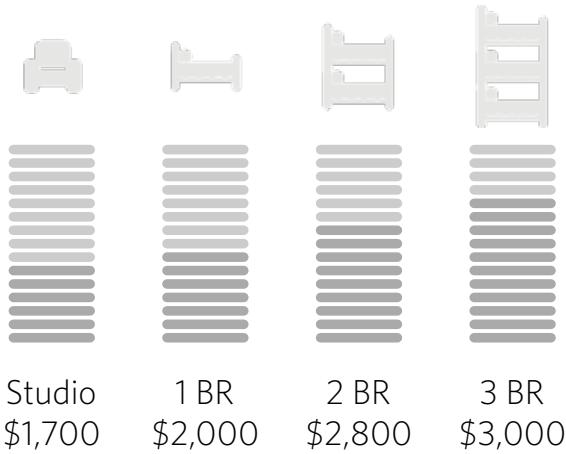
Highest-rated properties for value

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>	192 KELTON ST	9.7 VALUE RATING
2 <sup>nd</sup>	DEXTER PARK	9.3 VALUE RATING
3 <sup>rd</sup>	83 GARDNER ST. APARTMENTS	9.1 VALUE RATING
4 <sup>th</sup>	80 GORDON ST	9.0 VALUE RATING
4 <sup>th</sup>	THE LANDING AT VINNIN SQUARE	9.0 VALUE RATING

1<sup>st</sup>

### 192 KELTON ST

Brighton, 192 Kelton St

\$

9.7 VALUE RATING



**Review by BU Questrom Grad Student**

"Since its an old building, initially it felt weird to live in a house/building with wooden flooring, which makes sound if anyone is moving fast or heavily. But as it turns out, most of the houses here are same. Location wise its a great area with T, Laundromat, convenience stores available nearby"

2<sup>nd</sup>

### DEXTER PARK

Brookline

\$\$

9.3 VALUE RATING



**Review by BU Questrom Grad Student**

"Pros: Community Room, Business Meeting Room, Gym (not spectacular though), Package Receiving, Parking Lot (not included), amazing views, balconies and walking distance to BU, Coolidge Corner and Packard Corner Cons: It is a very big building (200+ apartments) which means it isn't always quiet, the elevators can get slow during move in day, sometimes it is hard to get packages because there are so many. Expensive rent too. Note: A lot of international students and undergrads live here. Also, half of the building is pet-friendly"

3<sup>rd</sup>

### 83 GARDNER ST. APARTMENTS

Allston, 83 Gardner St

\$\$

9.1 VALUE RATING



**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."

# 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.



The logo for Very Apt, featuring the words "Very Apt" in a stylized, italicized font. "Very" is in a dark blue color and "Apt" is in a lighter blue color. The logo is set against a white circular background.

QUESTIONS?

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