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DUSHKU**

THE NIGHT  
**LAWRENCE  
BURNED**

THE NEW RULES FOR  
**SPRING  
STYLE**

DOES BPS HAVE A  
**RACE  
PROBLEM?**

# Boston

**TOP  
PLACES  
to LIVE  
2019**



## Millennials *Take the Suburbs*

BOOMERS ARE FLEEING AND THE UNDER-40 CROWD IS MOVING IN.  
BOSTON'S 'BURBS WILL NEVER BE THE SAME AGAIN.

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# Can't Afford to Live in Boston?



*Walkable downtowns, hip restaurants, and plenty of living space. How 12 suburban*

# Then Don't.

BY  
MADELINE  
BILIS



*towns are wooing the next generation of homebuyer, one millennial at a time.*

# FOR THE BEACH BUM

*Coastal towns making waves for more than just ocean views.*

## HULL

2018 MEDIAN SINGLE-FAMILY PRICE:	<b>\$415,000</b>
PROPERTY TAX RATE:	<b>\$13.42</b>
MORNING DRIVE TIME TO BOSTON:	<b>57 MINUTES</b>

Sea breezes and (relatively) cheap home prices—what more can you ask for? This former summertime hideaway is now a lively year-round community complete with a bevy of affordable single-families, sparkling condos, and even a revamped waterfront promenade. While the bustle of 1950s Nantasket Beach is no longer, the town's new Paragon Boardwalk is currently getting an infusion of hipster-tinged nostalgia. Husband-and-wife team Chris and Diana Reale purchased the rundown property in late 2017 and have since upgraded it with an arcade—featuring old-school games, naturally—as well as mini golf and grub from former Clio and Liquid Art House chef Douglas Rodrigues. Plus, commuting into Boston is as easy as hopping on the ferry. Landlubbers need not apply.

## MANCHESTER-BY-THE-SEA

2018 MEDIAN SINGLE-FAMILY PRICE:	<b>\$924,000</b>
PROPERTY TAX RATE:	<b>\$11.03</b>
MORNING DRIVE TIME TO BOSTON:	<b>46 MINUTES</b>

A guaranteed parking spot at Singing Beach is one of the best perks of being a year-round Manchester-by-the-Sea dweller—when you finally manage to snag a place, that is. “If things are priced well in Manchester, they don’t last a minute,” says Julie Smith, an agent with Engel & Völkers by the Sea. “People are waiting to get into this town. It’s crazy.” And for good reason: The coastal life here is easy—and convenient. There’s a commuter-rail stop smack in the middle of a walkable downtown packed with shopping and dining options, plus long lists of community events. On summer nights, for example, beach bums of all ages spread out on blankets to watch movies or hear music in Masconomo Park, which overlooks the ocean.



▼ | A Rockwellian summer scene in Manchester-by-the-Sea.



**THE PLACE-MAKER**

## **AMY CHASE** OWNER, THE HABERDASH

**CONVENTIONAL WISDOM** is that suburban dwellers would rather hop in their Subaru and head for the nearest superstore than hoof it to a handful of specialty shops to find what they're looking for. But Amy Chase doesn't care much about conventional wisdom. Her 850-square-foot gift shop in Hudson, the Haberdash, is helping usher in a new era for the once-downtrodden mill town—one filled with trendy indie retail you won't find anywhere else. "I think small businesses are what make each town and city unique," the 38-year-old entrepreneur explains. "I love that our stores can play a role in that, and I also love to introduce customers to products that support small-batch makers...not huge corporations."

Like many millennials, Chase didn't start out in the suburbs. She first developed a following in Boston selling boho sundresses and other vintage clothing out of a retro trailer, then expanded her unique brand with the opening of Worcester's Crompton Collective, a curated antiques/craft market, in 2012. The venture was so successful that she followed it up with the Haberdash five years later. Destination: Hudson. "It was the most charming downtown I'd ever seen," she says. "And when I saw my storefront on Main Street, with such a good view, tin ceilings, and its old wooden door, I knew this was it."

By all accounts, business is booming at the boutique, which peddles organic skin-care lines, jewelry, stationery, and more. "We have customers from Connecticut...older ladies, fashionable girls from Boston who come to see the town when apple-picking," says Chase, who last month expanded her empire yet again with the opening of a clothing-focused Haberdash in Worcester. But the heart and soul of her business is the local support, both from shoppers swooping in for last-minute host gifts and from other business owners working hard to breathe new life into Hudson. "When a town gets revitalized, it's often a grassroots movement by one small business that decides to take a risk," she says. If Hudson's thriving Main Street is any indication, that risk is paying off in spades. —KARA BASKIN

PREVIOUS SPREAD: ISTOCK (BOSTON); PAT PIASECKI (COUPLE); THIS SPREAD: ISTOCK (MANCHESTER-BY-THE-SEA); TOAN TRINH (CHASE)



# BOOM TOWNS

The area's five fastest-growing cities and towns not named Boston, Cambridge, or Somerville.

## Chelsea

NUMBER OF NEW RESIDENTS SINCE 2010: **5,050**

With a waterfront perch, reasonable prices—\$336,000 for a condo in 2018—and expanded Silver Line bus service, Chelsea is poised for even more expansion in the years to come thanks to a proliferation of sleek revamped factories.

## Lowell

NUMBER OF NEW RESIDENTS SINCE 2010: **4,827**

Canal-facing mill lofts, a kinetic downtown food scene, and a thriving college population because of UMass Lowell put this industrial city back on the map. Cultural hubs like Mill No. 5—a hive of indie businesses in a converted mill—plus single-families below \$400,000 make it an attractive choice for first-time homebuyers.

## Everett

NUMBER OF NEW RESIDENTS SINCE 2010: **4,660**

One word: gambling. Realtors say the Encore Boston Harbor has driven interest from both residents and investors over the past decade. Coupled with the Sullivan Square T stop and development at nearby Assembly Row, it's a safe bet for those who don't want to stray too far from downtown.

## Newton

NUMBER OF NEW RESIDENTS SINCE 2010: **3,915**

Newton North High School's 2010 multi-million-dollar transformation, plus three newly renovated elementary schools, have attracted young families. Bonus points for close-knit villages within the city that function as small towns.

## Watertown

NUMBER OF NEW RESIDENTS SINCE 2010: **3,842**

Here, it's all about getting Cambridge's amenities and diversity at a lower price. Expect more interest as a result of the burgeoning Arsenal Yards complex, home to incoming biotech giant SQZ as well as restaurants and shopping. —K.B.



Hudson's shopper-friendly Main Street includes indie gift shop the Haberdash.

# FOR THE SHOPAHOLIC

*You don't have to live on Beacon Hill to enjoy lovely boutique-lined streets. Walk out your front door and into your favorite stores in suburbia.*

## HUDSON

2018 MEDIAN SINGLE-FAMILY PRICE:	<b>\$378,000</b>
PROPERTY TAX RATE:	<b>\$17.50</b>
MORNING DRIVE TIME TO BOSTON:	<b>56 MINUTES</b>

An artisanal ice cream shop, a craft brewery, a gift store stocked with handmade wares, and, yes, a speakeasy, all within walking distance of one another: What city neighborhood could possibly check all of those boxes? Hudson does. Over the past five years, the once-languishing central Massachusetts mill town has been transformed into a lively, dynamic locale—and people are noticing. Younger city dwellers worn down by sky-high prices are putting down roots here, as are suburbanites. “So many times before, we had found ourselves...sipping crafts beers at Medusa Brewing Company,” says teacher Ryann Hart, who moved to Hudson from nearby Marlborough. “And then we truly hit the jackpot when our dream home came on the market.”

## CONCORD

2018 MEDIAN SINGLE-FAMILY PRICE:	<b>\$1,041,000</b>
PROPERTY TAX RATE:	<b>\$14.29</b>
MORNING DRIVE TIME TO BOSTON:	<b>45 MINUTES</b>

Everyone knows Concord is home to one of New England's quaintest town centers, with indie shops aplenty dotting Main and Walden streets. But it's only recently that the town upgraded its *second* pedestrian-friendly shopping area, the West Concord Village District, with boutiques such as the new Joy Street Life + Home and gathering places like Reasons to Be Cheerful, a cute scoop shop. Less than a five-minute walk away is the Wheelhouse, a coworking space in a former furniture mill that draws artists and entrepreneurs. “Our amenities have changed radically,” says broker Zur Attias, of the Attias Group. That explains the 18-percent jump in sales from 2017 to 2018.



Historical homes line the streets in Plymouth.

# FOR THE ROAD WARRIOR

*More time in the car means more charming spaces to stretch your legs outside of it. And in these newly hip exurbs, it means a lot more fun, too.*

## SHREWSBURY

2018 MEDIAN SINGLE-FAMILY PRICE:	<b>\$431,500</b>
PROPERTY TAX RATE:	<b>\$12.66</b>
MORNING DRIVE TIME TO BOSTON:	<b>61 MINUTES</b>

"I think 50 percent of my buyers are actually coming from Boston," says Muneeza Nasrullah, owner of Muneeza Realty Group with Keller Williams Realty. So why are urban refugees fleeing to Shrewsbury, just 39 miles west of the city? The establishment of Lakeway Commons, a gigantic mixed-use development at the former site of time-honored retailer Spag's, for one. "It's like urban living in the suburbs because you can walk to Whole Foods or Orangetheory Fitness," Nasrullah says. That, plus Shrewsbury's charming and walkable town center, complete with a newly renovated library; proximity to Worcester's sizzling restaurant scene; and combination of millennial-friendly starter homes and higher-end properties for growing families.

## PLYMOUTH

2018 MEDIAN SINGLE-FAMILY PRICE:	<b>\$380,000</b>
PROPERTY TAX RATE:	<b>\$16.46</b>
MORNING DRIVE TIME TO BOSTON:	<b>51 MINUTES</b>

Back in the day, the carriage ride from Plymouth to Boston used to drag on for hours. So by comparison, today's hourlong journey down Route 3 is quite a breeze. While Plymouth's Colonial roots make it truly *the* original place to live, it's the town's newer developments that have brought it into the spotlight. The Pinehills, for example, bills itself as a "new take on the classic New England village": The roughly 3,000-acre planned community consists of single-families and townhouses, with shops and restaurants surrounding its own traditional village green. Of course, Plymouth offers plenty of modern amenities, including a new winery and craft breweries. Those just starting out can scoop up small Cape-style homes in the \$200,000 range—we'll drink to that.



**THE PLACE-MAKER**

## TED TYE MANAGING PARTNER, NATIONAL DEVELOPMENT

**THE ALLURE OF THE INDOOR MALL** has faded like acid-washed jeans—gone are the days of chilling at the food court and wandering the halls looking for love. Department stores? So over.

What's in? AI fresco shopping experiences akin to those at MarketStreet Lynnfield, a 70-acre outdoor megaplex that opened in 2013. Besides stores aplenty, it offers residences, dining, a branch of Lahey Health, and a golf course. In other words, it's a "21st-century town center," says Ted Tye, whose National Development co-owns the complex with WS Development. "We think of [Lynnfield] as an outdoor living room."

Millennials and Gen Xers may be increasingly opting out of city life, but that doesn't mean they're lowering their standards: These days, Tye says, suburbanites demand the same amenities (and sense of community) as their urban counterparts. That's why National Development's strategy centers on launching similar concepts throughout metro Boston's smaller towns: Its newest projects include University Station in Westwood, an MBTA-adjacent area anchored by Target and Wegmans; and the District Burlington, featuring shops, a hotel, and a restaurant row that includes an outpost of Boston favorite Island Creek Oyster Bar. After all, why fight traffic on 95 when you can enjoy a night on the town right in the neighborhood? "We're providing reasons for people not to sit home on their laptop," Tye says.

The job feels like a higher calling for the 30-year building veteran, who grew up in Haverhill and witnessed the urban-renewal project that decimated the historical downtown. "There were all these great old buildings dating to the 19th century—city hall, a movie theater, retail stores—and what was put up in its place was a parking garage," Tye says. "My desire going forward...is to create places people can relate to and enjoy." —K.B.

# FOR THE FOODIE

City-quality restaurants and easy-to-swallow house prices? Welcome home, young epicures.

## WALTHAM

2018 MEDIAN SINGLE-FAMILY PRICE: **\$607,500**

PROPERTY TAX RATE: **\$12.61**

MORNING DRIVE TIME TO BOSTON: **31 MINUTES**

Ravenous after a long day at the office? Nothing beats coming home to a town anchored by “Restaurant Row.” Waltham’s Moody Street offers the best part of Boston without the hassle, featuring top-notch eateries such as Red Bird, Moody’s Delicatessen & Provisions, and dozens of other spots. Nearby, new apartment complexes like the Merc at Moody & Main make it so residents “don’t even have to pull their car out of the driveway” to tuck into charcuterie boards, says Hans Brings, a real estate agent with Coldwell Banker. Don’t want to own a gas guzzler? Not a problem—the town has one commuter-rail stop with another just over the border in Belmont, a convenience that’s likely to draw more millennials than ever to Watch City.

## SALEM

2018 MEDIAN SINGLE-FAMILY PRICE: **\$425,000**

PROPERTY TAX RATE: **\$15.38**

MORNING DRIVE TIME TO BOSTON: **43 MINUTES**

It’s a delicious time to be a homeowner in Salem, where some of the area’s top restaurateurs are inching north to meet the demands of the hungry historical town. Take chef Matt O’Neil, owner of the award-winning Blue Ox in Lynn. He recently opened Ledger to much acclaim, serving up New England cuisine inside a former bank. Then there’s Tim Haigh and Larry Leibowitz, the homegrown two-person restaurant group behind beloved wood-fired-pizza shop Bambolina and, more recently, noodle bar Kokeshi. In the mood for cocktails with a view? Just saunter over to the Roof at the Hotel Salem. What’s more, locals can dine out often without pinching pennies, considering the town’s housing stock is surprisingly affordable: Eagle-eyed house hunters will notice single-families hitting the market for under \$400,000.





Ledger, a Salem restaurant inside a former bank, is just one example of the flourishing dining and drinking scene in the North Shore city.



#### THE PLACE-MAKER

### JIMMY LIANG FOUNDER, CEO, AND CHEF, JP FUJI GROUP

**ONCE UPON A TIME**, says restaurateur Jimmy Liang, Quincy residents had two choices for dinner: pizza or Chinese takeout. Now the city is a dining destination, thanks in part to the decades-long efforts of longtime resident Liang and his business partner, Peter Tse, of the JP Fuji Group.

In 1998, an ambitious 19-year-old Liang launched the first iteration of his sushi restaurant, Fuji, on Hancock Street. "Mine was the first Japanese restaurant in Quincy," he says. "I still remember when I first met with the head of the health department. She didn't know what sushi was!" But he wasn't done yet—not even close. Trendy openings since then have included YoCha (hot dogs and frozen yogurt), B Café (fast-casual sushi and bubble tea), and Shabu (Japanese hot pot), all along Hancock Street, the city's bustling spine.

Following Liang's lead, other hip restaurants have made Quincy their home in recent years, including Zef Cicchetti & Raw Bar, a sleek spot for Venetian bites, and the Townshend, the city's go-to for upscale comfort food. For Liang, though, Quincy's dining renaissance is especially meaningful. This is where he used to grab a slice at Napoli or apple pie at Woolworth's as a kid, after all. Today, he often uses his kitchens—particularly at Fuji, now at the West of Chestnut apartments—to cook private meals that raise money for local organizations such as the North Quincy Library and the South Shore YMCA.

It's a way to give back to a city that welcomed him as a young immigrant from Taishan, China, and supported his many business ventures over the past two decades. Liang still remembers walking into Quincy City Hall as a fresh-faced 18-year-old and requesting a restaurant application to open his original Fuji. "The secretary looked at me and said, 'Are you doing this for your father?'" Liang says, laughing at the memory. "I said, 'Oh, no, ma'am. This is for me.'" And, now, for a grateful (and hungry) South Shore. —K.B.

COURTESY PHOTO



# FOR THE COMMITMENT- AVERSE

The city's never far away for Arlington residents.

*They're close enough to the city that you can bike in, but cool enough that you may never want to leave.*

## ARLINGTON

2018 MEDIAN SINGLE-FAMILY PRICE:	<b>\$805,000</b>
PROPERTY TAX RATE:	<b>\$12.13</b>
MORNING DRIVE TIME TO BOSTON:	<b>24 MINUTES</b>

Okay, we'll say it: Arlington is the new Somerville (which, of course, was the new Cambridge). No longer a sleepy suburb, this town gets trendier by the day, attracting artists to its eastern reaches and UppaBaby strollers to the west. A gradual relaxation of Arlington's Puritanical liquor laws has allowed bars like Common Ground to elbow their way in, while indie maker shop and commissary kitchen the Local Fare hosts innovative food startups that couldn't possibly afford exorbitant city rents. When it does come time to head into Boston, commuting is as easy as cruising down Arlington's revamped bike lanes, then hopping on the Minuteman Bikeway all the way to Alewife to catch the T downtown.

## BROOKLINE

2018 MEDIAN SINGLE-FAMILY PRICE:	<b>\$1,777,500</b>
PROPERTY TAX RATE:	<b>\$9.46</b>
MORNING DRIVE TIME TO BOSTON:	<b>23 MINUTES</b>

While it's not exactly a secret that Brookline's tree-lined streets are the place to be, the town is now drawing an even younger, hipper crowd eager to shed *some* of urban life, but not all of it. Case in point? Allium Market and Café, a newly opened specialty food emporium in Coolidge Corner that serves up a mean avocado toast (we did say millennials, didn't we?). It's just around the corner from rows of stately Victorians fetching more than \$3 million and \$700,000 condos in historical brownstones—not to mention top-notch public schools. "It's a perfect blend of city and suburban lifestyles," says Diana Kuang, of Coldwell Banker Residential Brokerage—and one that's only a 15-minute T ride from Coolidge Corner into Boston, to boot.



## URBAN LEGENDS

**Can't tear yourself away from the city? Hit an open house in one of these three Boston neighborhoods that almost feel like suburbs.**

### Lower Mills

2018 MEDIAN CONDO PRICE:	<b>\$538,000</b>
MEDIAN SINGLE-FAMILY PRICE:	<b>\$567,500</b>

"Lower Mills has a sort of downtown Hingham vibe," says Compass agent Leslie MacKinnon. In other words, it's a vibrant community that feels worlds away from Boston's tumult (and from City Hall, for resident Mayor Marty Walsh). "You can go out and pick up your newspaper off your lawn in your bathrobe without feeling like you're exposed to the city," she adds.

### West Roxbury

2018 MEDIAN CONDO PRICE:	<b>\$387,750</b>
MEDIAN SINGLE-FAMILY PRICE:	<b>\$618,500</b>

Welcome to single-family heaven. Post-war ranches and Capes—complete with backyards and driveways—line the streets that branch off West Roxbury's main thoroughfares. "There are also a lot of huge, beautiful, million-plus-dollar homes that are either newly constructed or gut-renovated," says Linda Burnett, of Insight Realty Group. Bonus points for being "much less expensive than Brookline or Wellesley, or even parts of Dedham."

### Roslindale

2018 MEDIAN CONDO PRICE:	<b>\$489,750</b>
MEDIAN SINGLE-FAMILY PRICE:	<b>\$605,000</b>

A short bus ride from Forest Hills Station delivers you to Rozzie, where spacious condos and single-family homes are centered around ultra-charming Roslindale Square. "It's a little bit more spread out than the neighborhood over, Jamaica Plain," says Josh Muncey, founder of the Muncey Group. "You can get a nice, cute little yard"—and in some cases, even a garage. —M.B.



There's always something to do in downtown Newburyport.

# FOR THE SOCIAL BUTTERFLY

*Parties, events, clubs—finding your crew is easy when you live here.*

## NATICK

2018 MEDIAN SINGLE-FAMILY PRICE:	<b>\$625,000</b>
PROPERTY TAX RATE:	<b>\$13.05</b>
MORNING DRIVE TIME TO BOSTON:	<b>43 MINUTES</b>

It's tough not bumping into your neighbors in this sizable MetroWest suburb with a surprisingly close-knit community. Just ask the folks who pack into the Center for the Arts in Natick to catch concerts, open-mike nights, and films both new and old. On any given weekend, residents select the freshest fruits and veggies at the town's farmers' market, say "om" in the woods with PeaksandPoses Trail Yoga, and devour a hot dog (or three) at the 129-year-old establishment Casey's Diner. While century-old restaurants—and houses—are the norm here, there are also plenty of new-construction abodes for sale: Converted churches have even been known to hit the market every once in a while.

## NEWBURYPORT

2018 MEDIAN SINGLE-FAMILY PRICE:	<b>\$612,450</b>
PROPERTY TAX RATE:	<b>\$13.26</b>
MORNING DRIVE TIME TO BOSTON:	<b>50 MINUTES</b>

"Every piece of land that can be built on in Newburyport is being built on," says William Raveis agent Susan Grillo—see: condos being carved out of antique captain's homes and brand-new houses springing up on small plots. The kicker? They're all just steps from downtown. In addition to the shops and restaurants bordering the Merrimack, Newburyport is packed with social clubs. Artists and art lovers flock to the Newburyport Art Association, birdwatchers convene at Mass Audubon's Joppa Flats Education Center, and every spring, a music festival called Plumfest hosts local bands and musicians on porches across Plum Island. "There's something for everyone, depending on what you're interested in," Grillo says.



**THE PLACE-MAKER**

**SANDI SILK**  
**SENIOR VP**  
**AND DEVELOPMENT**  
**PARTNER, JEFFERSON**  
**APARTMENT GROUP**

**SICK OF COUGHING UP \$3,000 A MONTH**

for a mediocre one-bedroom, but not ready to surrender to a center-hall Colonial with a white-picket fence? The next frontier of urban living is here—and it's not in Boston. Die-hard urbanites are increasingly fleeing to once-overlooked cities with strong downtowns ripe for modernization, from Lowell and Worcester to closer-in Everett.

Starting this spring, they'll also be flocking to Malden—already a popular destination for young families—when J Malden Center opens at the corner of Pleasant and Commercial streets. The roughly 550,000-square-foot development will feature 320 residential apartments and 22,500 square feet of retail, with a focus on indie local businesses—all within walking distance to the Orange Line. "Malden Center is geared toward the authentic urban experience, an affordable alternative to a downtown building and positioned with amenities that rival what you would find in an urban core, such as the Seaport," says Sandi Silk, senior vice president and development partner at the Jefferson Apartment Group, which teamed up with the City of Malden for the project. With one big difference from the Seaport: Rents are slated to start at under \$2,000 for a one-bedroom unit. The bang for your buck continues with such resort-style extras as a cabana-lined pool and a gaming deck with lifeseize chess and tic-tac-toe boards.

So why is Silk putting her money on Malden as the next hot almost-city destination? One word: Somerville. "I'm dating myself, but I got out of college in the early 1990s, and I lived in Somerville because it was cheap, before it was what it is today. I remember what Davis Square looked like, and it reminded me of what Malden is now," she says. In other words, get in while you still can.—K.B.