

LINK
data | tools | analysis > smart

Charlestown

2012 First Quarter
Sales Summary

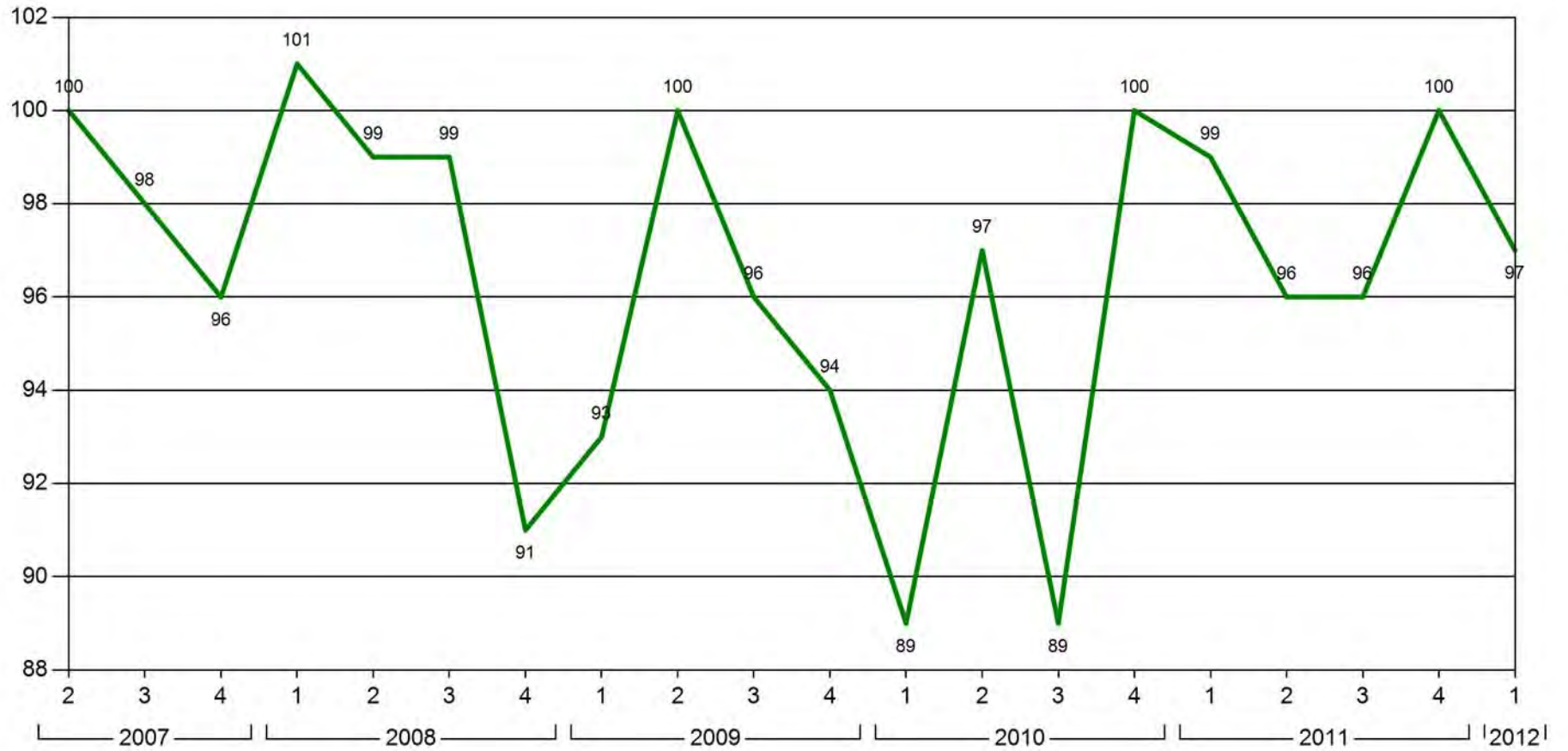
140 Newbury Street
Boston, MA 02116

617-267-5465

LINK

Charlestown

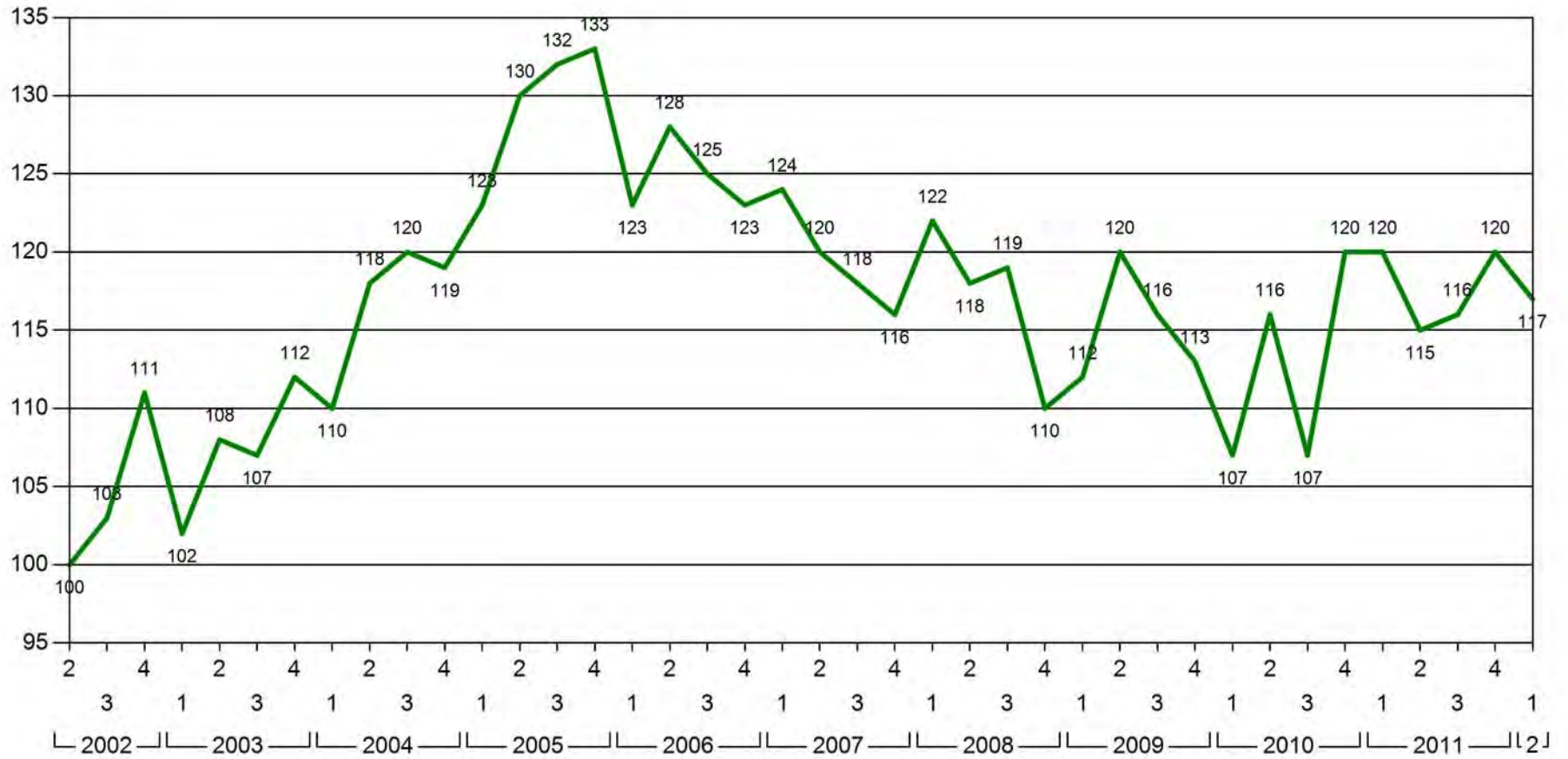
Five Year Price Index
[Appreciation Rate]



LINK

Charlestown

Ten Year Price Index
[Appreciation Rate]



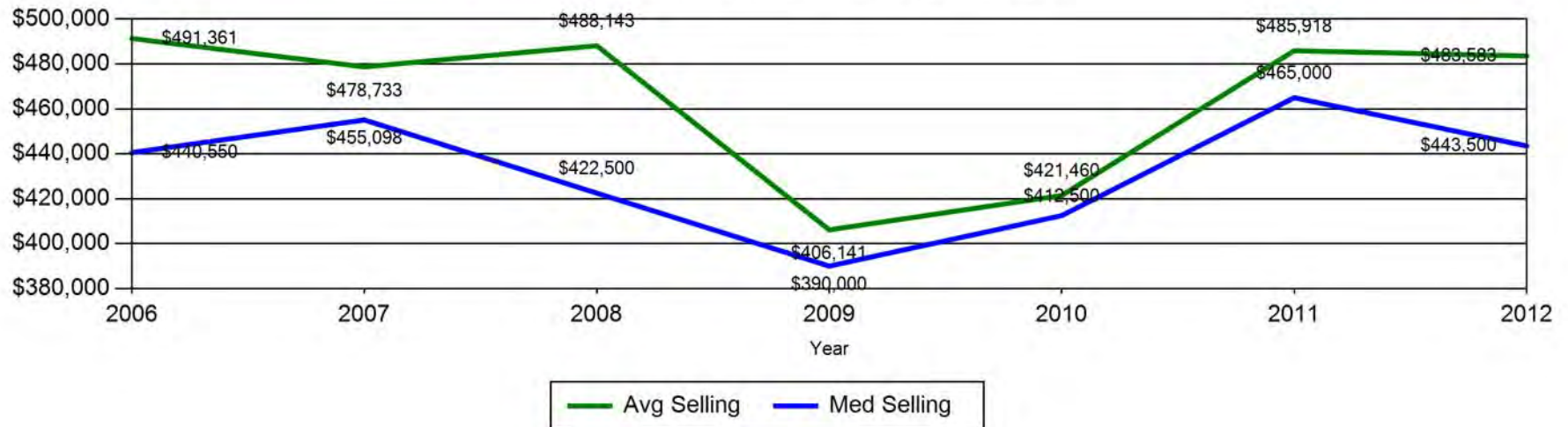
LINK

Charlestown

Quarterly Sales Summary First Quarter 2012

Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg Psf	%+-	Med Psf	%+-	Avg DOM
2006	63	-25.00 %	\$491,361	11.10 %	\$440,550	11.83 %	\$456.90	-2.17 %	\$446.24	-7.72%	84
2007	66	4.76 %	\$478,733	-2.57 %	\$455,098	3.30 %	\$462.24	1.17 %	\$456.62	2.33%	137
2008	40	-39.39 %	\$488,143	1.97 %	\$422,500	-7.16 %	\$461.69	-0.12 %	\$475.61	4.16%	103
2009	26	-35.00 %	\$406,141	-16.80 %	\$390,000	-7.69 %	\$425.35	-7.87 %	\$417.20	-12.28%	140
2010	46	76.92 %	\$421,460	3.77 %	\$412,500	5.77 %	\$408.60	-3.94 %	\$395.78	-5.13%	127
2011	47	2.17 %	\$485,918	15.29 %	\$465,000	12.73 %	\$443.61	8.57 %	\$448.63	13.35%	131
2012	38	-19.15 %	\$483,583	-0.48 %	\$443,500	-4.62 %	\$428.41	-3.43 %	\$449.59	0.21%	117

Average and Median Selling Prices



LINK

Charlestown

Sales Comparison by Number of Bedrooms First Quarter 2012

Sq Feet	Year	Sales	%+	Avg Selling	%+	Med Selling	%+	Avg PSF	%+	Med PSF	%+	Avg DOM
Studio	2010	0										
	2011	0										
	2012	0										
One Bed	2010	14	55.56 %	\$333,546	-7.12 %	\$345,000	-0.86 %	\$459.00	-1.70 %	\$483.23	-2.66 %	95
	2011	11	-21.43 %	\$341,991	2.53 %	\$327,500	-5.07 %	\$457.50	-0.33 %	\$477.05	-1.28 %	182
	2012	6	-45.45 %	\$340,817	-0.34 %	\$338,950	3.50 %	\$424.97	-7.11 %	\$439.53	-7.86 %	67
Two Beds	2010	21	31.25 %	\$398,405	-3.89 %	\$405,000	-1.94 %	\$397.24	-1.88 %	\$391.64	-5.20 %	150
	2011	29	38.10 %	\$499,250	25.31 %	\$470,000	16.05 %	\$453.27	14.10 %	\$465.00	18.73 %	127
	2012	28	-3.45 %	\$512,402	2.63 %	\$471,250	0.27 %	\$435.40	-3.94 %	\$450.08	-3.21 %	135
Three Plus Beds	2010	11	1,000.00 %	\$577,364	-16.93 %	\$545,000	-21.58 %	\$366.13	-3.44 %	\$371.64	-1.98 %	123
	2011	7	-36.36 %	\$656,857	13.77 %	\$575,500	5.60 %	\$381.75	4.26 %	\$369.86	-0.48 %	88
	2012	3	-57.14 %	\$561,333	-14.54 %	\$455,000	-20.94 %	\$370.05	-3.06 %	\$354.98	-4.02 %	69

LINK

Charlestown

Inventory First Quarter 2012

