



LINK
data | tools | analysis > smart

Midtown

2012 First Quarter
Sales Summary

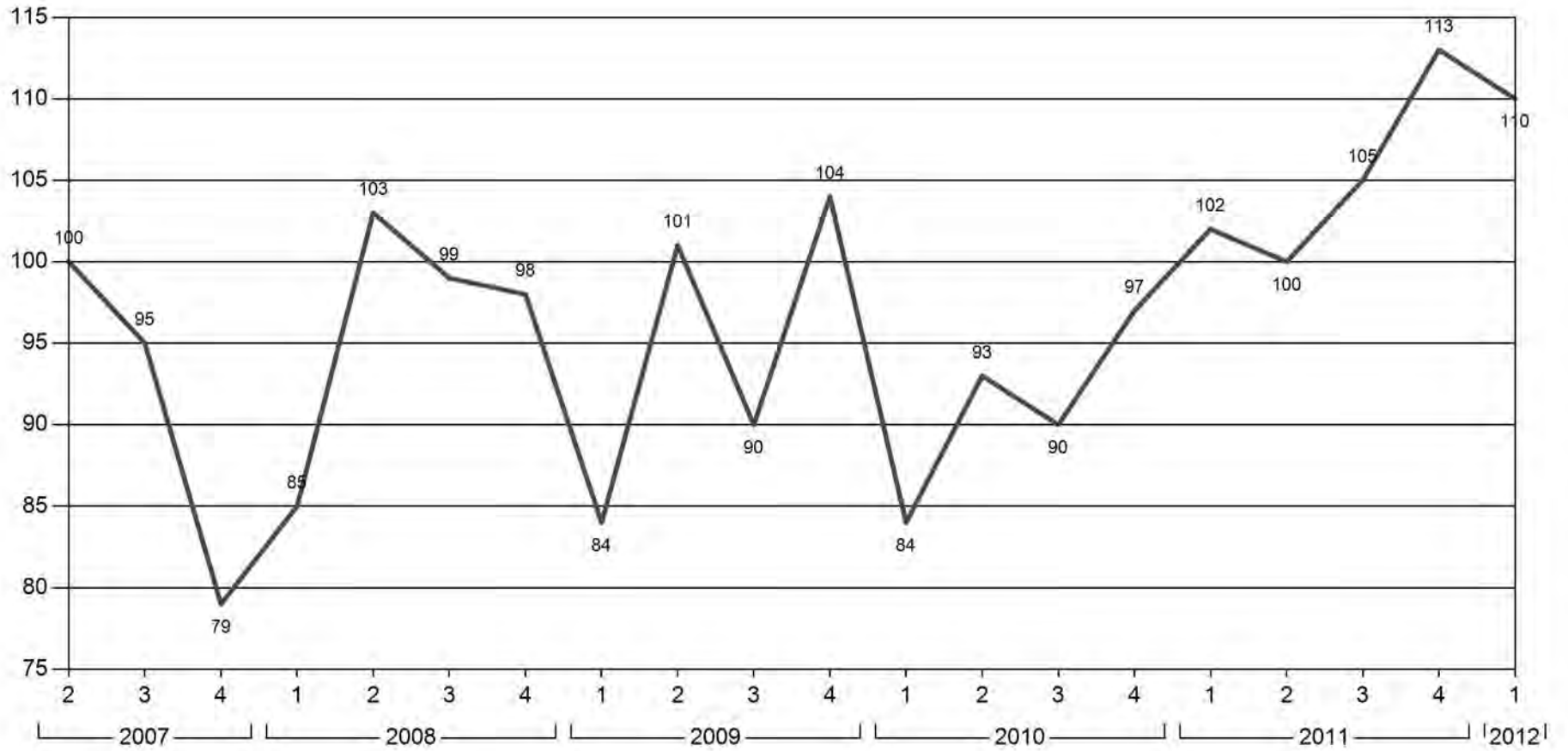
140 Newbury Street
Boston, MA 02116

617-267-5465

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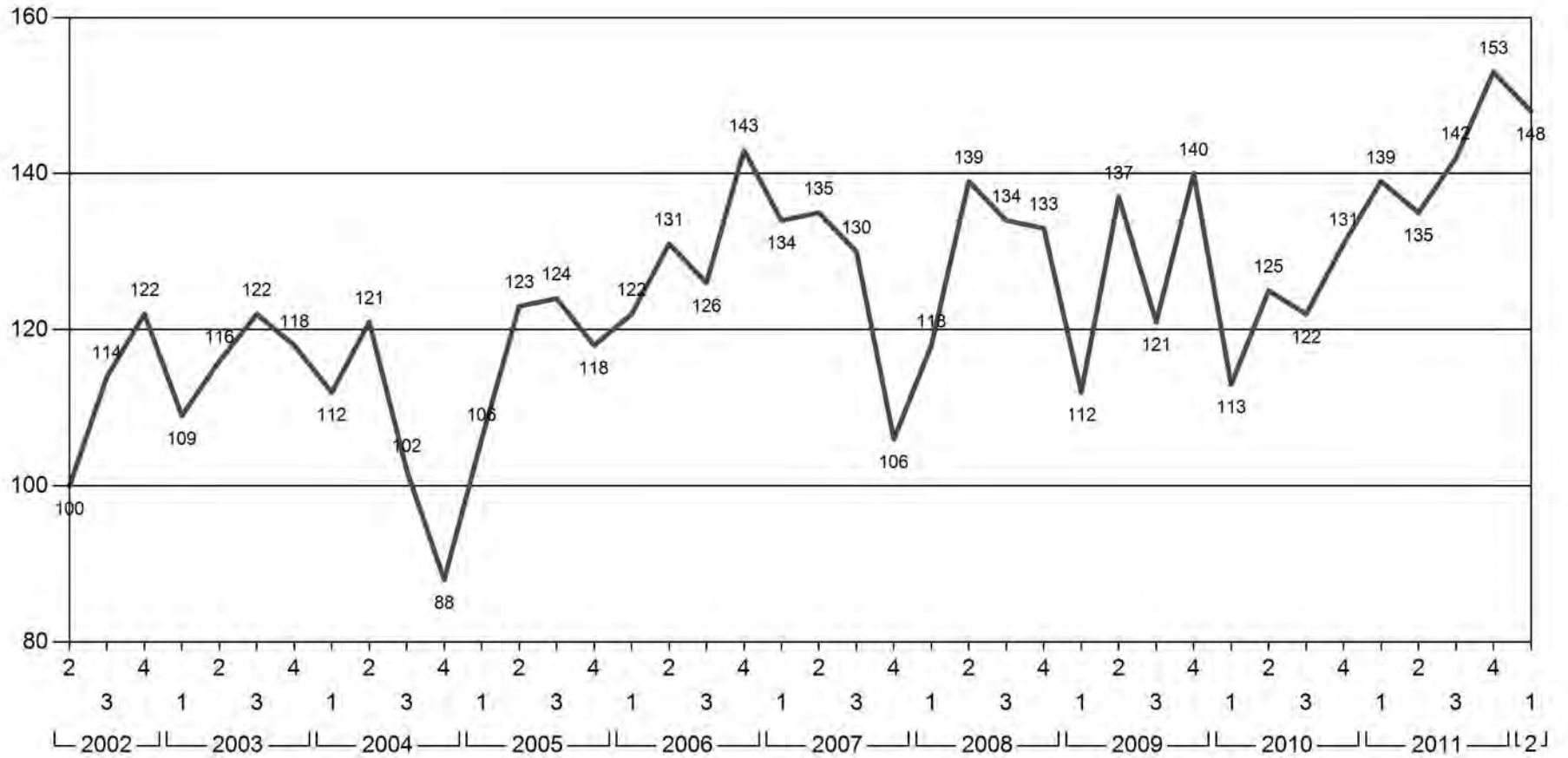
Five Year Price Index
[Appreciation Rate]



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Ten Year Price Index
[Appreciation Rate]



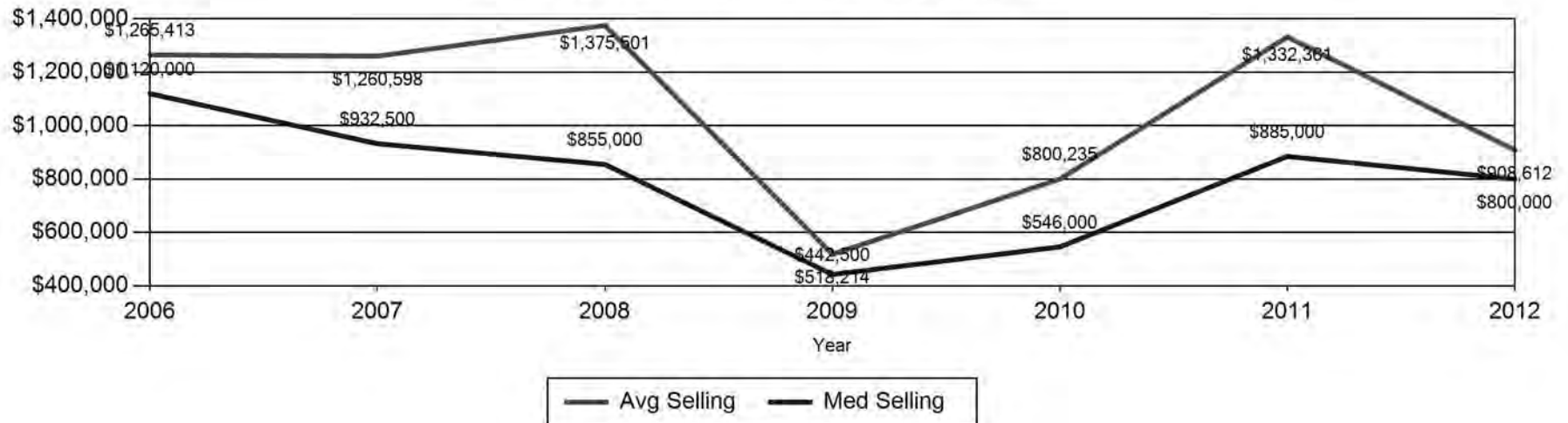
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Quarterly Sales Summary First Quarter 2012

Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg Psf	%+-	Med Psf	%+-	Avg DOM
2006	23	-32.35 %	\$1,265,413	47.54 %	\$1,120,000	49.83 %	\$740.01	17.31 %	\$741.23	21.51%	103
2007	23	0.00 %	\$1,260,598	-0.38 %	\$932,500	-16.74 %	\$812.91	9.85 %	\$843.28	13.77%	94
2008	20	-13.04 %	\$1,375,501	9.11 %	\$855,000	-8.31 %	\$725.63	-10.74 %	\$652.36	-22.64%	78
2009	7	-65.00 %	\$518,214	-62.33 %	\$442,500	-48.25 %	\$612.43	-15.60 %	\$661.16	1.35%	96
2010	12	71.43 %	\$800,235	54.42 %	\$546,000	23.39 %	\$664.87	8.56 %	\$644.74	-2.48%	38
2011	18	50.00 %	\$1,332,361	66.50 %	\$885,000	62.09 %	\$862.97	29.80 %	\$849.65	31.78%	106
2012	29	61.11 %	\$908,612	-31.80 %	\$800,000	-9.60 %	\$809.02	-6.25 %	\$854.07	0.52%	113

Average and Median Selling Prices



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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	2	0.00 %	\$347,500	-0.71 %	\$347,500	-0.71 %	\$661.96	8.53 %	\$661.96	8.53 %	10
	2011	0	-100.00 %									
	2012	1		\$460,000		\$460,000		\$898.44		\$898.44		775
One Bed	2010	6	50.00 %	\$637,971	7.56 %	\$641,000	4.87 %	\$621.28	-7.56 %	\$570.61	-20.84 %	71
	2011	7	16.67 %	\$646,429	1.33 %	\$749,000	16.85 %	\$766.93	23.44 %	\$699.39	22.57 %	45
	2012	14	100.00 %	\$648,343	0.30 %	\$662,500	-11.55 %	\$785.73	2.45 %	\$838.89	19.95 %	78
Two Beds	2010	2	100.00 %	\$546,000	-1.62 %	\$546,000	-1.62 %	\$468.88	23.77 %	\$468.88	23.77 %	
	2011	6	200.00 %	\$1,250,750	129.08 %	\$1,115,000	104.21 %	\$806.26	71.96 %	\$803.46	71.36 %	125
	2012	11	83.33 %	\$1,088,450	-12.98 %	\$1,101,000	-1.26 %	\$841.25	4.34 %	\$899.55	11.96 %	61
Three Plus Beds	2010	2		\$1,994,000		\$1,994,000		\$994.53		\$994.53		2
	2011	4	100.00 %	\$2,956,250	48.26 %	\$3,012,500	51.08 %	\$1,116.11	12.22 %	\$1,151.22	15.76 %	168
	2012	3	-25.00 %	\$1,613,333	-45.43 %	\$1,325,000	-56.02 %	\$769.77	-31.03 %	\$682.99	-40.67 %	102

