

South Boston

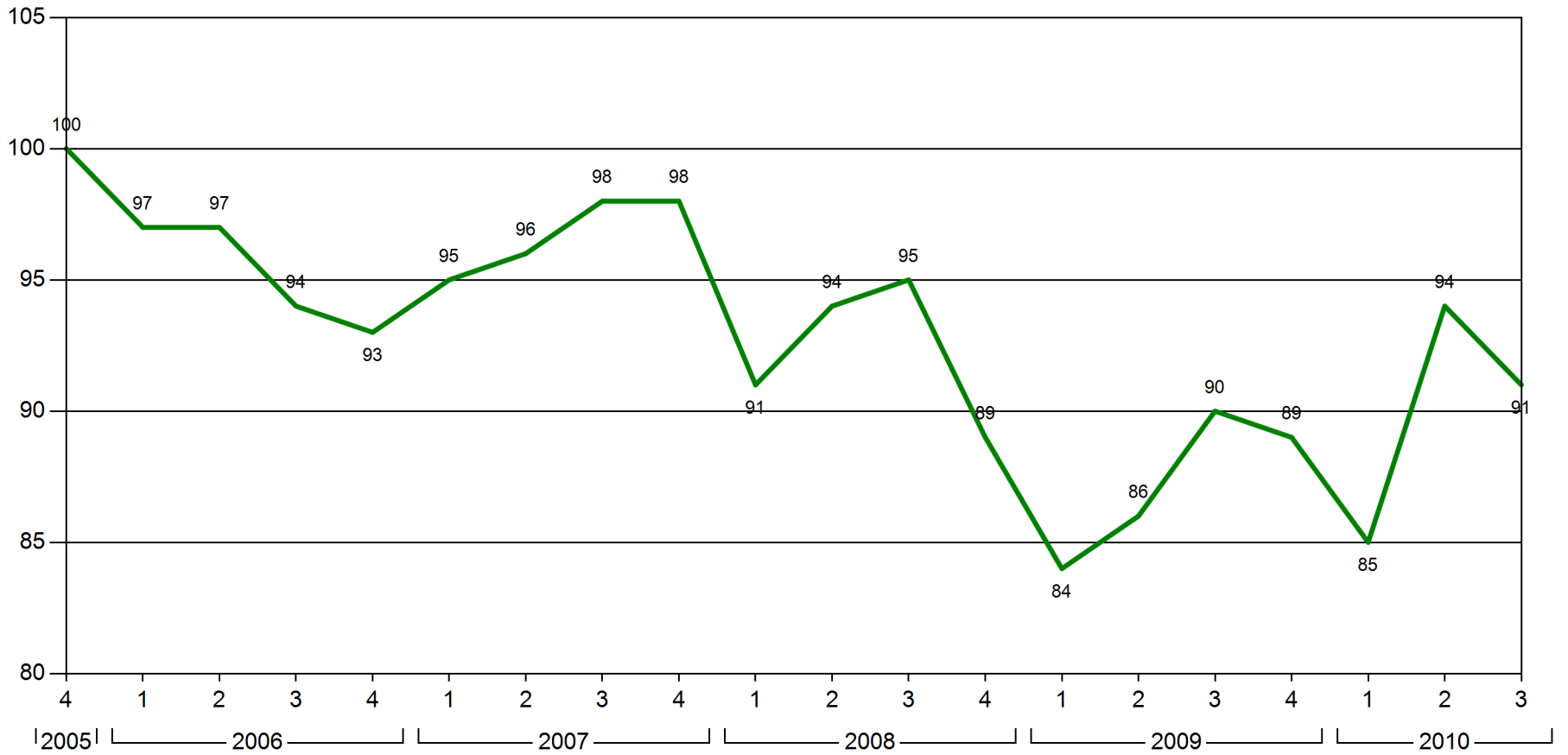
2010 Third Quarter
Sales Summary

140 Newbury Street
Boston, MA 02116

617-267-5465

LINK

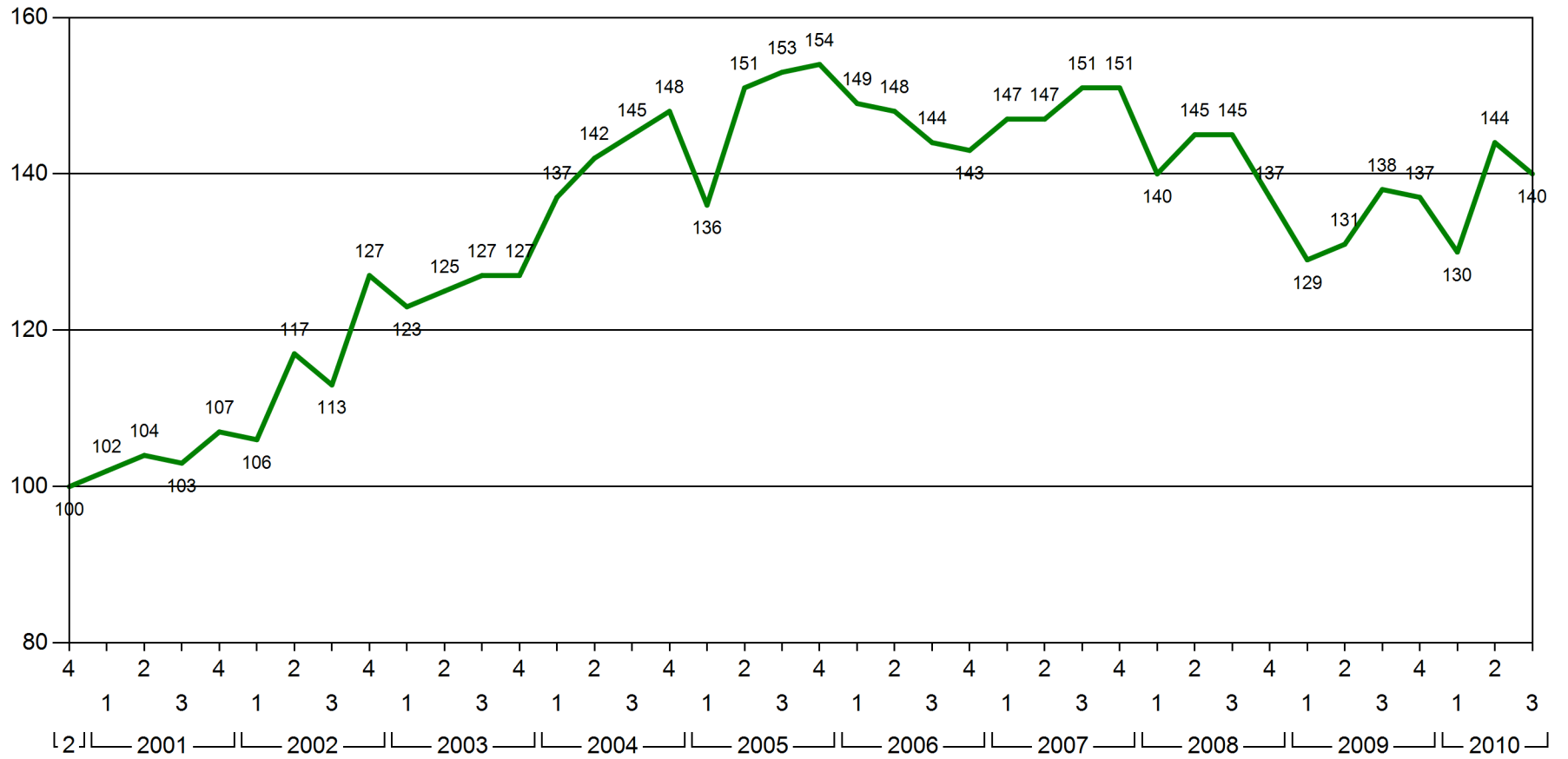
South Boston Five Year Price Index (Appreciation Rate)



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South Boston

Ten Year Price Index
(Appreciation Rate)



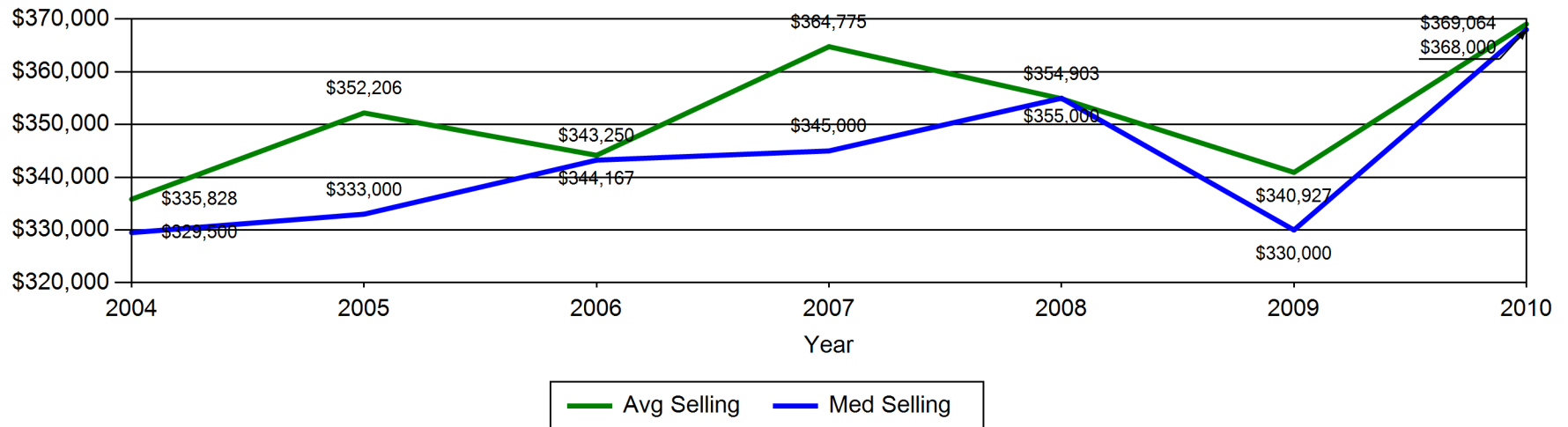
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Quarterly Sales Summary Third Quarter 2010

Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg Psf	%+-	Med Psf	%+-	Avg DOM
2004	240	29.73 %	\$335,828	7.86 %	\$329,500	8.03 %	\$390.08	19.07 %	\$386.67	16.53%	69
2005	182	-24.17 %	\$352,206	4.88 %	\$333,000	1.06 %	\$417.12	6.93 %	\$412.20	6.60%	67
2006	170	-6.59 %	\$344,167	-2.28 %	\$343,250	3.08 %	\$382.88	-8.21 %	\$377.19	-8.49%	91
2007	180	5.88 %	\$364,775	5.99 %	\$345,000	0.51 %	\$395.84	3.39 %	\$400.14	6.08%	80
2008	151	-16.11 %	\$354,903	-2.71 %	\$355,000	2.90 %	\$383.34	-3.16 %	\$381.57	-4.64%	109
2009	173	14.57 %	\$340,927	-3.94 %	\$330,000	-7.04 %	\$364.94	-4.80 %	\$370.00	-3.03%	100
2010	121	-30.06 %	\$369,064	8.25 %	\$368,000	11.52 %	\$364.72	-0.06 %	\$375.68	1.53%	90

Average and Median Selling Prices



LINK

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Sales Comparison by Number of Bedrooms Third Quarter 2010

Sq Feet	Year	Sales	%+	Avg Selling	%+	Med Selling	%+	Avg PSF	%+	Med PSF	%+	Avg DOM
Studio	2008	0	-100.00 %									
	2009	0										
	2010	1		\$322,500		\$322,500		\$540.20		\$540.20		
One Bed	2008	27	-25.00 %	\$270,148	-9.15 %	\$257,500	-8.36 %	\$440.31	-2.33 %	\$446.43	-0.57 %	70
	2009	43	59.26 %	\$268,902	-0.46 %	\$280,000	8.74 %	\$405.43	-7.92 %	\$424.95	-4.81 %	65
	2010	17	-60.47 %	\$258,338	-3.93 %	\$270,000	-3.57 %	\$391.73	-3.38 %	\$387.32	-8.86 %	71
Two Beds	2008	104	13.04 %	\$367,306	-5.01 %	\$367,500	-3.73 %	\$376.75	-3.19 %	\$381.04	-4.49 %	91
	2009	112	7.69 %	\$355,718	-3.15 %	\$349,500	-4.90 %	\$359.29	-4.63 %	\$357.14	-6.27 %	96
	2010	83	-25.89 %	\$384,003	7.95 %	\$380,000	8.73 %	\$370.57	3.14 %	\$376.67	5.47 %	93
Three Plus Beds	2008	16	-15.79 %	\$422,969	7.19 %	\$433,500	10.59 %	\$309.13	-0.93 %	\$307.41	-4.93 %	300
	2009	13	-18.75 %	\$444,359	5.06 %	\$425,000	-1.96 %	\$283.32	-8.35 %	\$264.12	-14.08 %	239
	2010	17	30.77 %	\$402,750	-9.36 %	\$395,000	-7.06 %	\$303.61	7.16 %	\$310.71	17.64 %	80

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Inventory
Third Quarter 2010

