



Citywide

2010 Second Quarter
Sales Summary

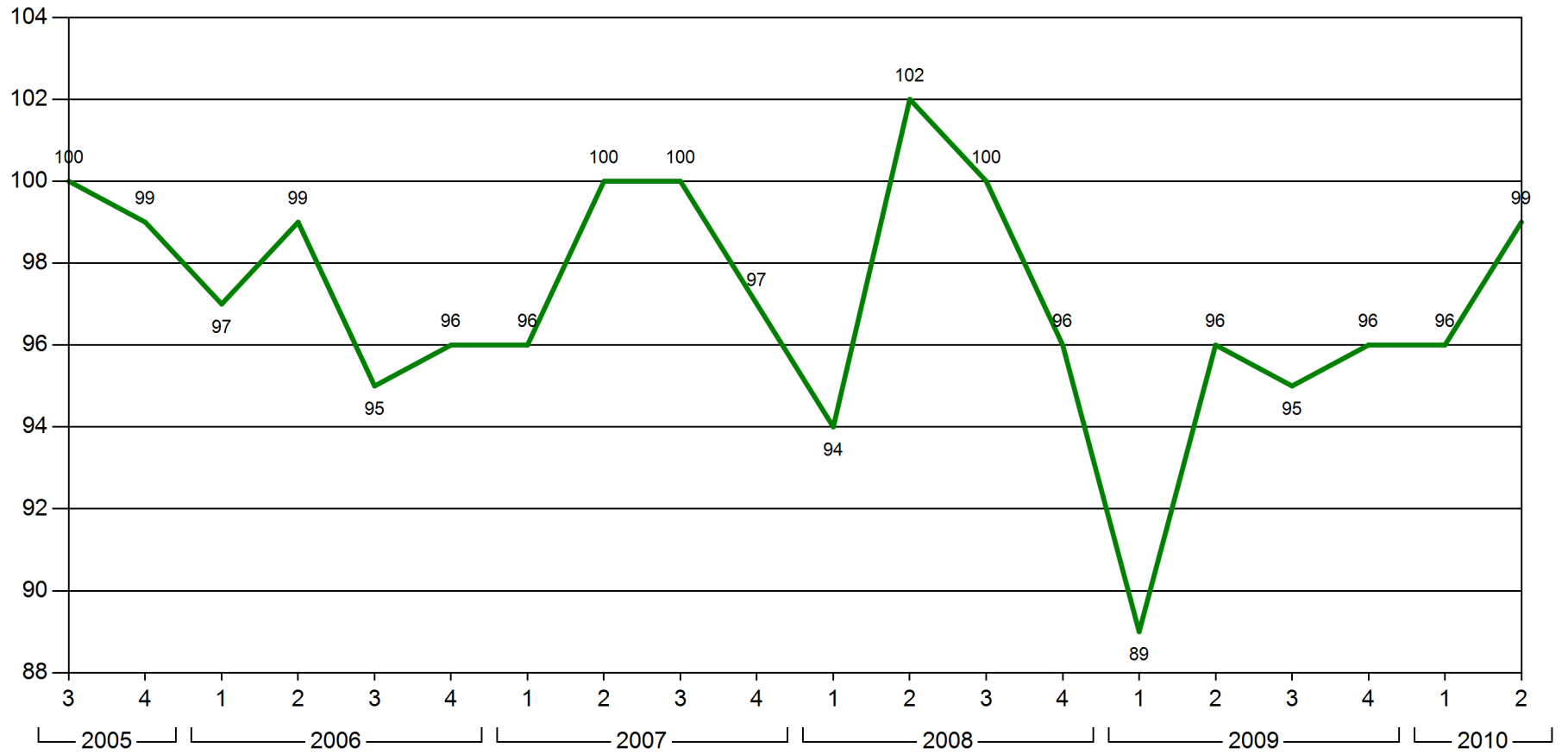
140 Newbury Street
Boston, MA 02116

617-267-5465

LINK

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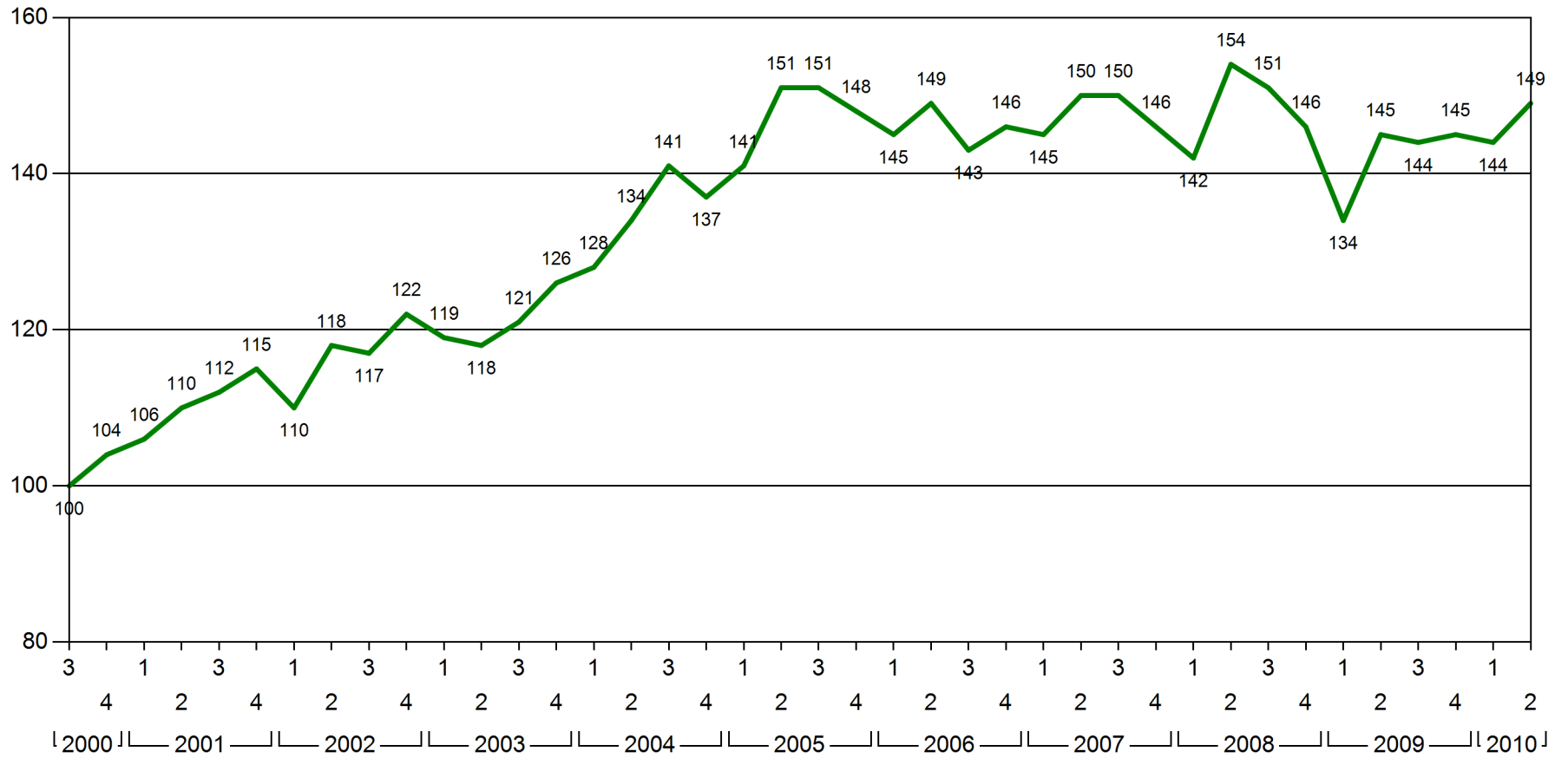
Five Year Price Index
(Appreciation Rate)



LINK

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Ten Year Price Index
(Appreciation Rate)



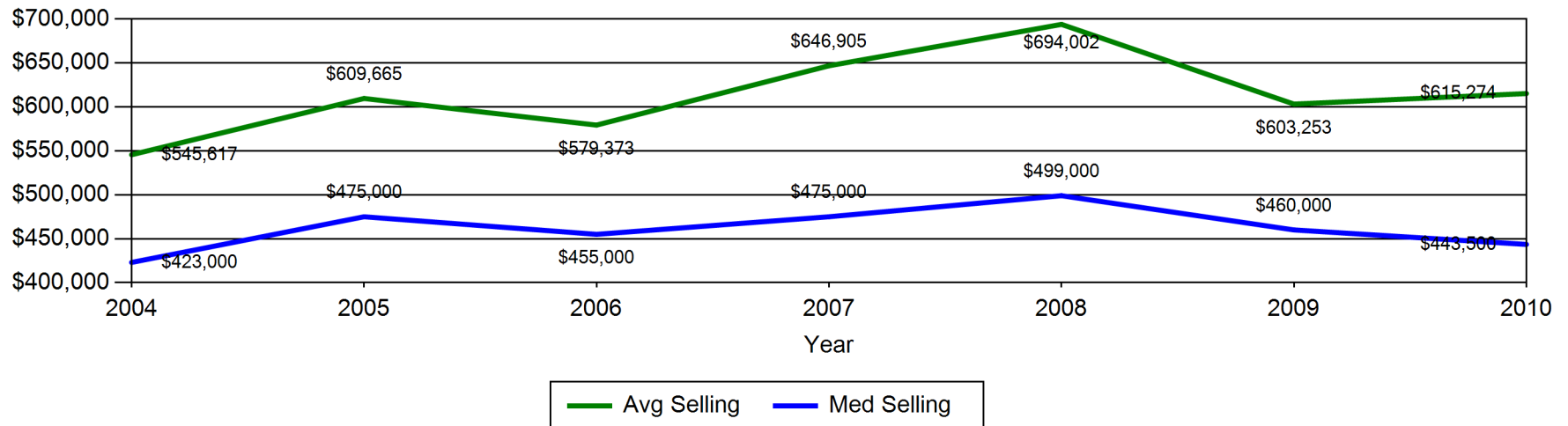
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Citywide

Quarterly Sales Summary Second Quarter 2010

Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg Psf	%+-	Med Psf	%+-	Avg DOM
2004	1335	39.35 %	\$545,617	14.04 %	\$423,000	12.35 %	\$516.09	11.78 %	\$500.70	9.52 %	60
2005	1196	-10.41 %	\$609,665	11.74 %	\$475,000	12.29 %	\$585.56	13.46 %	\$560.98	12.04 %	65
2006	1048	-12.37 %	\$579,373	-4.97 %	\$455,000	-4.21 %	\$573.48	-2.06 %	\$555.56	-0.97 %	76
2007	1161	10.78 %	\$646,905	11.66 %	\$475,000	4.40 %	\$574.82	0.23 %	\$554.68	-0.16 %	97
2008	992	-14.56 %	\$694,002	7.28 %	\$499,000	5.05 %	\$617.48	7.42 %	\$583.27	5.15 %	79
2009	653	-34.17 %	\$603,253	-13.08 %	\$460,000	-7.82 %	\$560.46	-9.23 %	\$531.56	-8.87 %	102
2010	849	30.02 %	\$615,274	1.99 %	\$443,500	-3.59 %	\$559.18	-0.23 %	\$535.45	0.73 %	85

Average and Median Selling Prices



LINK

2010 Second Quarter Sales Summary

City	Sales	%+-	Avg Sell	%+-	Med Sell	%+-	Avg Psf	%+-	Med Psf	%+-	DOM
Back Bay	142	67.06 %	\$1,131,244	15.22 %	\$660,000	-0.75 %	\$760.01	0.74 %	\$702.51	-1.57 %	110
Beacon Hill	46	-17.86 %	\$623,713	-19.08 %	\$438,500	-12.74 %	\$719.84	-0.28 %	\$713.25	-1.60 %	69
Charlestown	104	55.22 %	\$481,244	0.14 %	\$424,000	-10.74 %	\$443.36	-0.23 %	\$435.85	-0.03 %	82
Fenway	50	51.52 %	\$306,203	-4.71 %	\$286,000	-3.05 %	\$509.87	-5.26 %	\$508.81	-5.05 %	51
Leather District	10	-44.44 %	\$517,450	28.27 %	\$435,000	10.83 %	\$463.21	1.20 %	\$465.69	-8.57 %	180
Midtown	23	-25.81 %	\$793,376	-23.89 %	\$650,000	-35.83 %	\$693.20	-14.45 %	\$690.68	-9.90 %	128
North End	21	16.67 %	\$418,133	-10.08 %	\$340,000	-28.42 %	\$598.70	4.91 %	\$622.75	5.62 %	74
Seaport	19	26.67 %	\$457,532	-11.17 %	\$435,000	-16.35 %	\$459.48	10.14 %	\$478.21	14.35 %	89
South Boston	202	59.06 %	\$363,659	1.70 %	\$361,000	1.12 %	\$376.37	5.59 %	\$376.61	0.71 %	72
South End	194	20.50 %	\$618,266	0.61 %	\$538,000	3.46 %	\$609.49	2.71 %	\$600.31	-0.43 %	81
Waterfront	30	76.47 %	\$1,015,253	12.77 %	\$722,100	-3.72 %	\$701.74	9.64 %	\$582.60	-0.33 %	94
West End	8	-68.00 %	\$365,488	-0.44 %	\$352,500	-1.67 %	\$410.83	1.49 %	\$410.01	2.39 %	82

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Sales Comparison by Number of Bedrooms Second Quarter 2010

Beds	Year	Sales	%+	Avg Selling	%+	Med Selling	%+	Avg PSF	%+	Med PSF	%+	Avg DOM
Studio	2008	48	-22.58 %	\$274,302	-17.37 %	\$262,500	-7.57 %	\$622.93	2.56 %	\$608.22	-1.95 %	77
	2009	32	-33.33 %	\$277,358	1.11 %	\$272,000	3.62 %	\$590.04	-5.28 %	\$575.42	-5.39 %	78
	2010	27	-15.63 %	\$268,974	-3.02 %	\$269,000	-1.10 %	\$577.75	-2.08 %	\$582.25	1.19 %	29
One Bed	2008	321	-17.05 %	\$473,535	9.52 %	\$410,000	5.13 %	\$606.95	5.11 %	\$583.70	3.35 %	68
	2009	215	-33.02 %	\$415,713	-12.21 %	\$365,000	-10.98 %	\$569.14	-6.23 %	\$558.40	-4.33 %	98
	2010	270	25.58 %	\$399,111	-3.99 %	\$371,750	1.85 %	\$583.83	2.58 %	\$567.43	1.62 %	75
Two Beds	2008	471	-7.28 %	\$742,045	10.63 %	\$585,000	4.00 %	\$613.24	10.20 %	\$579.47	8.08 %	83
	2009	314	-33.33 %	\$636,419	-14.23 %	\$538,000	-8.03 %	\$546.45	-10.89 %	\$512.64	-11.53 %	104
	2010	438	39.49 %	\$607,370	-4.56 %	\$519,000	-3.53 %	\$537.24	-1.69 %	\$501.33	-2.21 %	87
Three Plus Beds	2008	101	-22.31 %	\$1,513,499	4.23 %	\$1,165,000	9.39 %	\$681.97	7.21 %	\$631.41	7.96 %	108
	2009	61	-39.60 %	\$1,297,002	-14.30 %	\$760,000	-34.76 %	\$586.94	-13.93 %	\$517.81	-17.99 %	119
	2010	96	57.38 %	\$1,402,887	8.16 %	\$850,000	11.84 %	\$589.64	0.46 %	\$486.79	-5.99 %	119

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Sales Comparison by Square Footage Second Quarter 2010

Sq Feet	Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg PSF	%+-	Med PSF	%+-	Avg DOM
700 or Less	2008	218	-22.70 %	\$333,968	4.58 %	\$320,500	1.83 %	\$631.65	6.74 %	\$601.91	0.97 %	58
	2009	163	-25.23 %	\$329,434	-1.36 %	\$320,000	-0.16 %	\$601.06	-4.84 %	\$610.56	1.44 %	60
	2010	211	29.45 %	\$317,906	-3.50 %	\$320,000	0.00 %	\$596.91	-0.69 %	\$601.13	-1.54 %	67
701-1000	2008	283	-12.92 %	\$466,984	1.64 %	\$460,000	5.75 %	\$559.54	2.99 %	\$559.52	4.32 %	68
	2009	193	-31.80 %	\$441,697	-5.41 %	\$420,000	-8.70 %	\$527.26	-5.77 %	\$509.26	-8.98 %	104
	2010	264	36.79 %	\$434,662	-1.59 %	\$410,000	-2.38 %	\$515.29	-2.27 %	\$489.49	-3.88 %	80
1001-1500	2008	297	-2.30 %	\$696,956	9.62 %	\$650,000	7.66 %	\$577.50	10.18 %	\$542.22	9.23 %	89
	2009	178	-40.07 %	\$628,491	-9.82 %	\$570,000	-12.31 %	\$505.87	-12.40 %	\$466.93	-13.89 %	130
	2010	244	37.08 %	\$619,937	-1.36 %	\$570,000	0.00 %	\$515.17	1.84 %	\$483.78	3.61 %	81
1501-1800	2008	81	0.00 %	\$1,091,880	11.02 %	\$971,000	-0.41 %	\$666.17	10.40 %	\$610.48	6.32 %	91
	2009	57	-29.63 %	\$957,558	-12.30 %	\$875,000	-9.89 %	\$590.10	-11.42 %	\$543.83	-10.92 %	106
	2010	53	-7.02 %	\$928,089	-3.08 %	\$835,000	-4.57 %	\$571.96	-3.07 %	\$509.15	-6.38 %	107
1800-2400	2008	53	-32.05 %	\$1,872,470	42.37 %	\$1,725,000	33.46 %	\$897.15	37.65 %	\$810.75	32.69 %	121
	2009	24	-54.72 %	\$1,230,500	-34.28 %	\$1,133,750	-34.28 %	\$611.72	-31.82 %	\$572.97	-29.33 %	108
	2010	37	54.17 %	\$1,503,294	22.17 %	\$1,459,540	28.74 %	\$739.86	20.95 %	\$698.80	21.96 %	86
Over 2400	2008	32	-20.00 %	\$2,449,158	-15.17 %	\$2,143,750	-21.23 %	\$818.06	-7.95 %	\$781.60	-15.06 %	117
	2009	15	-53.13 %	\$3,161,062	29.07 %	\$2,232,000	4.12 %	\$999.53	22.18 %	\$830.05	6.20 %	113
	2010	26	73.33 %	\$3,055,532	-3.34 %	\$2,000,000	-10.39 %	\$828.46	-17.11 %	\$677.97	-18.32 %	233

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Citywide Inventory Second Quarter 2010

