



Citywide Luxury Buildings

2009 Third Quarter
Sales Summary

140 Newbury Street
Boston, MA 02116

617-267-5465

LINK

Luxury Building List

Building Name	Address	City	Building Name	Address	City
1 Charles St South	1 Charles St S	Back Bay	Flagship Wharf	197 Eighth St	Charlestown
285 Columbus Lofts	285 Columbus Ave	Back Bay	Folio	80 Broad St	Waterfront
3 Avery St	3 Avery St	Midtown	Fort Point Place	21 Wormwood St	Seaport
330 Beacon St	324-330 Beacon St	Back Bay	Four Seasons	220 Boylston St	Back Bay
360 Newbury	360 Newbury St	Back Bay	Fulton Court	100 Fulton St	Waterfront
44 Prince	44 Prince St	North End	Grandview	165 Tremont St	Midtown
45 Province	45 Province St	Midtown	Greenway Place	199 State St	Waterfront
Albert A Pope	221 Columbus Ave	Back Bay	Harbor Towers I (85)	85 E India Row	Waterfront
Atelier 505	505 Tremont St	South End	Harbor Towers II (65)	65 E India Row	Waterfront
Audubon Park	16 Miner St	Fenway	Harborview	240 First Ave	Charlestown
Barnes Mansion	10 Charlesgate E	Back Bay	Hawthorne Place (2)	2 Hawthorne Pl	West End
Basilica, The	106 Thirteenth St	Charlestown	Hawthorne Place (9)	9 Hawthorne Pl	West End
Battery Wharf (2)	2 Battery Wharf	Waterfront	Heritage	300 Boylston St	Back Bay
Battery Wharf (3)	3 Battery Wharf	Waterfront	Intercontinental, The	500 Atlantic Ave	Waterfront
Battery Wharf (4)	4 Battery Wharf	Waterfront	Le Jardin	250 Boylston St	Back Bay
Belvedere	100 Belvidere St	Back Bay	Lewis Wharf	28 Atlantic Ave	Waterfront
Bowdoin Place	10 Bowdoin St	Beacon Hill	Lincoln Wharf	357 Commercial St	Waterfront
Broadluxe	99-107 Broad St	Waterfront	Lincolnshire	15 River St	Beacon Hill
Bryant, The	303 Columbus Ave	South End	Macallen Building	141 Dorchester Ave	Seaport
Burroughs Wharf	40-50 Battery St	Waterfront	Mandarin, The	776 Boylston St	Back Bay
Carillon, The	183-185 Massachusetts Ave	Back Bay	Mariner, The	300 Commercial St	Waterfront
Carlton House, The	2 Commonwealth Ave	Back Bay	Marlborough, The	416 Marlborough St	Back Bay
Channel Ctr (25)	25 Channel Ctr	Seaport	Metropolitan, The	1 Nassau St	Leather District
Charlesgate, The	4 Charlesgate E	Back Bay	Orchard Hill	342 Bunker Hill St	Charlestown
Charlesview	534 Beacon St	Back Bay	Parkside	168-170 Tremont St	Midtown
Clarendon, The	400 Stuart St	Back Bay	Parris Landing	42 Eighth St	Charlestown
Columbus Court/N Bennet	21 N Bennet St	North End	Penmark, The	21 Father Francis Gilday St	South End
Columbus Court/Tileston	20-21 Tileston St	North End	Prince, The	201 Newbury St	Back Bay
Constellation Wharf	Ninth St	Charlestown	Ritz Tower I (1)	1 Avery St	Midtown
Court Square Press Bldg	9 W Broadway	Seaport	Ritz Tower II (2)	2 Avery St	Midtown
D4	7 Warren Ave	South End	River House, The	145 Pinckney St	Beacon Hill

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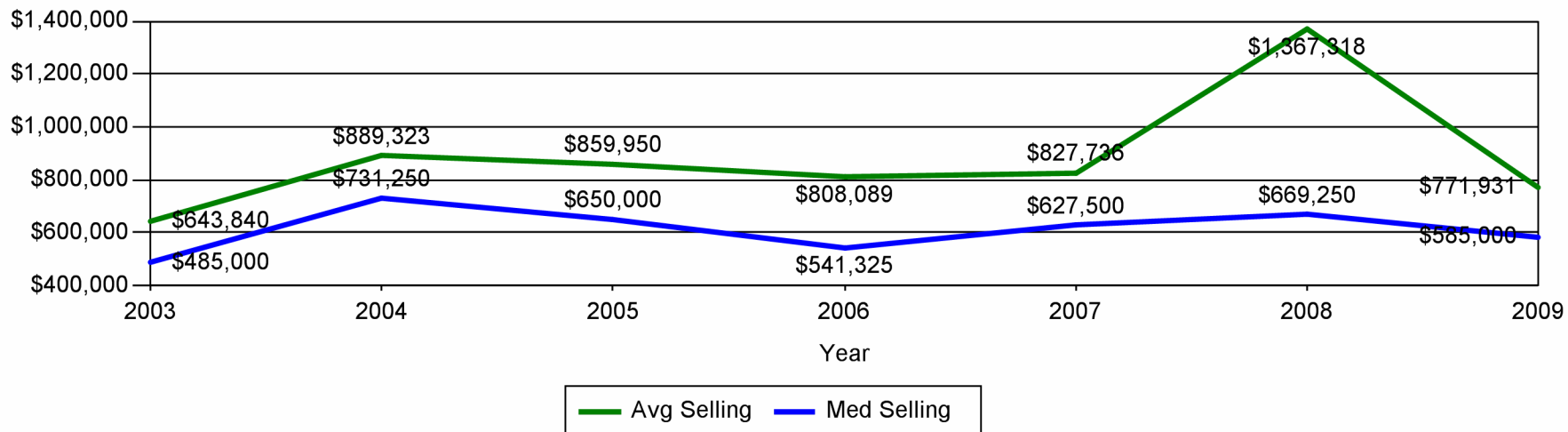
Building Name	Address	City
Rowes Wharf	10-20 Rowes Whf	Waterfront
Somerset	416 Commonwealth Ave	Back Bay
Strada234	234 Causeway St	North End
Trem-On-Comm	151 Tremont St	Midtown
Trinity Place	1 Huntington Ave	Back Bay
Tudor, The	34.5 Beacon St	Beacon Hill
Union Wharf	343 Commercial St	Waterfront
West End Place	150 Staniford St	West End
Whittier Place (6)	6 Whittier Pl	West End
Whittier Place (8)	8 Whittier Pl	West End
Wilkes Passage	1313 Washington St	South End
Windsor Place	390 Commonwealth Ave	Back Bay
Zero Marlborough	6 Arlington St	Back Bay

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Luxury Buildings Quarterly Sales Summary Third Quarter 2009

Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg Psf	%+-	Med Psf	%+-	Avg DOM
2003	173	-28.22 %	\$643,840	-4.32 %	\$485,000	0.21 %	\$539.27	4.24 %	\$491.17	4.54 %	74
2004	372	115.03 %	\$889,323	38.13 %	\$731,250	50.77 %	\$639.08	18.51 %	\$601.50	22.46 %	42
2005	250	-32.80 %	\$859,950	-3.30 %	\$650,000	-11.11 %	\$654.80	2.46 %	\$604.97	0.58 %	53
2006	176	-29.60 %	\$808,089	-6.03 %	\$541,325	-16.72 %	\$658.58	0.58 %	\$619.65	2.43 %	99
2007	162	-7.95 %	\$827,736	2.43 %	\$627,500	15.92 %	\$632.30	-3.99 %	\$591.78	-4.50 %	95
2008	232	43.21 %	\$1,367,318	65.19 %	\$669,250	6.65 %	\$817.21	29.24 %	\$680.20	14.94 %	115
2009	157	-32.33 %	\$771,931	-43.54 %	\$585,000	-12.59 %	\$651.47	-20.28 %	\$609.47	-10.40 %	103

Average and Median Selling Prices



LINK

Luxury Buildings

Sales Comparison by Number of Bedrooms Third Quarter 2009

Beds	Year	Sales	%+	Avg Selling	%+	Med Selling	%+	Avg PSF	%+	Med PSF	%+	Avg DOM
Studio	2007	7	-22.22 %	\$347,143	4.84 %	\$319,000	1.27 %	\$594.29	8.52 %	\$581.05	9.26 %	72
	2008	12	71.43 %	\$317,542	-8.53 %	\$302,750	-5.09 %	\$525.65	-11.55 %	\$475.91	-18.10 %	108
	2009	11	-8.33 %	\$307,409	-3.19 %	\$309,000	2.06 %	\$560.94	6.71 %	\$537.19	12.88 %	64
One Bed	2007	75	-13.79 %	\$527,863	7.51 %	\$505,000	9.78 %	\$586.12	-4.09 %	\$585.30	-2.76 %	82
	2008	98	30.67 %	\$954,211	80.77 %	\$492,500	-2.48 %	\$762.51	30.09 %	\$650.41	11.12 %	89
	2009	68	-30.61 %	\$531,186	-44.33 %	\$485,000	-1.52 %	\$625.93	-17.91 %	\$602.80	-7.32 %	100
Two Beds	2007	62	-4.62 %	\$915,519	-7.19 %	\$810,000	-7.95 %	\$644.61	-7.72 %	\$578.87	-9.37 %	127
	2008	81	30.65 %	\$1,598,335	74.58 %	\$1,100,000	35.80 %	\$846.98	31.39 %	\$797.57	37.78 %	134
	2009	67	-17.28 %	\$896,603	-43.90 %	\$750,000	-31.82 %	\$653.38	-22.86 %	\$622.70	-21.93 %	106
Three Plus Beds	2007	17	54.55 %	\$2,039,549	-22.33 %	\$1,716,000	-31.36 %	\$805.88	-9.32 %	\$794.81	-11.04 %	62
	2008	21	23.53 %	\$3,717,026	82.25 %	\$3,063,000	78.50 %	\$1,185.79	47.14 %	\$1,156.50	45.51 %	160
	2009	9	-57.14 %	\$2,313,178	-37.77 %	\$2,900,000	-5.32 %	\$959.55	-19.08 %	\$1,009.05	-12.75 %	154

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Luxury Buildings

Sales Comparison by Square Footage Third Quarter 2009

Sq Feet	Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg PSF	%+-	Med PSF	%+-	Avg DOM
700 or Less	2007	22	-38.89 %	\$371,900	-0.76 %	\$382,500	-4.14 %	\$652.75	4.38 %	\$621.23	-0.76 %	76
	2008	32	45.45 %	\$348,013	-6.42 %	\$337,250	-11.83 %	\$594.37	-8.94 %	\$604.59	-2.68 %	150
	2009	31	-3.13 %	\$376,682	8.24 %	\$346,250	2.67 %	\$639.27	7.55 %	\$609.47	0.81 %	55
701-1000	2007	42	-19.23 %	\$484,833	-0.99 %	\$448,000	-6.18 %	\$572.07	-2.99 %	\$565.87	-1.87 %	77
	2008	55	30.95 %	\$619,608	27.80 %	\$480,000	7.14 %	\$730.78	27.74 %	\$571.86	1.06 %	67
	2009	44	-20.00 %	\$495,045	-20.10 %	\$502,250	4.64 %	\$568.05	-22.27 %	\$579.59	1.35 %	114
1001-1500	2007	57	16.33 %	\$744,358	-3.77 %	\$682,000	4.12 %	\$601.47	-4.25 %	\$550.52	-4.94 %	114
	2008	56	-1.75 %	\$793,445	6.59 %	\$737,000	8.06 %	\$643.34	6.96 %	\$622.02	12.99 %	123
	2009	54	-3.57 %	\$763,659	-3.75 %	\$693,750	-5.87 %	\$618.12	-3.92 %	\$602.15	-3.20 %	116
1501-1800	2007	18	-5.26 %	\$1,022,900	-28.06 %	\$962,000	-39.53 %	\$630.21	-28.05 %	\$575.24	-39.83 %	115
	2008	23	27.78 %	\$1,475,130	44.21 %	\$1,395,000	45.01 %	\$936.57	48.61 %	\$887.76	54.33 %	101
	2009	17	-26.09 %	\$1,308,695	-11.28 %	\$1,201,000	-13.91 %	\$816.15	-12.86 %	\$763.13	-14.04 %	73
1800-2400	2007	14	180.00 %	\$1,547,036	19.54 %	\$1,520,000	31.26 %	\$753.28	12.08 %	\$741.82	16.84 %	102
	2008	19	35.71 %	\$1,888,076	22.04 %	\$2,175,000	43.09 %	\$924.05	22.67 %	\$991.85	33.70 %	128
	2009	7	-63.16 %	\$1,932,143	2.33 %	\$1,575,000	-27.59 %	\$927.15	0.33 %	\$740.13	-25.38 %	152
Over 2400	2007	9	-18.18 %	\$2,561,037	-0.66 %	\$2,495,000	-0.20 %	\$874.57	3.27 %	\$914.92	5.27 %	66
	2008	31	244.44 %	\$4,782,539	86.74 %	\$4,353,147	74.47 %	\$1,360.60	55.57 %	\$1,465.84	60.21 %	209
	2009	4	-87.10 %	\$2,680,900	-43.94 %	\$2,939,300	-32.48 %	\$931.42	-31.54 %	\$1,027.27	-29.92 %	167