



Fenway

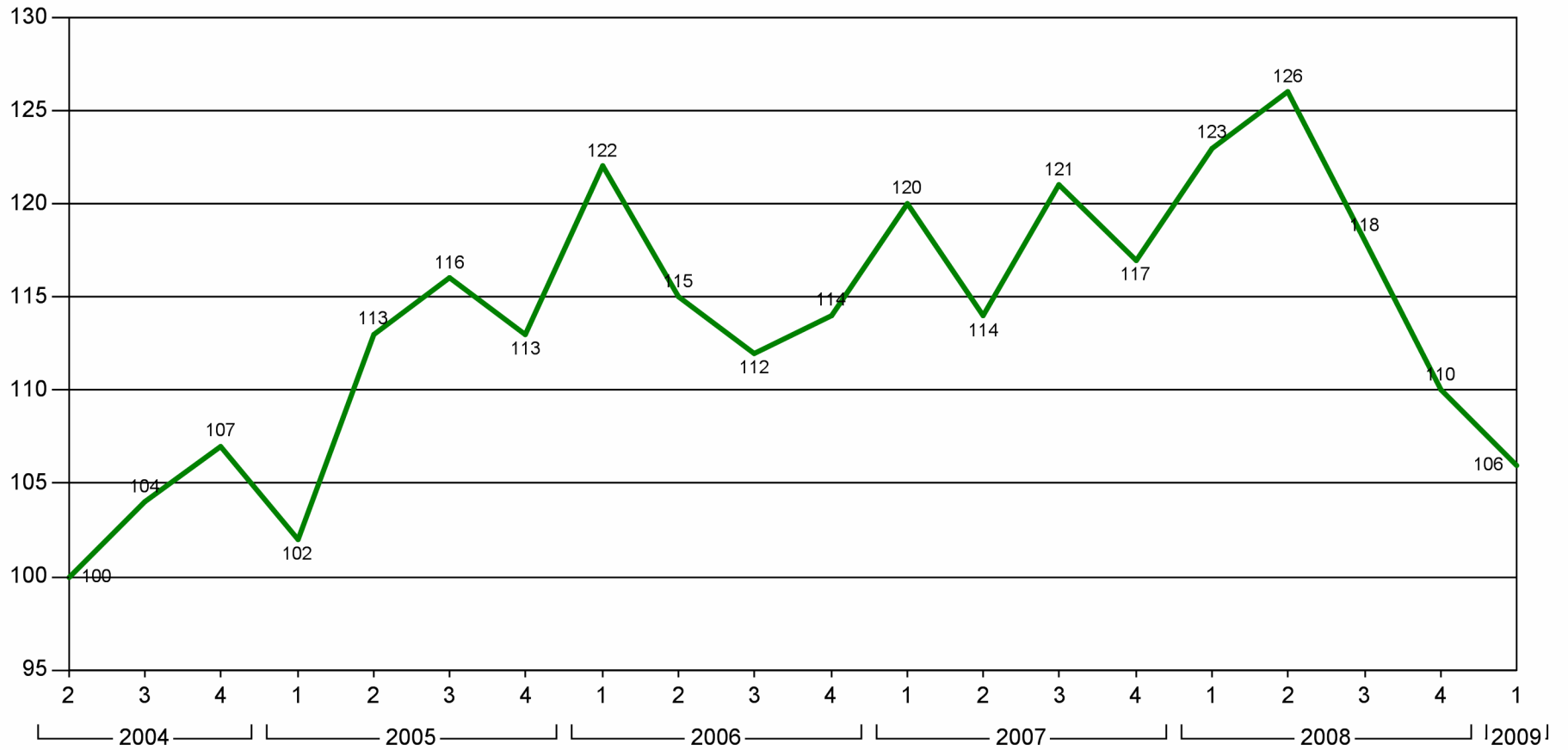
2009 First Quarter
Sales Summary

140 Newbury Street
Boston, MA 02116

617-267-5465

LINK

Fenway
Five Year Price Index
(Appreciation Rate)



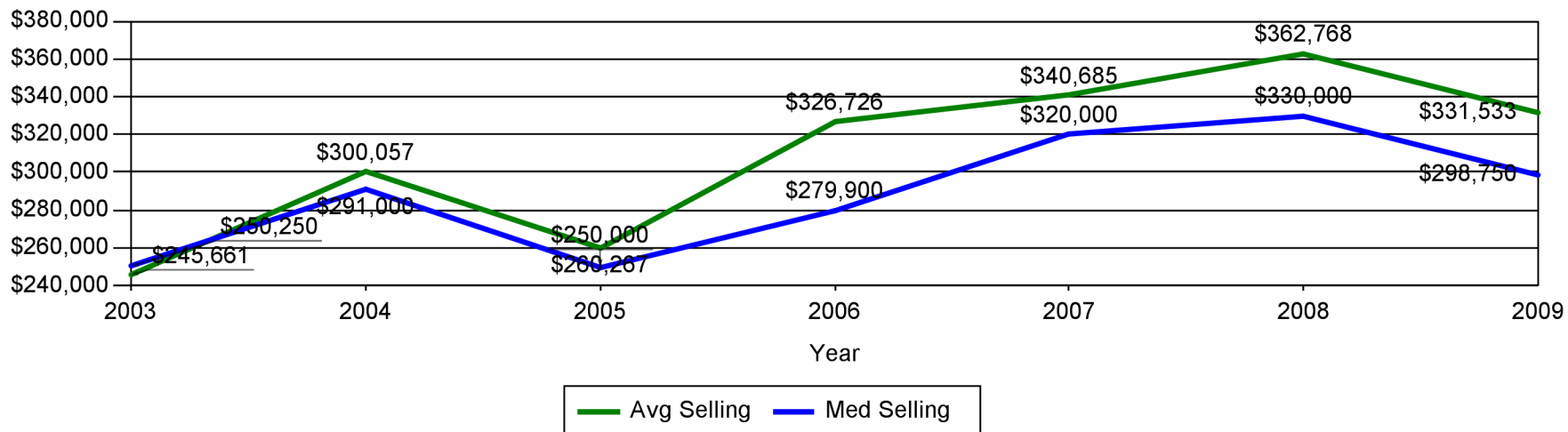
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Fenway

Quarterly Sales Summary First Quarter 2009

Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg Psf	%+-	Med Psf	%+-	Avg DOM
2003	32	-31.91 %	\$245,661	6.51 %	\$250,250	12.22 %	\$373.09	8.66 %	\$388.58	12.47%	29
2004	44	37.50 %	\$300,057	22.14 %	\$291,000	16.28 %	\$417.12	11.80 %	\$439.74	13.16%	35
2005	29	-34.09 %	\$260,267	-13.26 %	\$250,000	-14.09 %	\$459.28	10.11 %	\$472.97	7.56%	86
2006	51	75.86 %	\$326,726	25.53 %	\$279,900	11.96 %	\$560.72	22.09 %	\$575.76	21.73%	50
2007	37	-27.45 %	\$340,685	4.27 %	\$320,000	14.33 %	\$535.52	-4.49 %	\$511.20	-11.21%	90
2008	31	-16.22 %	\$362,768	6.48 %	\$330,000	3.13 %	\$538.90	0.63 %	\$514.53	0.65%	81
2009	24	-22.58 %	\$331,533	-8.61 %	\$298,750	-9.47 %	\$504.26	-6.43 %	\$461.74	-10.26%	90

Average and Median Selling Prices



LINK

Fenway

Sales Comparison by Number of Bedrooms First Quarter 2009

Sq Feet	Year	Sales	%+	Avg Selling	%+	Med Selling	%+	Avg PSF	%+	Med PSF	%+	Avg DOM
Studio	2007	1	-50.00 %	\$135,000	-24.79 %	\$135,000	-24.79 %	\$519.23	-2.68 %	\$519.23	-2.68 %	22
	2008	2	100.00 %	\$358,500	165.56 %	\$358,500	165.56 %	\$534.55	2.95 %	\$534.55	2.95 %	186
	2009	2	0.00 %	\$202,750	-43.44 %	\$202,750	-43.44 %	\$515.39	-3.58 %	\$515.39	-3.58 %	98
One Bed	2007	24	-27.27 %	\$324,285	23.50 %	\$272,000	4.62 %	\$575.44	0.65 %	\$537.88	-7.90 %	102
	2008	17	-29.17 %	\$286,518	-11.65 %	\$260,000	-4.41 %	\$551.52	-4.16 %	\$513.21	-4.59 %	80
	2009	13	-23.53 %	\$310,946	8.53 %	\$250,000	-3.85 %	\$570.10	3.37 %	\$520.33	1.39 %	78
Two Beds	2007	11	-15.38 %	\$401,136	-18.03 %	\$399,000	-12.31 %	\$449.90	-16.29 %	\$461.72	-9.89 %	59
	2008	9	-18.18 %	\$479,056	19.42 %	\$430,000	7.77 %	\$510.80	13.53 %	\$514.53	11.44 %	48
	2009	7	-22.22 %	\$392,143	-18.14 %	\$405,000	-5.81 %	\$418.80	-18.01 %	\$414.77	-19.39 %	111
Three Plus Beds	2007	0										
	2008	0										
	2009	2		\$382,000		\$382,000		\$364.21		\$364.21		

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Fenway Inventory First Quarter 2009

