



Beacon Hill

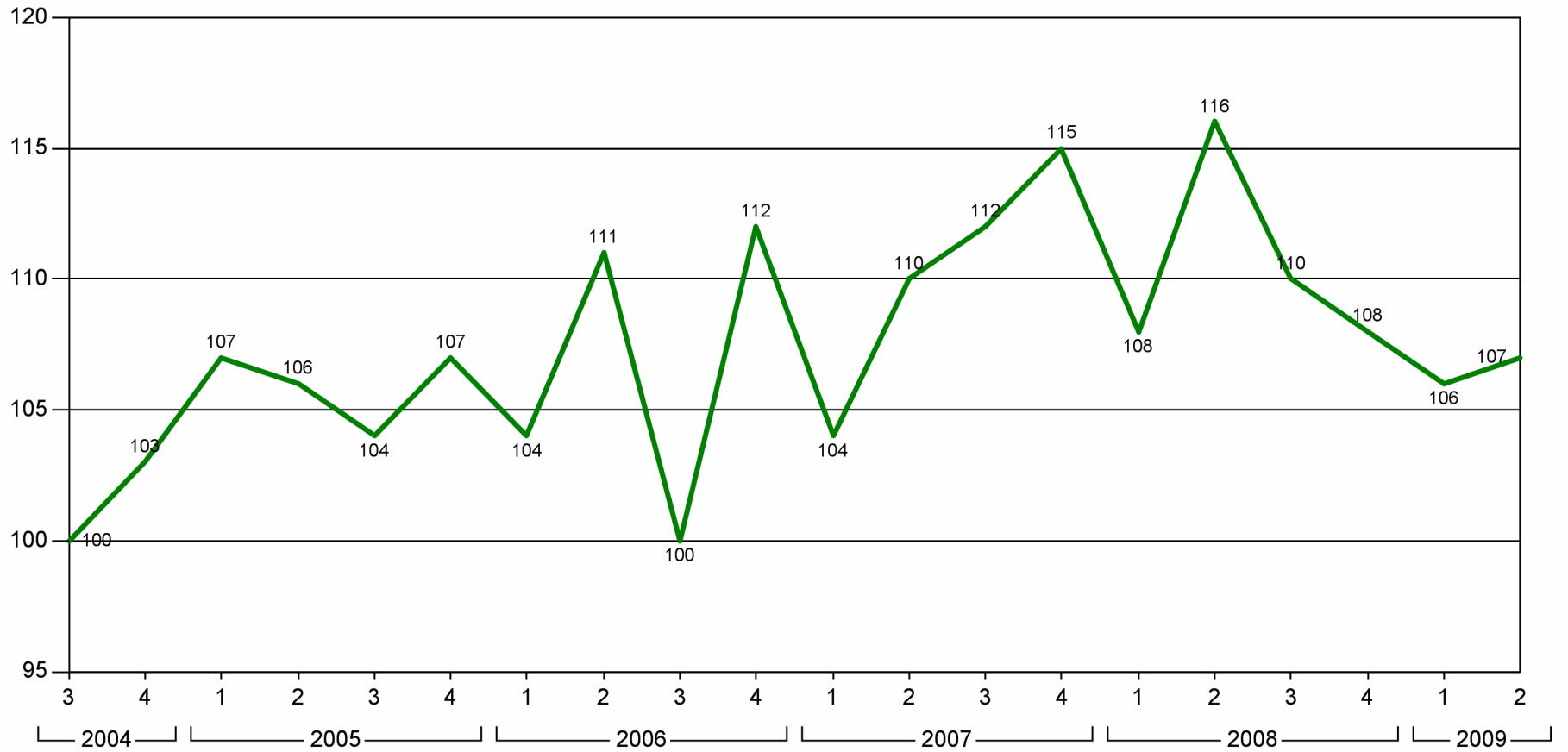
2009 Second Quarter
Sales Summary

140 Newbury Street
Boston, MA 02116

617-267-5465

LINK

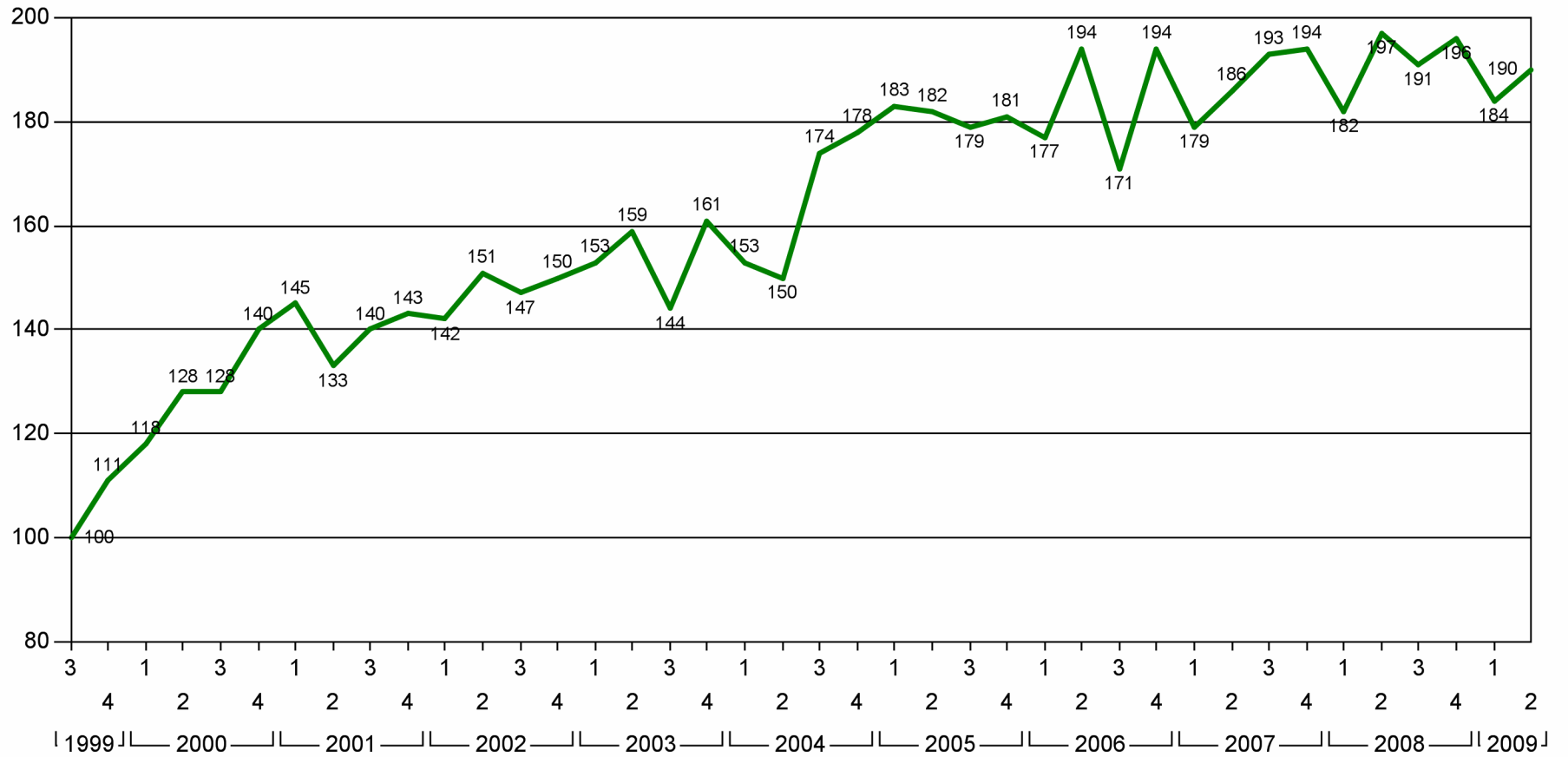
Beacon Hill Five Year Price Index (Appreciation Rate)



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Beacon Hill

Ten Year Price Index
(Appreciation Rate)



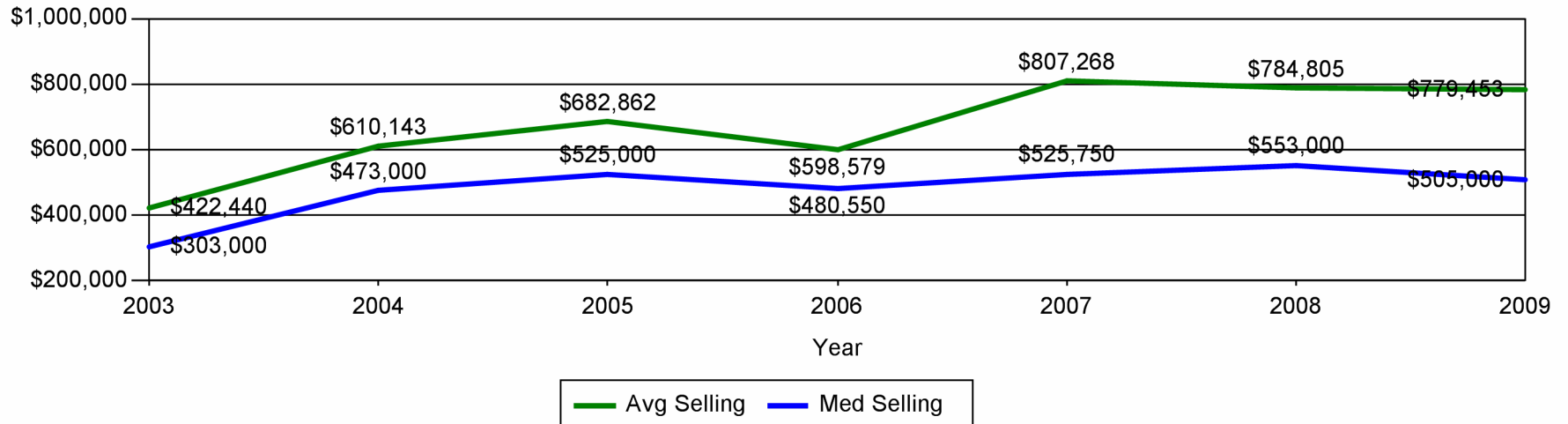
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Beacon Hill

Quarterly Sales Summary Second Quarter 2009

Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg Psf	%+-	Med Psf	%+-	Avg DOM
2003	58	-20.55 %	\$422,440	-12.07 %	\$303,000	-16.30 %	\$594.94	5.49 %	\$578.11	5.58%	58
2004	106	82.76 %	\$610,143	44.43 %	\$473,000	56.11 %	\$633.72	6.52 %	\$618.07	6.91%	46
2005	77	-27.36 %	\$682,862	11.92 %	\$525,000	10.99 %	\$686.31	8.30 %	\$673.91	9.04%	79
2006	68	-11.69 %	\$598,579	-12.34 %	\$480,550	-8.47 %	\$706.62	2.96 %	\$703.16	4.34%	94
2007	74	8.82 %	\$807,268	34.86 %	\$525,750	9.41 %	\$728.93	3.16 %	\$717.45	2.03%	89
2008	77	4.05 %	\$784,805	-2.78 %	\$553,000	5.18 %	\$752.92	3.29 %	\$730.16	1.77%	85
2009	55	-28.57 %	\$779,453	-0.68 %	\$505,000	-8.68 %	\$721.48	-4.18 %	\$723.45	-0.92%	102

Average and Median Selling Prices



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Beacon Hill

Sales Comparison by Number of Bedrooms Second Quarter 2009

Sq Feet	Year	Sales	%+	Avg Selling	%+	Med Selling	%+	Avg PSF	%+	Med PSF	%+	Avg DOM
Studio	2007	5	150.00 %	\$332,500	-9.83 %	\$260,000	-29.49 %	\$640.72	-19.38 %	\$630.43	-20.67 %	76
	2008	5	0.00 %	\$258,000	-22.41 %	\$220,000	-15.38 %	\$667.77	4.22 %	\$684.78	8.62 %	183
	2009	2	-60.00 %	\$282,500	9.50 %	\$282,500	28.41 %	\$791.47	18.52 %	\$791.47	15.58 %	38
One Bed	2007	23	-32.35 %	\$448,865	6.91 %	\$405,000	-2.97 %	\$717.73	1.47 %	\$726.77	1.19 %	100
	2008	23	0.00 %	\$419,283	-6.59 %	\$370,000	-8.64 %	\$728.56	1.51 %	\$720.43	-0.87 %	56
	2009	21	-8.70 %	\$341,792	-18.48 %	\$345,000	-6.76 %	\$689.71	-5.33 %	\$724.89	0.62 %	81
Two Beds	2007	28	-6.67 %	\$728,750	-10.58 %	\$638,500	-21.99 %	\$673.04	-5.35 %	\$694.69	-0.52 %	71
	2008	37	32.14 %	\$727,405	-0.18 %	\$619,000	-3.05 %	\$735.59	9.29 %	\$747.45	7.59 %	90
	2009	28	-24.32 %	\$696,911	-4.19 %	\$631,250	1.98 %	\$694.32	-5.61 %	\$701.82	-6.11 %	130
Three Plus Beds	2007	11	1,000.00 %	\$2,237,545	470.80 %	\$2,800,000	614.29 %	\$914.21	144.88 %	\$948.47	154.05 %	112
	2008	9	-18.18 %	\$2,271,222	1.51 %	\$1,975,000	-29.46 %	\$942.09	3.05 %	\$855.45	-9.81 %	83
	2009	2	-77.78 %	\$5,762,337	153.71 %	\$5,762,337	191.76 %	\$1,348.93	43.18 %	\$1,348.93	57.69 %	7

LINK

Beacon Hill

Sales Comparison by Square Footage Second Quarter 2009

Sq Feet	Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg PSF	%+-	Med PSF	%+-	Avg DOM
700 or Less	2007	26	-18.75 %	\$371,533	-6.84 %	\$352,500	-10.76 %	\$723.22	-0.25 %	\$727.49	-0.48%	82
	2008	32	23.08 %	\$379,102	2.04 %	\$361,000	2.41 %	\$721.00	-0.31 %	\$716.47	-1.51%	63
	2009	24	-25.00 %	\$326,527	-13.87 %	\$332,000	-8.03 %	\$711.31	-1.34 %	\$734.41	2.50%	46
701-1000	2007	17	13.33 %	\$585,941	8.35 %	\$595,000	12.05 %	\$707.09	13.43 %	\$700.00	13.04%	77
	2008	18	5.88 %	\$607,792	3.73 %	\$594,500	-0.08 %	\$732.05	3.53 %	\$714.44	2.06%	68
	2009	17	-5.56 %	\$577,912	-4.92 %	\$570,000	-4.12 %	\$688.24	-5.98 %	\$702.25	-1.71%	159
1001-1500	2007	11	-45.00 %	\$656,455	-30.83 %	\$680,000	-23.81 %	\$561.37	-24.10 %	\$591.71	-18.56%	73
	2008	11	0.00 %	\$831,909	26.73 %	\$776,000	14.12 %	\$724.39	29.04 %	\$749.03	26.59%	93
	2009	9	-18.18 %	\$829,444	-0.30 %	\$800,000	3.09 %	\$676.21	-6.65 %	\$640.00	-14.56%	149
1501-1800	2007	3		\$1,195,000		\$1,195,000		\$731.50		\$762.87		27
	2008	3	0.00 %	\$1,165,000	-2.51 %	\$1,220,000	2.09 %	\$691.49	-5.47 %	\$677.78	-11.15%	43
	2009	2	-33.33 %	\$1,189,500	2.10 %	\$1,189,500	-2.50 %	\$702.40	1.58 %	\$702.40	3.63%	124
1800-2400	2007	4		\$1,582,500		\$1,672,500		\$805.57		\$815.77		119
	2008	9	125.00 %	\$2,003,278	26.59 %	\$1,800,000	7.62 %	\$910.46	13.02 %	\$825.69	1.22%	220
	2009	1	-88.89 %	\$2,125,000	6.08 %	\$2,125,000	18.06 %	\$1,031.55	13.30 %	\$1,031.55	24.93%	6
Over 2400	2007	7		\$2,939,286		\$3,050,000		\$1,021.60		\$1,037.42		193
	2008	2	-71.43 %	\$3,155,000	7.34 %	\$3,155,000	3.44 %	\$991.68	-2.93 %	\$991.68	-4.41%	61
	2009	1	-50.00 %	\$9,399,673	197.93 %	\$9,399,673	197.93 %	\$1,666.31	68.03 %	\$1,666.31	68.03%	8

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Beacon Hill Inventory Second Quarter 2009

