



# Citywide

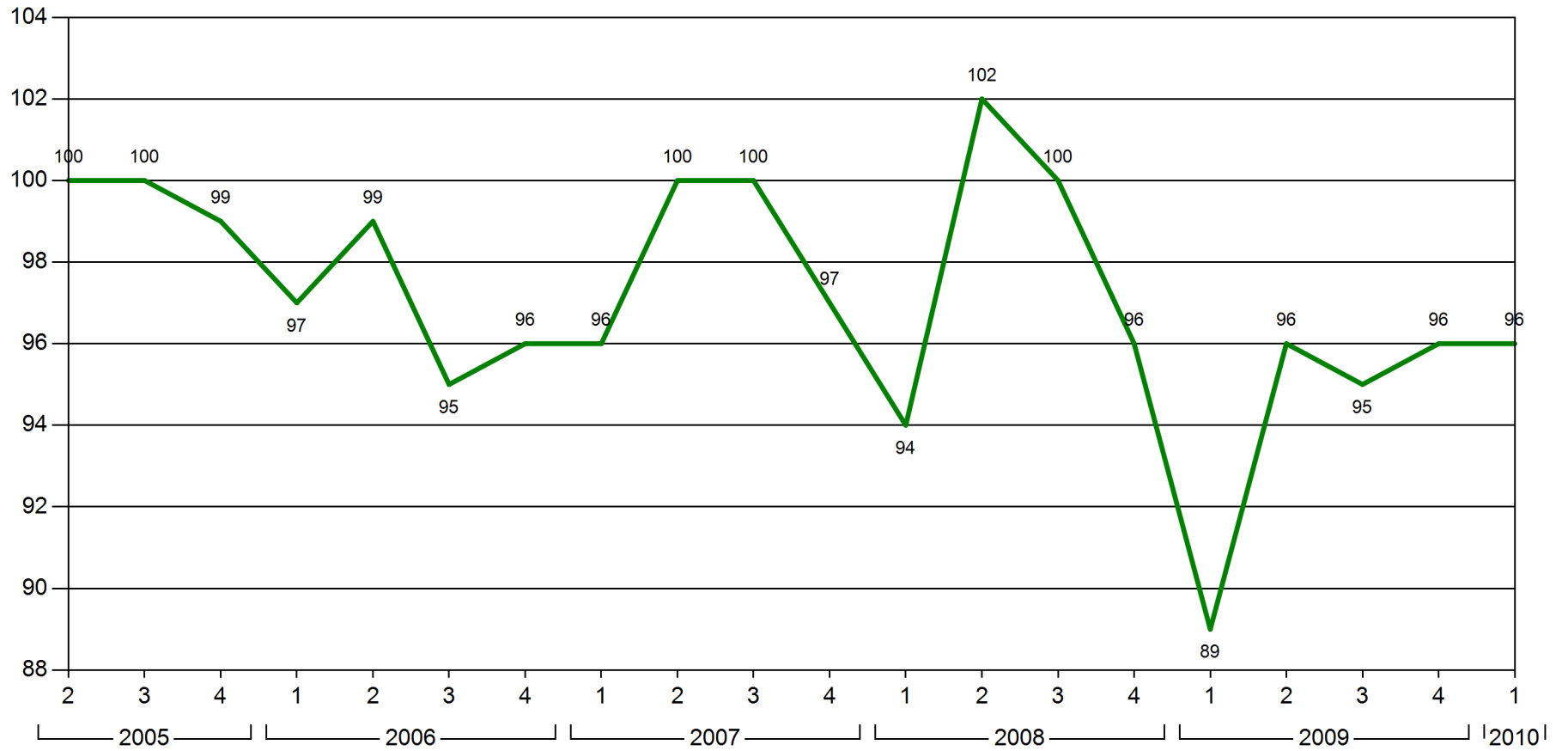
2010 First Quarter  
Sales Summary

140 Newbury Street  
Boston, MA 02116

617-267-5465

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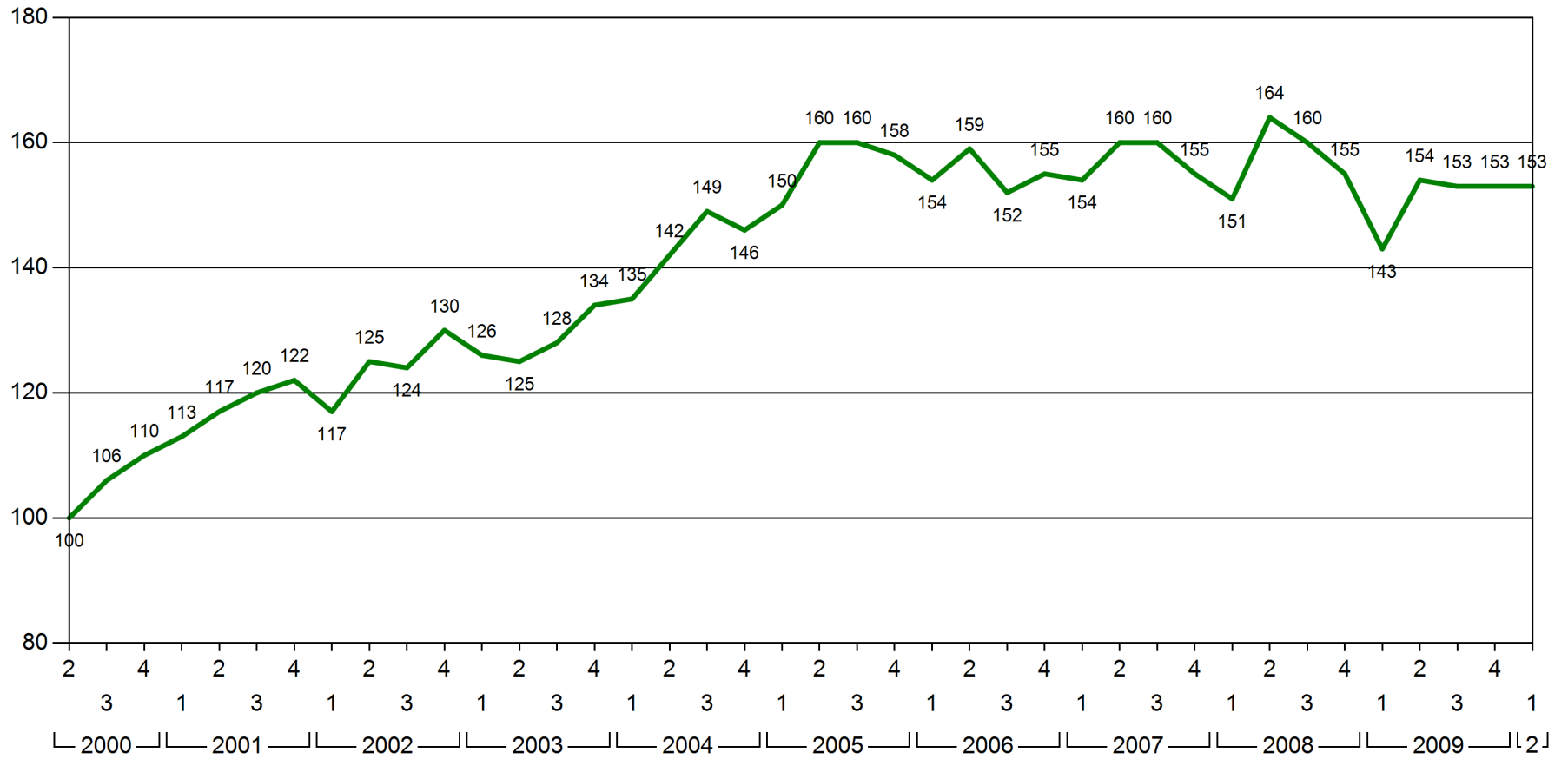
## Citywide Five Year Price Index (Appreciation Rate)



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## Citywide

Ten Year Price Index  
(Appreciation Rate)



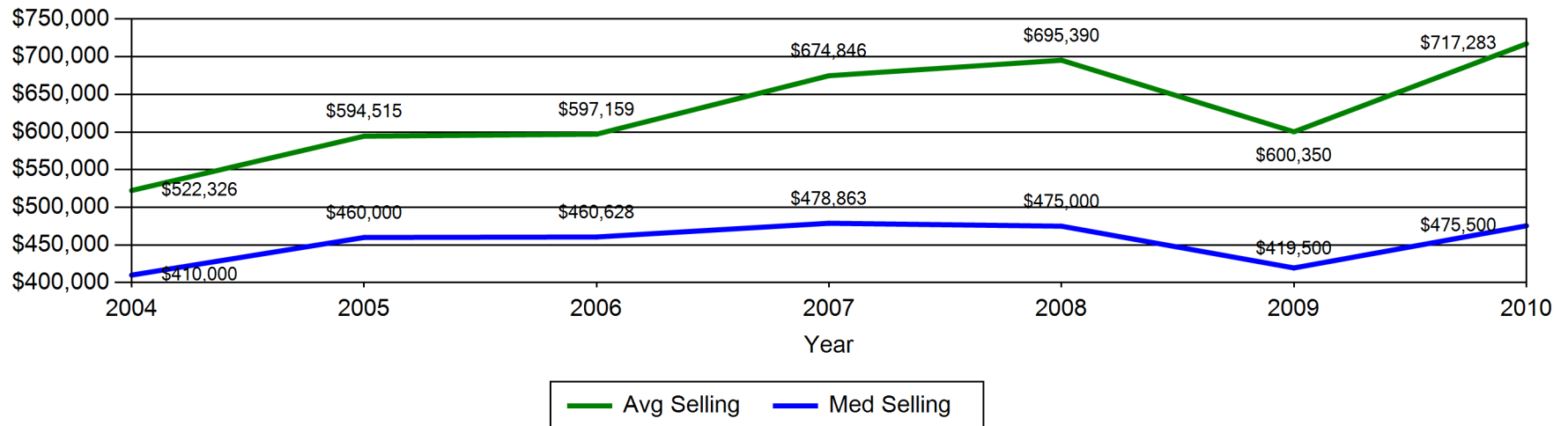
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## Citywide

### Quarterly Sales Summary First Quarter 2010

Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg Psf	%+-	Med Psf	%+-	Avg DOM
2004	686	23.38 %	\$522,326	7.23 %	\$410,000	7.89 %	\$492.55	5.99 %	\$473.40	5.26 %	78
2005	734	7.00 %	\$594,515	13.82 %	\$460,000	12.20 %	\$558.54	13.40 %	\$550.06	16.19 %	62
2006	722	-1.63 %	\$597,159	0.44 %	\$460,628	0.14 %	\$567.30	1.57 %	\$552.54	0.45 %	86
2007	660	-8.59 %	\$674,846	13.01 %	\$478,863	3.96 %	\$573.07	1.02 %	\$540.35	-2.21 %	123
2008	509	-22.88 %	\$695,390	3.04 %	\$475,000	-0.81 %	\$578.79	1.00 %	\$550.87	1.95 %	110
2009	334	-34.38 %	\$600,350	-13.67 %	\$419,500	-11.68 %	\$527.77	-8.81 %	\$487.37	-11.53 %	125
2010	472	41.32 %	\$717,283	19.48 %	\$475,500	13.35 %	\$581.05	10.09 %	\$539.22	10.64 %	135

Average and Median Selling Prices



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## 2010 First Quarter Sales Summary

City	Sales	%+-	Avg Sell	%+-	Med Sell	%+-	Avg Psf	%+-	Med Psf	%+-	DOM
<b>Back Bay</b>	98	104.17 %	\$1,362,860	5.14 %	\$1,075,000	48.28 %	\$862.02	10.81 %	\$781.25	14.10 %	135
<b>Beacon Hill</b>	32	33.33 %	\$904,313	53.39 %	\$572,500	11.71 %	\$736.92	7.80 %	\$734.58	8.13 %	162
<b>Charlestown</b>	46	76.92 %	\$421,460	3.77 %	\$412,500	5.77 %	\$408.60	-3.94 %	\$395.78	-5.13 %	127
<b>Fenway</b>	13	-48.00 %	\$312,677	-4.75 %	\$272,000	-1.98 %	\$568.20	12.19 %	\$566.54	18.01 %	66
<b>Leather District</b>	2	-81.82 %	\$458,000	-0.04 %	\$458,000	-3.58 %	\$419.76	22.45 %	\$419.76	12.04 %	289
<b>Midtown</b>	12	71.43 %	\$800,235	54.42 %	\$546,000	23.39 %	\$664.87	8.56 %	\$644.74	-2.48 %	6
<b>North End</b>	18	28.57 %	\$472,792	-2.85 %	\$354,000	-9.23 %	\$574.37	7.00 %	\$571.87	8.57 %	50
<b>Seaport</b>	22	69.23 %	\$664,955	36.52 %	\$565,000	17.22 %	\$503.54	14.62 %	\$497.15	22.13 %	209
<b>South Boston</b>	111	44.16 %	\$318,635	-2.65 %	\$325,000	-2.99 %	\$358.31	4.68 %	\$369.78	4.66 %	103
<b>South End</b>	85	32.81 %	\$656,047	10.47 %	\$571,500	6.82 %	\$579.28	4.08 %	\$581.48	2.24 %	136
<b>Waterfront</b>	30	57.89 %	\$893,417	-7.53 %	\$645,000	-19.38 %	\$656.62	7.89 %	\$575.68	-8.17 %	255
<b>West End</b>	3	-50.00 %	\$338,000	1.47 %	\$316,000	-0.25 %	\$375.04	-7.87 %	\$381.64	-5.66 %	37

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## Citywide

### Sales Comparison by Number of Bedrooms First Quarter 2010

Beds	Year	Sales	%±	Avg Selling	%±	Med Selling	%±	Avg PSF	%±	Med PSF	%±	Avg DOM
Studio	<b>2008</b>	20	-33.33 %	\$325,925	-5.95 %	\$287,500	-0.86 %	\$655.84	8.81 %	\$631.85	9.55 %	64
	<b>2009</b>	19	-5.00 %	\$257,574	-20.97 %	\$260,000	-9.57 %	\$538.72	-17.86 %	\$558.66	-11.58 %	87
	<b>2010</b>	11	-42.11 %	\$281,909	9.45 %	\$300,000	15.38 %	\$585.15	8.62 %	\$578.86	3.62 %	89
One Bed	<b>2008</b>	156	-24.64 %	\$418,151	-2.49 %	\$395,000	1.28 %	\$553.08	-4.14 %	\$551.16	-1.87 %	104
	<b>2009</b>	97	-37.82 %	\$404,112	-3.36 %	\$375,800	-4.86 %	\$544.72	-1.51 %	\$538.79	-2.24 %	87
	<b>2010</b>	161	65.98 %	\$423,680	4.84 %	\$380,000	1.12 %	\$567.62	4.20 %	\$561.04	4.13 %	128
Two Beds	<b>2008</b>	230	-20.96 %	\$746,714	7.78 %	\$578,500	4.23 %	\$580.73	4.63 %	\$543.67	3.45 %	120
	<b>2009</b>	166	-27.83 %	\$582,929	-21.93 %	\$451,500	-21.95 %	\$490.92	-15.47 %	\$450.00	-17.23 %	124
	<b>2010</b>	225	35.54 %	\$678,041	16.32 %	\$524,000	16.06 %	\$550.24	12.08 %	\$496.08	10.24 %	132
Three Plus Beds	<b>2008</b>	53	-27.40 %	\$1,601,987	0.91 %	\$1,112,500	4.46 %	\$635.10	-1.44 %	\$578.31	1.34 %	97
	<b>2009</b>	34	-35.85 %	\$1,478,392	-7.72 %	\$942,500	-15.28 %	\$663.12	4.41 %	\$592.36	2.43 %	219
	<b>2010</b>	65	91.18 %	\$1,636,781	10.71 %	\$1,203,000	27.64 %	\$725.66	9.43 %	\$553.85	-6.50 %	167

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## Citywide

### Sales Comparison by Square Footage First Quarter 2010

Sq Feet	Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg PSF	%+-	Med PSF	%+-	Avg DOM
700 or Less	<b>2008</b>	117	-24.52 %	\$306,922	-6.20 %	\$295,000	-8.39 %	\$579.69	-2.58 %	\$566.47	-4.75 %	74
	<b>2009</b>	85	-27.35 %	\$301,906	-1.63 %	\$295,000	0.00 %	\$550.21	-5.09 %	\$558.66	-1.38 %	72
	<b>2010</b>	111	30.59 %	\$299,085	-0.93 %	\$311,000	5.42 %	\$546.43	-0.69 %	\$563.76	0.91 %	99
701-1000	<b>2008</b>	120	-24.53 %	\$476,061	9.94 %	\$461,875	9.74 %	\$556.41	7.17 %	\$556.55	11.31 %	111
	<b>2009</b>	97	-19.17 %	\$404,433	-15.05 %	\$385,000	-16.64 %	\$472.94	-15.00 %	\$465.78	-16.31 %	120
	<b>2010</b>	130	34.02 %	\$420,633	4.01 %	\$397,250	3.18 %	\$505.30	6.84 %	\$475.57	2.10 %	108
1001-1500	<b>2008</b>	135	-26.63 %	\$616,503	-4.21 %	\$570,000	-3.72 %	\$507.11	-3.05 %	\$492.23	-1.94 %	125
	<b>2009</b>	85	-37.04 %	\$582,515	-5.51 %	\$540,000	-5.26 %	\$482.35	-4.88 %	\$422.00	-14.27 %	114
	<b>2010</b>	139	63.53 %	\$661,937	13.63 %	\$575,000	6.48 %	\$541.96	12.36 %	\$483.39	14.55 %	129
1501-1800	<b>2008</b>	44	-27.87 %	\$1,035,539	-0.82 %	\$933,750	-2.73 %	\$628.69	-1.36 %	\$576.06	-2.39 %	149
	<b>2009</b>	18	-59.09 %	\$760,012	-26.61 %	\$652,500	-30.12 %	\$466.19	-25.85 %	\$383.32	-33.46 %	222
	<b>2010</b>	29	61.11 %	\$1,196,543	57.44 %	\$1,175,000	80.08 %	\$725.89	55.71 %	\$718.22	87.37 %	113
1800-2400	<b>2008</b>	33	-15.38 %	\$1,529,127	15.69 %	\$1,340,000	13.56 %	\$722.18	12.73 %	\$675.68	18.20 %	143
	<b>2009</b>	22	-33.33 %	\$1,410,523	-7.76 %	\$1,212,500	-9.51 %	\$708.82	-1.85 %	\$612.43	-9.36 %	182
	<b>2010</b>	37	68.18 %	\$1,466,868	3.99 %	\$1,350,000	11.34 %	\$710.45	0.23 %	\$650.99	6.30 %	250
Over 2400	<b>2008</b>	25	0.00 %	\$2,528,484	-14.57 %	\$2,150,000	-20.10 %	\$792.01	-10.55 %	\$777.43	-16.18 %	67
	<b>2009</b>	12	-52.00 %	\$2,819,373	11.50 %	\$2,767,500	28.72 %	\$894.28	12.91 %	\$950.55	22.27 %	237
	<b>2010</b>	23	91.67 %	\$2,880,435	2.17 %	\$2,785,000	0.63 %	\$1,021.71	14.25 %	\$1,060.00	11.51 %	214

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## Citywide Inventory First Quarter 2010

