

LINK

data | tools | analysis > smart

Fenway

2011

Sales Summary

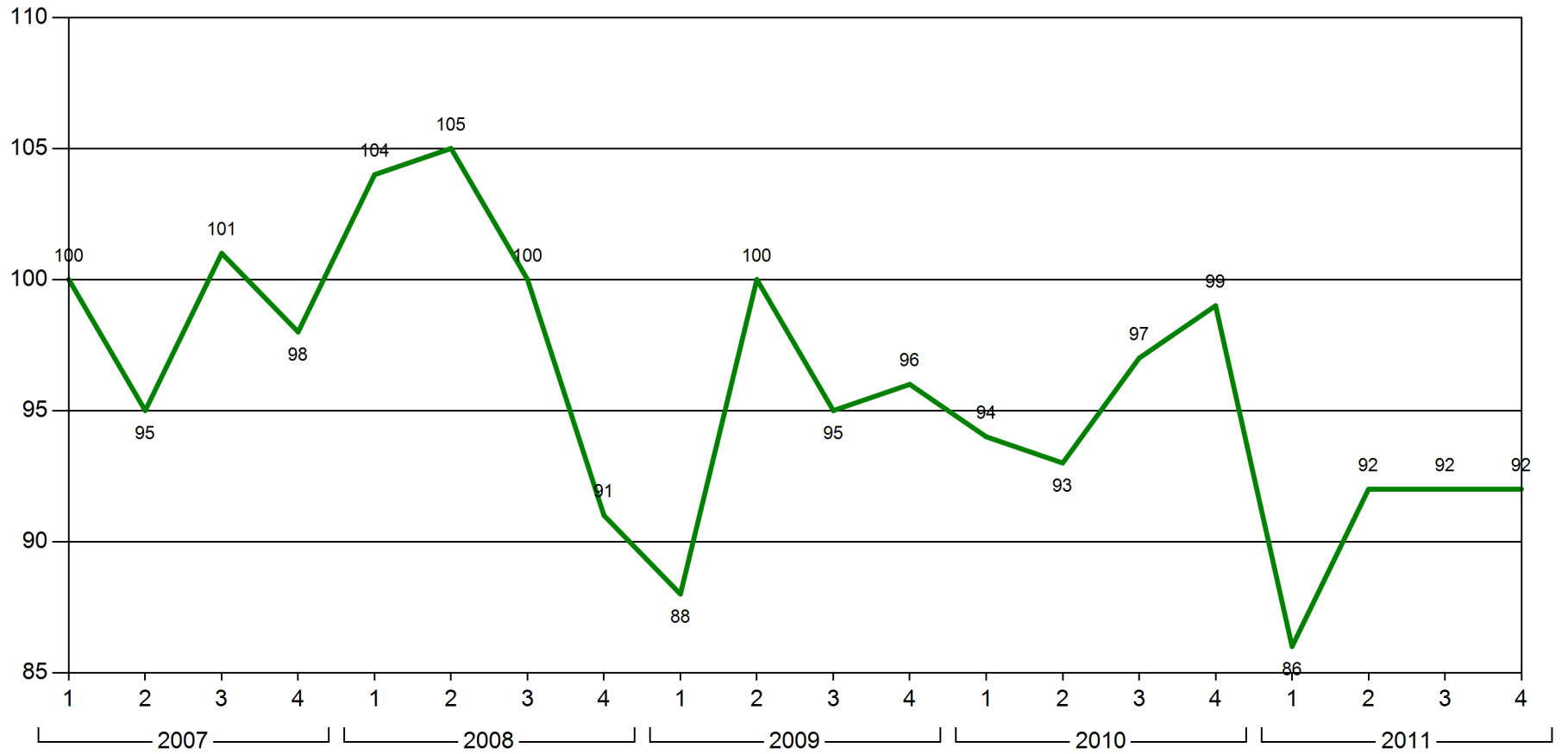
140 Newbury Street
Boston, MA 02116

617-267-5465

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Fenway

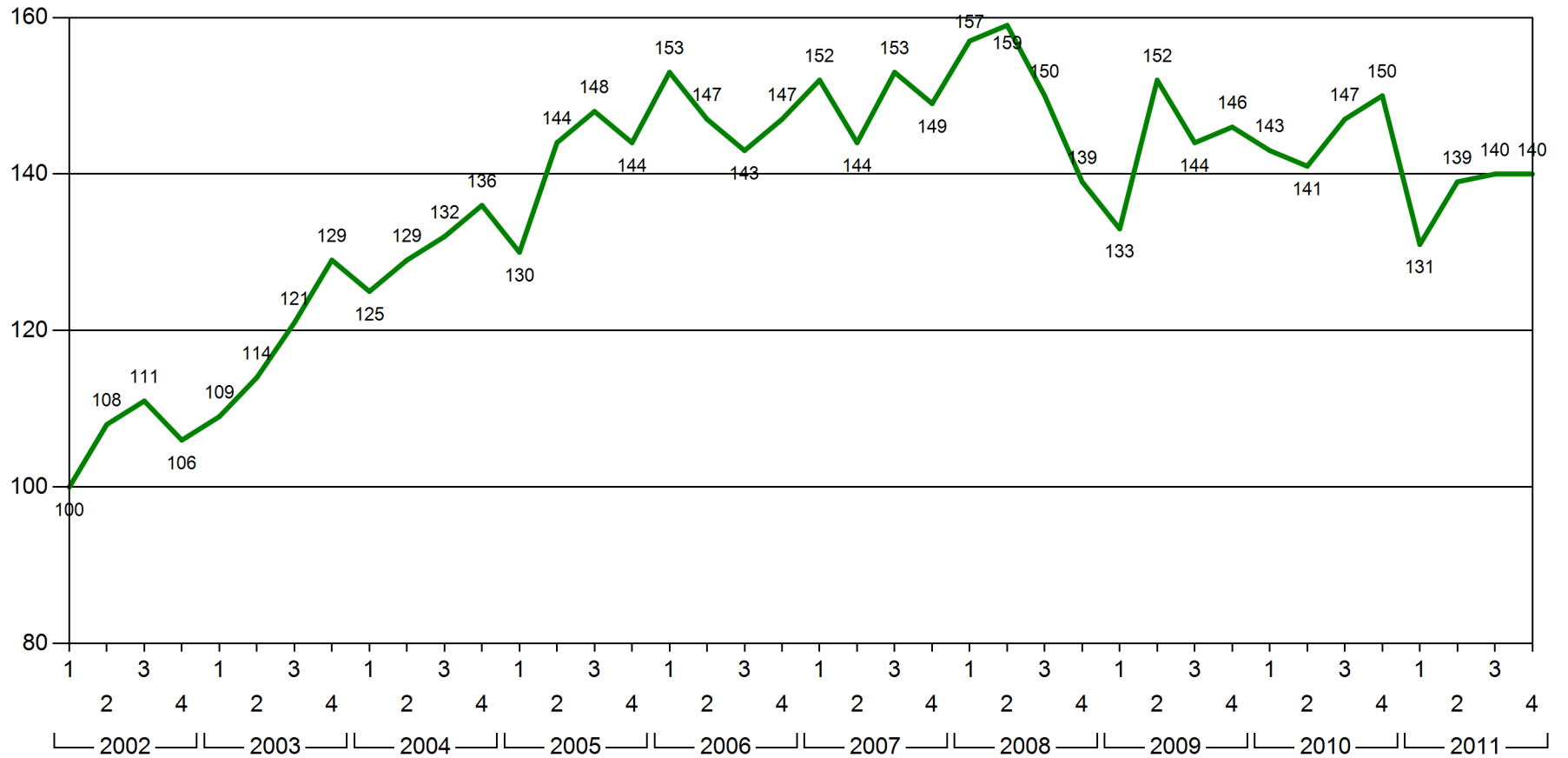
Five Year Price Index
[Appreciation Rate]



LINK

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Ten Year Price Index
(Appreciation Rate)



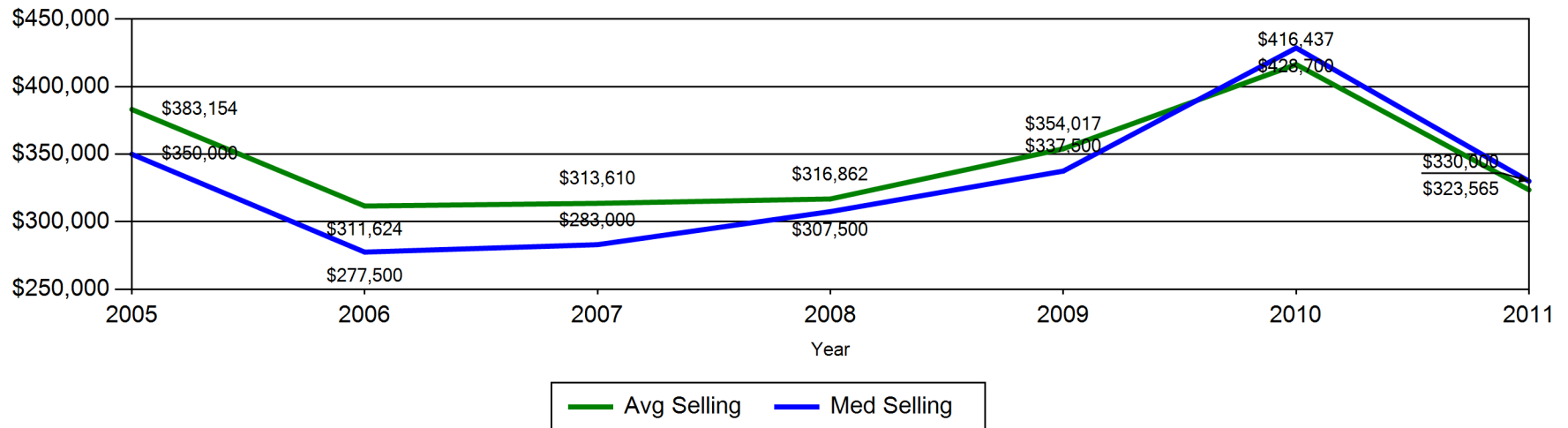
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Fenway

Quarterly Sales Summary Fourth Quarter 2011

Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg Psf	%+-	Med Psf	%+-	Avg DOM
2005	61	24.49 %	\$383,154	22.79 %	\$350,000	13.82 %	\$512.55	10.72 %	\$541.80	15.44%	57
2006	39	-36.07 %	\$311,624	-18.67 %	\$277,500	-20.71 %	\$514.60	0.40 %	\$525.36	-3.03%	31
2007	41	5.13 %	\$313,610	0.64 %	\$283,000	1.98 %	\$522.77	1.59 %	\$495.61	-5.66%	45
2008	25	-39.02 %	\$316,862	1.04 %	\$307,500	8.66 %	\$485.81	-7.07 %	\$495.05	-0.11%	62
2009	30	20.00 %	\$354,017	11.73 %	\$337,500	9.76 %	\$488.88	0.63 %	\$513.77	3.78%	75
2010	56	86.67 %	\$416,437	17.63 %	\$428,700	27.02 %	\$489.58	0.14 %	\$488.47	-4.92%	51
2011	23	-58.93 %	\$323,565	-22.30 %	\$330,000	-23.02 %	\$481.07	-1.74 %	\$485.71	-0.56%	32

Average and Median Selling Prices



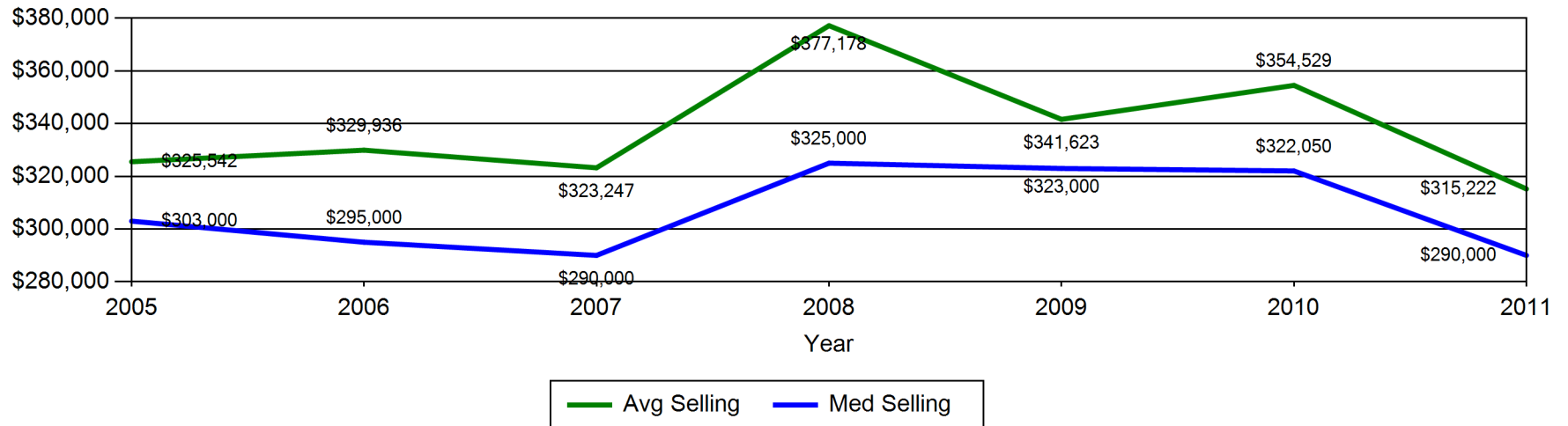
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Yearly Sales Summary 2011

Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg Psf	%+-	Med Psf	%+-	Avg DOM
2005	279	-13.89 %	\$325,542	4.89 %	\$303,000	4.48 %	\$503.55	13.65 %	\$509.06	13.18%	46
2006	275	-1.43 %	\$329,936	1.35 %	\$295,000	-2.64 %	\$509.54	1.19 %	\$511.01	0.38%	45
2007	257	-6.55 %	\$323,247	-2.03 %	\$290,000	-1.69 %	\$530.07	4.03 %	\$528.21	3.37%	57
2008	185	-28.02 %	\$377,178	16.68 %	\$325,000	12.07 %	\$540.62	1.99 %	\$518.73	-1.79%	68
2009	143	-22.70 %	\$341,623	-9.43 %	\$323,000	-0.62 %	\$505.45	-6.51 %	\$521.10	0.46%	69
2010	155	8.39 %	\$354,529	3.78 %	\$322,050	-0.29 %	\$505.29	-0.03 %	\$504.44	-3.20%	63
2011	148	-4.52 %	\$315,222	-11.09 %	\$290,000	-9.95 %	\$481.55	-4.70 %	\$494.96	-1.88%	60

Average and Median Selling Prices



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Fenway

Sales Comparison by Number of Bedrooms 2011

Sq Feet	Year	Sales	%+	Avg Selling	%+	Med Selling	%+	Avg PSF	%+	Med PSF	%+	Avg DOM
Studio	2009	20	-20.00 %	\$221,068	-7.43 %	\$215,250	5.83 %	\$573.30	-1.23 %	\$557.19	-3.36 %	46
	2010	9	-55.00 %	\$208,572	-5.65 %	\$200,000	-7.08 %	\$532.05	-7.20 %	\$541.76	-2.77 %	51
	2011	10	11.11 %	\$198,420	-4.87 %	\$193,500	-3.25 %	\$509.15	-4.30 %	\$523.63	-3.35 %	22
One Bed	2009	67	-27.17 %	\$301,817	-4.38 %	\$301,000	3.61 %	\$525.24	-6.38 %	\$526.92	2.74 %	59
	2010	81	20.90 %	\$277,145	-8.17 %	\$285,000	-5.32 %	\$509.87	-2.93 %	\$500.94	-4.93 %	64
	2011	88	8.64 %	\$284,506	2.66 %	\$282,750	-0.79 %	\$511.00	0.22 %	\$516.94	3.19 %	64
Two Beds	2009	51	-12.07 %	\$442,972	-8.43 %	\$439,500	0.08 %	\$469.84	-6.51 %	\$476.19	-4.31 %	95
	2010	60	17.65 %	\$475,593	7.36 %	\$473,500	7.74 %	\$506.48	7.80 %	\$506.06	6.27 %	67
	2011	43	-28.33 %	\$395,814	-16.77 %	\$400,000	-15.52 %	\$431.93	-14.72 %	\$444.76	-12.11 %	62
Three Plus Beds	2009	4	-20.00 %	\$344,875	-50.70 %	\$307,750	-21.09 %	\$288.68	-25.44 %	\$220.61	-38.58 %	73
	2010	3	-25.00 %	\$476,833	38.26 %	\$516,000	67.67 %	\$299.58	3.78 %	\$251.46	13.98 %	22
	2011	3	0.00 %	\$579,750	21.58 %	\$635,000	23.06 %	\$410.33	36.97 %	\$418.31	66.35 %	18

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Fenway Inventory Fourth Quarter 2011

