

L I N K
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Citywide
Luxury Buildings

2009

Sales Summary

140 Newbury Street
Boston, MA 02116

617-267-5465

LINK

Luxury Building List

Building Name	Address	City
1 Charles St South	1 Charles St S	Back Bay
285 Columbus Lofts	285 Columbus Ave	Back Bay
3 Avery St	3 Avery St	Midtown
330 Beacon St (324-330)	330 Beacon St	Back Bay
360 Newbury	360 Newbury St	Back Bay
44 Prince	44 Prince St	North End
45 Province	45 Province St	Midtown
Albert A Pope	221 Columbus Ave	Back Bay
Atelier 505	505 Tremont St	South End
Audubon Park	16 Miner St	Fenway
Barnes Mansion	10 Charlesgate E	Back Bay
Basilica, The	106 Thirteenth St	Charlestown
Battery Wharf (2)	2 Battery Wharf	Waterfront
Battery Wharf (3)	3 Battery Wharf	Waterfront
Battery Wharf (4)	4 Battery Wharf	Waterfront
Belvedere	100 Belvidere St	Back Bay
Bowdoin Place	10 Bowdoin St	Beacon Hill
Broadluxe (99-107)	99 Broad St	Waterfront
Bryant Back Bay, The	303 Columbus Ave	Back Bay
Burroughs Wharf (40-50)	50 Battery St	Waterfront
Carillon, The (183-185)	185 Massachusetts Ave	Back Bay
Carlton House, The	2 Commonwealth Ave	Back Bay
Channel Ctr (25)	25 Channel Ctr	Seaport
Charlesgate, The	4 Charlesgate E	Back Bay
Charlesview	534 Beacon St	Back Bay
Clarendon, The	400 Stuart St	Back Bay
Columbus Court/N Bennet	21 N Bennet St	North End
Columbus Court/Tileston (20&21)	21 Tileston St	North End
Constellation Wharf	Ninth St	Charlestown
Court Square Press Bldg	9 W Broadway	Seaport

Building Name	Address	City
D4	7 Warren Ave	South End
Flagship Wharf	197 Eighth St	Charlestown
Folio	80 Broad St	Waterfront
Fort Point Place	21 Wormwood St	Seaport
Four Seasons	220 Boylston St	Back Bay
Fulton Court	100 Fulton St	Waterfront
Grandview	165 Tremont St	Midtown
Greenway Place	199 State St	Waterfront
Harbor Towers I (85)	85 E India Row	Waterfront
Harbor Towers II (65)	65 E India Row	Waterfront
Harborview	240 First Ave	Charlestown
Hawthorne Place (2)	2 Hawthorne Pl	West End
Hawthorne Place (9)	9 Hawthorne Pl	West End
Heritage	300 Boylston St	Back Bay
Intercontinental, The	500 Atlantic Ave	Waterfront
Le Jardin	250 Boylston St	Back Bay
Lewis Wharf	28 Atlantic Ave	Waterfront
Lincoln Wharf	357 Commercial St	Waterfront
Lincolnshire	15 River St	Beacon Hill
Macallen Building	141 Dorchester Ave	Seaport
Mandarin, The	776 Boylston St	Back Bay
Mariner, The	300 Commercial St	Waterfront
Marlborough, The	416 Marlborough St	Back Bay
Metropolitan, The	1 Nassau St	Midtown
Orchard Hill	342 Bunker Hill St	Charlestown
Parkside (168-170)	168 Tremont St	Midtown
Parris Landing	42 Eighth St	Charlestown
Penmark, The	21 Fr Francis Gilday St	South End
Prince, The	201 Newbury St	Back Bay
Ritz Tower I (1)	1 Avery St	Midtown
Ritz Tower II (2)	2 Avery St	Midtown

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Luxury Building List

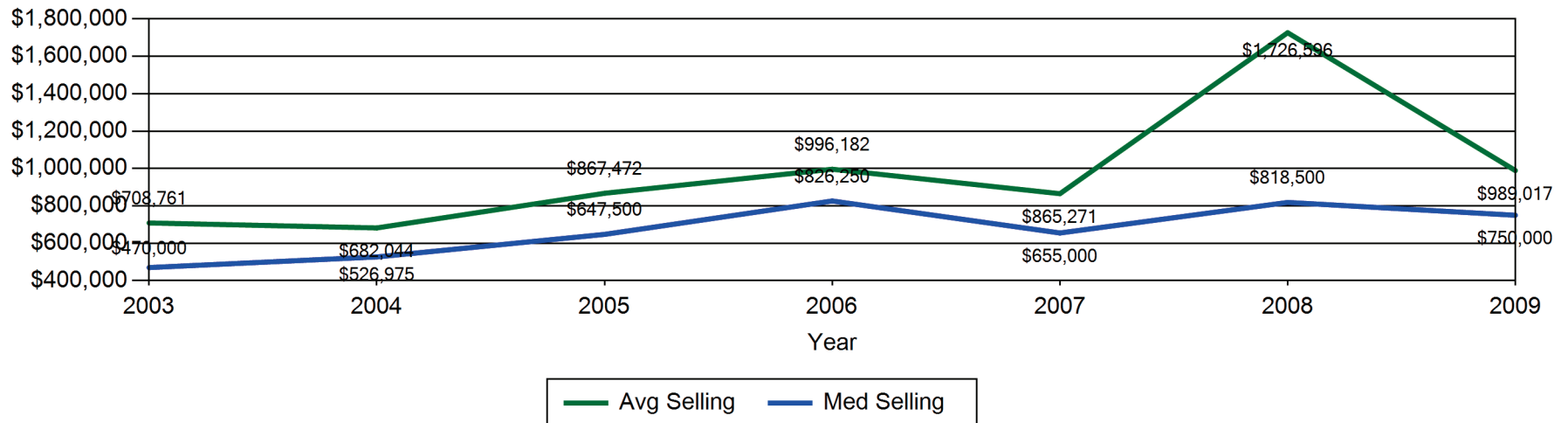
Building Name	Address	City
River House, The	145 Pinckney St	Beacon Hill
Rowes Wharf	Rowes Whf	Waterfront
Somerset	416 Commonwealth Ave	Back Bay
Strada234	234 Causeway St	North End
Trem-On-Comm	151 Tremont St	Midtown
Trinity Place	1 Huntington Ave	Back Bay
Tudor, The	34.5 Beacon St	Beacon Hill
Union Wharf	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 Fourth Quarter 2009

Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg Psf	%+-	Med Psf	%+-	Avg DOM
2003	155	-2.52 %	\$708,761	-10.51 %	\$470,000	-18.69 %	\$530.46	-7.96 %	\$473.33	-3.20 %	87
2004	332	114.19 %	\$682,044	-3.77 %	\$526,975	12.12 %	\$558.75	5.33 %	\$535.87	13.21 %	31
2005	174	-47.59 %	\$867,472	27.19 %	\$647,500	22.87 %	\$654.58	17.15 %	\$604.53	12.81 %	73
2006	224	28.74 %	\$996,182	14.84 %	\$826,250	27.61 %	\$738.93	12.89 %	\$736.64	21.85 %	99
2007	115	-48.66 %	\$865,271	-13.14 %	\$655,000	-20.73 %	\$671.20	-9.17 %	\$656.32	-10.90 %	90
2008	130	13.04 %	\$1,726,596	99.54 %	\$818,500	24.96 %	\$817.34	21.77 %	\$718.14	9.42 %	153
2009	119	-8.46 %	\$989,017	-42.72 %	\$750,000	-8.37 %	\$699.25	-14.45 %	\$687.60	-4.25 %	143

Average and Median Selling Prices



LINK

Luxury Buildings

Sales Comparison by Number of Bedrooms Fourth Quarter 2009

Beds	Year	Sales	%+	Avg Selling	%+	Med Selling	%+	Avg PSF	%+	Med PSF	%+	Avg DOM
Studio	2007	8	33.33 %	\$374,825	13.38 %	\$317,500	-4.51 %	\$571.01	-24.43 %	\$532.74	-32.04 %	80
	2008	5	-37.50 %	\$311,800	-16.81 %	\$290,000	-8.66 %	\$523.49	-8.32 %	\$502.97	-5.59 %	84
	2009	6	20.00 %	\$310,667	-0.36 %	\$310,750	7.16 %	\$565.76	8.07 %	\$532.45	5.86 %	172
One Bed	2007	50	-39.02 %	\$500,836	-24.03 %	\$427,500	-32.54 %	\$590.19	-15.55 %	\$570.34	-20.85 %	75
	2008	38	-24.00 %	\$1,170,801	133.77 %	\$524,500	22.69 %	\$640.29	8.49 %	\$574.90	0.80 %	91
	2009	43	13.16 %	\$568,240	-51.47 %	\$544,000	3.72 %	\$632.91	-1.15 %	\$602.61	4.82 %	165
Two Beds	2007	40	-64.29 %	\$1,053,913	-7.44 %	\$941,250	-10.36 %	\$739.19	-3.39 %	\$731.91	-0.34 %	124
	2008	66	65.00 %	\$1,983,585	88.21 %	\$1,217,500	29.35 %	\$891.43	20.59 %	\$813.43	11.14 %	179
	2009	42	-36.36 %	\$1,186,752	-40.17 %	\$1,087,500	-10.68 %	\$783.54	-12.10 %	\$764.05	-6.07 %	113
Three Plus Beds	2007	15	-16.67 %	\$1,866,820	1.02 %	\$1,649,900	-15.39 %	\$827.37	9.96 %	\$800.75	-0.25 %	64
	2008	13	-13.33 %	\$3,381,469	81.14 %	\$2,848,877	72.67 %	\$1,122.44	35.66 %	\$1,125.83	40.60 %	154
	2009	24	84.62 %	\$1,619,875	-52.10 %	\$1,437,500	-49.54 %	\$703.98	-37.28 %	\$674.64	-40.08 %	153

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Luxury Buildings

Sales Comparison by Square Footage Fourth Quarter 2009

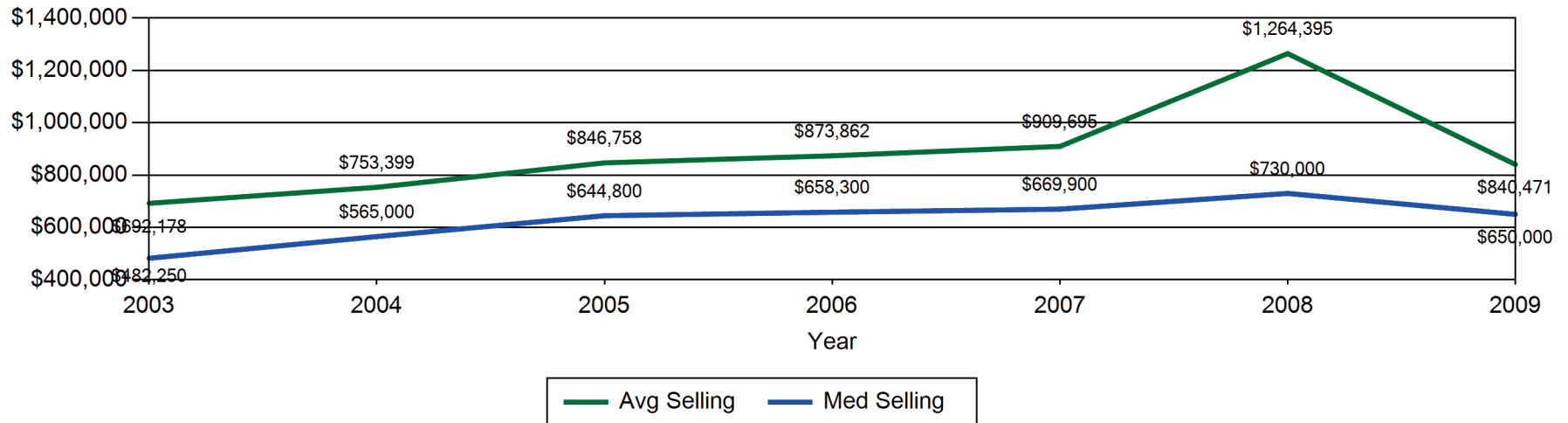
Sq Feet	Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg PSF	%+-	Med PSF	%+-	Avg DOM
700 or Less	2007	14	-33.33 %	\$365,214	-16.65 %	\$373,500	-6.63 %	\$611.17	-19.63 %	\$594.66	-19.23 %	103
	2008	8	-42.86 %	\$341,563	-6.48 %	\$295,000	-21.02 %	\$560.15	-8.35 %	\$537.20	-9.66 %	62
	2009	12	50.00 %	\$347,375	1.70 %	\$342,500	16.10 %	\$605.53	8.10 %	\$605.11	12.64 %	150
701-1000	2007	39	-7.14 %	\$482,397	-12.90 %	\$410,000	-27.75 %	\$577.22	-12.84 %	\$540.54	-19.97 %	81
	2008	27	-30.77 %	\$457,180	-5.23 %	\$419,000	2.20 %	\$531.27	-7.96 %	\$503.40	-6.87 %	131
	2009	27	0.00 %	\$509,141	11.37 %	\$500,000	19.33 %	\$626.01	17.83 %	\$579.86	15.19 %	168
1001-1500	2007	32	-60.00 %	\$841,069	-1.34 %	\$765,000	-6.13 %	\$690.93	-1.13 %	\$667.04	-0.99 %	102
	2008	38	18.75 %	\$694,157	-17.47 %	\$690,000	-9.80 %	\$575.87	-16.65 %	\$564.67	-15.35 %	118
	2009	34	-10.53 %	\$859,757	23.86 %	\$732,500	6.16 %	\$692.48	20.25 %	\$663.44	17.49 %	138
1501-1800	2007	16	-64.44 %	\$1,375,199	6.71 %	\$1,479,950	16.07 %	\$812.01	0.43 %	\$854.25	5.26 %	96
	2008	13	-18.75 %	\$1,502,846	9.28 %	\$1,362,500	-7.94 %	\$899.98	10.83 %	\$830.90	-2.73 %	263
	2009	11	-15.38 %	\$1,280,545	-14.79 %	\$1,352,000	-0.77 %	\$777.13	-13.65 %	\$801.90	-3.49 %	120
1800-2400	2007	8	-68.00 %	\$1,578,419	-2.01 %	\$1,612,450	-0.77 %	\$790.61	-2.00 %	\$781.47	-7.31 %	73
	2008	14	75.00 %	\$2,185,457	38.46 %	\$1,987,500	23.26 %	\$1,054.65	33.40 %	\$974.43	24.69 %	205
	2009	25	78.57 %	\$1,564,380	-28.42 %	\$1,450,000	-27.04 %	\$758.21	-28.11 %	\$684.09	-29.80 %	94
Over 2400	2007	6	-33.33 %	\$2,339,167	-7.88 %	\$2,540,000	6.95 %	\$782.06	-9.77 %	\$821.53	-3.39 %	85
	2008	25	316.67 %	\$5,240,391	124.03 %	\$4,988,357	96.39 %	\$1,399.75	78.98 %	\$1,454.66	77.07 %	119
	2009	6	-76.00 %	\$2,446,057	-53.32 %	\$2,400,000	-51.89 %	\$866.17	-38.12 %	\$882.94	-39.30 %	275

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Luxury Buildings Yearly Sales Summary 2009

Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg Psf	%+-	Med Psf	%+-	Avg DOM
2003	568	-18.74 %	\$692,178	-2.68 %	\$482,250	-0.57 %	\$532.89	-4.06 %	\$486.61	-3.11 %	85
2004	1149	102.29 %	\$753,399	8.84 %	\$565,000	17.16 %	\$580.64	8.96 %	\$548.55	12.73 %	52
2005	929	-19.15 %	\$846,758	12.39 %	\$644,800	14.12 %	\$654.17	12.66 %	\$610.06	11.21 %	61
2006	764	-17.76 %	\$873,862	3.20 %	\$658,300	2.09 %	\$692.28	5.83 %	\$661.83	8.49 %	84
2007	695	-9.03 %	\$909,695	4.10 %	\$669,900	1.76 %	\$660.10	-4.65 %	\$612.33	-7.48 %	107
2008	691	-0.58 %	\$1,264,395	38.99 %	\$730,000	8.97 %	\$777.26	17.75 %	\$690.71	12.80 %	110
2009	447	-35.31 %	\$840,471	-33.53 %	\$650,000	-10.96 %	\$657.67	-15.39 %	\$621.27	-10.05 %	115

Average and Median Selling Prices



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Luxury Buildings

Sales Comparison by Number of Bedrooms 2009

Beds	Year	Sales	%+	Avg Selling	%+	Med Selling	%+	Avg PSF	%+	Med PSF	%+	Avg DOM
Studio	2007	43	7.50 %	\$391,699	9.31 %	\$335,000	0.60 %	\$576.27	-7.04 %	\$559.65	-9.92 %	104
	2008	36	-16.28 %	\$331,125	-15.46 %	\$312,500	-6.72 %	\$565.46	-1.88 %	\$538.72	-3.74 %	94
	2009	35	-2.78 %	\$305,200	-7.83 %	\$285,000	-8.80 %	\$531.15	-6.07 %	\$477.13	-11.43 %	79
One Bed	2007	282	-13.50 %	\$540,633	-2.01 %	\$489,500	0.15 %	\$596.94	-8.32 %	\$580.76	-8.74 %	94
	2008	260	-7.80 %	\$830,055	53.53 %	\$533,500	8.99 %	\$692.85	16.07 %	\$640.51	10.29 %	93
	2009	179	-31.15 %	\$542,443	-34.65 %	\$485,000	-9.09 %	\$604.45	-12.76 %	\$586.07	-8.50 %	113
Two Beds	2007	276	-14.02 %	\$1,004,063	-3.26 %	\$847,500	-8.67 %	\$678.32	-5.63 %	\$632.73	-8.34 %	123
	2008	299	8.33 %	\$1,475,287	46.93 %	\$1,025,000	20.94 %	\$830.54	22.44 %	\$758.06	19.81 %	119
	2009	179	-40.13 %	\$1,028,818	-30.26 %	\$882,000	-13.95 %	\$713.57	-14.08 %	\$676.10	-10.81 %	116
Three Plus Beds	2007	72	28.57 %	\$2,333,832	6.27 %	\$2,250,000	2.37 %	\$892.16	5.34 %	\$903.05	2.86 %	100
	2008	59	-18.06 %	\$3,060,269	31.13 %	\$2,710,000	20.44 %	\$1,057.39	18.52 %	\$1,101.51	21.98 %	130
	2009	41	-30.51 %	\$1,833,394	-40.09 %	\$1,500,000	-44.65 %	\$778.17	-26.41 %	\$700.00	-36.45 %	148

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Luxury Buildings

Sales Comparison by Square Footage 2009

Sq Feet	Year	Sales	%±	Avg Selling	%±	Med Selling	%±	Avg PSF	%±	Med PSF	%±	Avg DOM
700 or Less	2007	81	-38.17 %	\$366,281	-9.06 %	\$375,000	-6.25 %	\$613.52	-8.75 %	\$610.51	-6.15 %	80
	2008	80	-1.23 %	\$350,200	-4.39 %	\$335,000	-10.67 %	\$601.36	-1.98 %	\$592.88	-2.89 %	106
	2009	77	-3.75 %	\$350,049	-0.04 %	\$339,000	1.19 %	\$590.07	-1.88 %	\$578.36	-2.45 %	73
701-1000	2007	184	-3.66 %	\$492,396	-4.09 %	\$458,000	-8.12 %	\$585.84	-5.59 %	\$556.70	-7.62 %	87
	2008	154	-16.30 %	\$548,961	11.49 %	\$485,750	6.06 %	\$636.86	8.71 %	\$571.94	2.74 %	90
	2009	114	-25.97 %	\$482,544	-12.10 %	\$465,000	-4.27 %	\$567.39	-10.91 %	\$547.24	-4.32 %	140
1001-1500	2007	231	-2.53 %	\$766,543	-4.27 %	\$725,000	-3.93 %	\$624.61	-4.76 %	\$581.89	-7.24 %	115
	2008	214	-7.36 %	\$824,302	7.53 %	\$760,000	4.83 %	\$674.90	8.05 %	\$639.91	9.97 %	109
	2009	141	-34.11 %	\$807,007	-2.10 %	\$725,000	-4.61 %	\$651.29	-3.50 %	\$613.87	-4.07 %	119
1501-1800	2007	85	-18.27 %	\$1,214,051	-7.42 %	\$1,150,000	-9.54 %	\$744.32	-8.97 %	\$711.50	-12.40 %	151
	2008	87	2.35 %	\$1,445,103	19.03 %	\$1,375,000	19.57 %	\$892.32	19.88 %	\$851.56	19.69 %	126
	2009	48	-44.83 %	\$1,272,460	-11.95 %	\$1,213,000	-11.78 %	\$784.54	-12.08 %	\$766.54	-9.98 %	89
1800-2400	2007	58	13.73 %	\$1,543,588	-2.74 %	\$1,475,937	-6.29 %	\$755.54	-4.78 %	\$716.80	-12.51 %	97
	2008	64	10.34 %	\$2,003,650	29.80 %	\$2,000,000	35.51 %	\$970.35	28.43 %	\$971.31	35.51 %	131
	2009	46	-28.13 %	\$1,628,315	-18.73 %	\$1,458,000	-27.10 %	\$797.33	-17.83 %	\$689.15	-29.05 %	93
Over 2400	2007	49	25.64 %	\$2,781,278	8.66 %	\$2,655,000	4.90 %	\$924.25	6.76 %	\$942.98	5.55 %	122
	2008	69	40.82 %	\$4,581,856	64.74 %	\$4,228,959	59.28 %	\$1,287.85	39.34 %	\$1,372.86	45.59 %	111
	2009	16	-76.81 %	\$2,529,328	-44.80 %	\$2,506,922	-40.72 %	\$900.40	-30.08 %	\$896.15	-34.72 %	196

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Back Bay

2009

Sales Summary

140 Newbury Street
Boston, MA 02116

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