

**L I N K**  
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# Back Bay

2010

Sales Summary

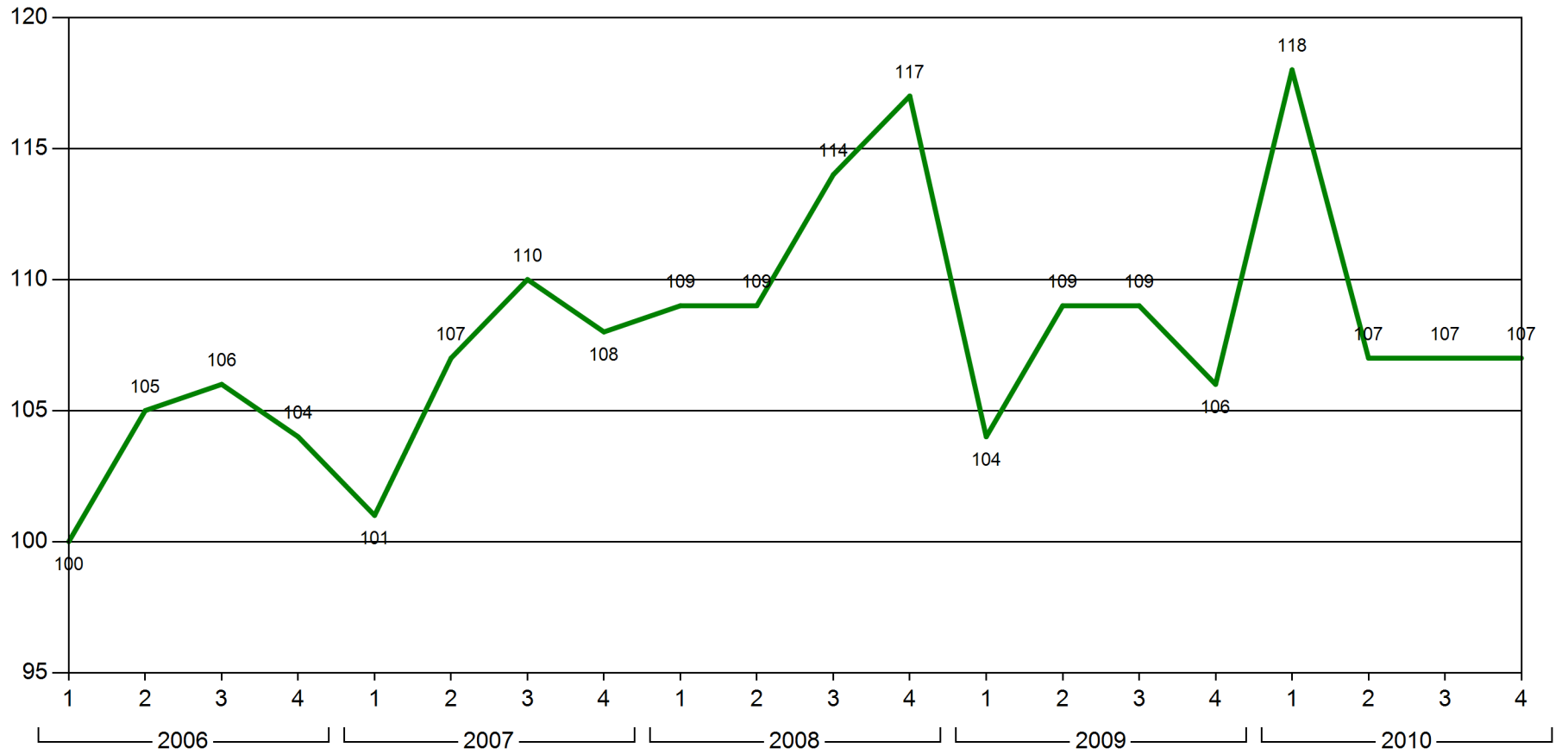
140 Newbury Street  
Boston, MA 02116

617-267-5465

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## Back Bay

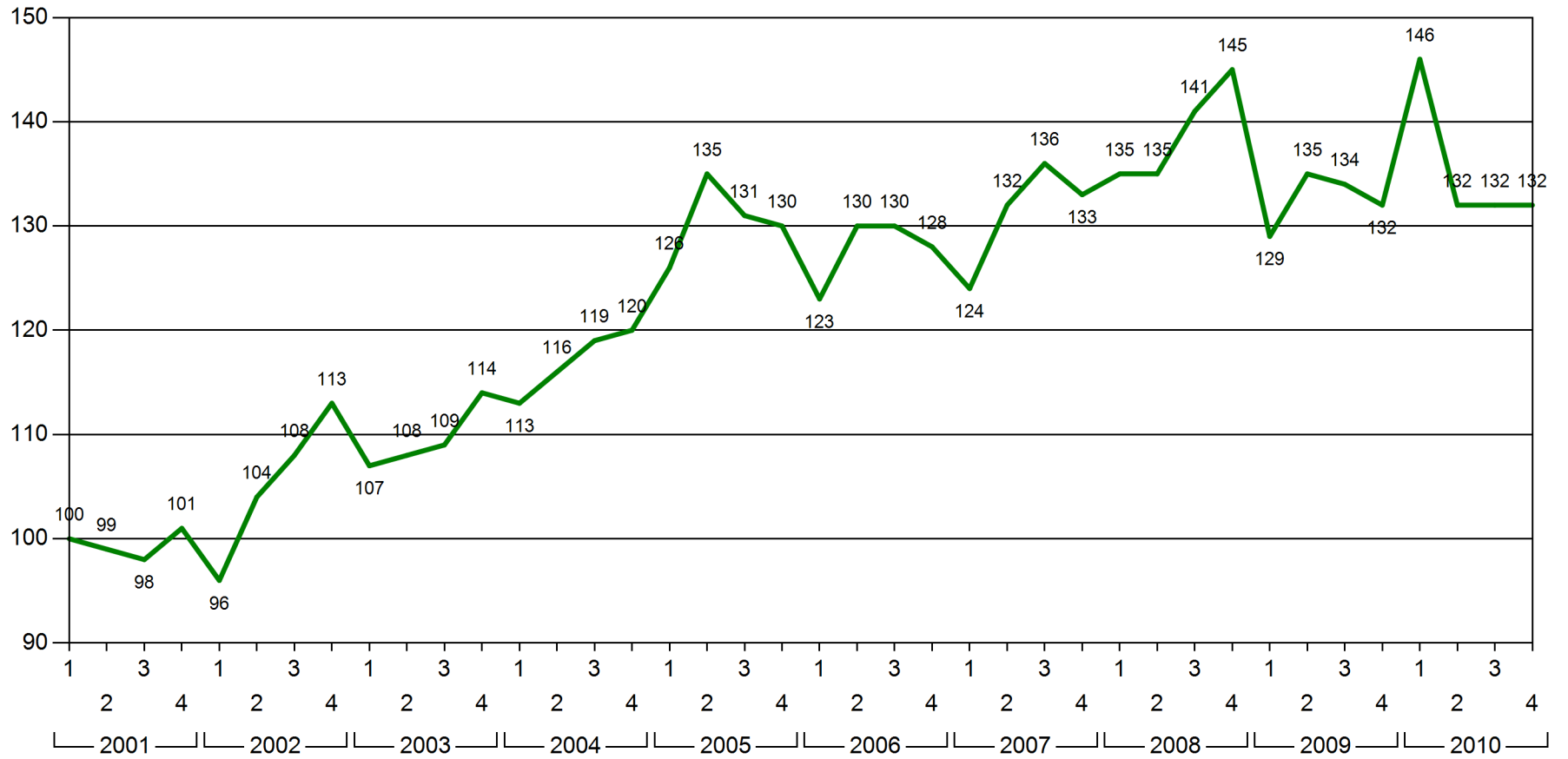
Five Year Price Index  
[Appreciation Rate]



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## Back Bay

Ten Year Price Index  
(Appreciation Rate)



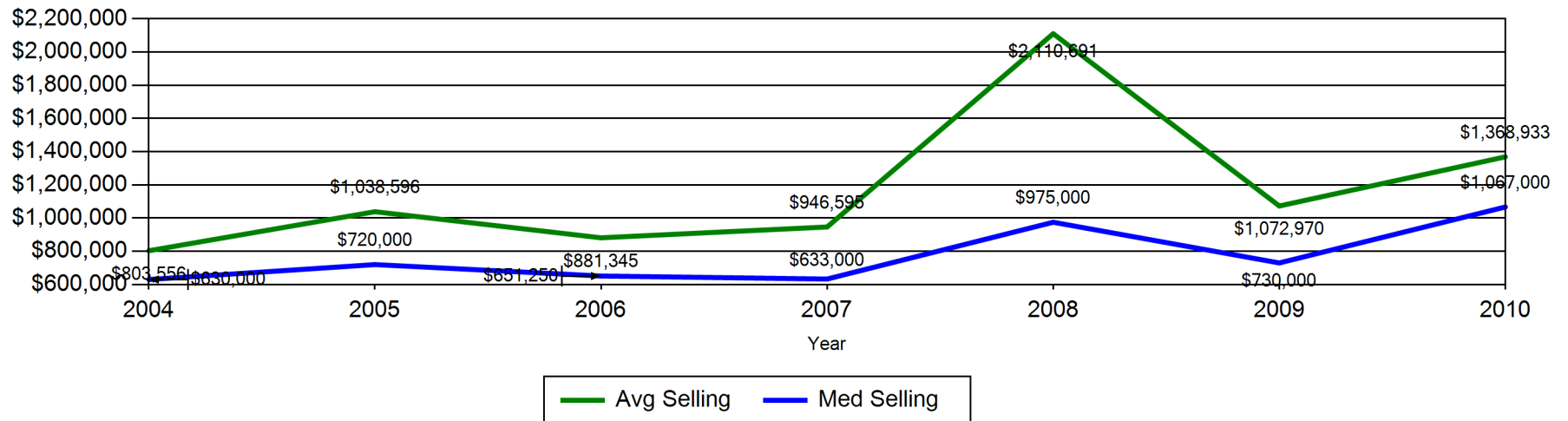
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## Back Bay

### Quarterly Sales Summary Fourth Quarter 2010

Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg Psf	%+-	Med Psf	%+-	Avg DOM
2004	191	23.23 %	\$803,556	1.53 %	\$630,000	12.50 %	\$667.00	4.70 %	\$634.78	1.90%	48
2005	102	-46.60 %	\$1,038,596	29.25 %	\$720,000	14.29 %	\$758.06	13.65 %	\$734.69	15.74%	96
2006	120	17.65 %	\$881,345	-15.14 %	\$651,250	-9.55 %	\$732.14	-3.42 %	\$684.52	-6.83%	114
2007	105	-12.50 %	\$946,595	7.40 %	\$633,000	-2.80 %	\$742.63	1.43 %	\$721.60	5.42%	82
2008	98	-6.67 %	\$2,110,691	122.98 %	\$975,000	54.03 %	\$935.00	25.90 %	\$768.98	6.57%	115
2009	121	23.47 %	\$1,072,970	-49.16 %	\$730,000	-25.13 %	\$789.82	-15.53 %	\$700.00	-8.97%	115
2010	114	-5.79 %	\$1,368,933	27.58 %	\$1,067,000	46.16 %	\$810.26	2.59 %	\$749.58	7.08%	128

Average and Median Selling Prices



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## Back Bay

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

Sq Feet	Year	Sales	%±	Avg Selling	%±	Med Selling	%±	Avg PSF	%±	Med PSF	%±	Avg DOM
Studio	<b>2008</b>	6	-53.85 %	\$297,333	0.52 %	\$282,000	-1.05 %	\$652.74	-7.67 %	\$644.82	-9.98 %	68
	<b>2009</b>	5	-16.67 %	\$257,100	-13.53 %	\$262,500	-6.91 %	\$664.06	1.73 %	\$692.31	7.36 %	23
	<b>2010</b>	7	40.00 %	\$312,786	21.66 %	\$264,000	0.57 %	\$666.61	0.38 %	\$662.79	-4.26 %	195
One Bed	<b>2008</b>	29	-6.45 %	\$1,381,274	170.26 %	\$489,000	5.16 %	\$812.87	13.51 %	\$725.98	2.16 %	84
	<b>2009</b>	39	34.48 %	\$580,941	-57.94 %	\$525,000	7.36 %	\$723.07	-11.05 %	\$698.35	-3.80 %	132
	<b>2010</b>	23	-41.03 %	\$528,081	-9.10 %	\$497,499	-5.24 %	\$651.06	-9.96 %	\$629.75	-9.82 %	106
Two Beds	<b>2008</b>	49	13.95 %	\$2,330,003	154.34 %	\$1,400,000	72.84 %	\$991.73	37.93 %	\$865.19	23.27 %	154
	<b>2009</b>	49	0.00 %	\$1,104,103	-52.61 %	\$882,900	-36.94 %	\$866.99	-12.58 %	\$765.50	-11.52 %	93
	<b>2010</b>	46	-6.12 %	\$1,272,622	15.26 %	\$911,550	3.24 %	\$808.73	-6.72 %	\$717.53	-6.27 %	152
Three Plus Beds	<b>2008</b>	12	-20.00 %	\$3,948,883	68.81 %	\$3,937,500	87.50 %	\$1,186.52	32.42 %	\$1,178.28	34.11 %	99
	<b>2009</b>	27	125.00 %	\$1,908,470	-51.67 %	\$1,449,000	-63.20 %	\$774.33	-34.74 %	\$679.54	-42.33 %	140
	<b>2010</b>	37	37.04 %	\$2,232,442	16.98 %	\$1,925,000	32.85 %	\$933.50	20.56 %	\$855.62	25.91 %	108

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## Back Bay

### Sales Comparison by Square Footage Fourth Quarter 2010

Sq Feet	Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg PSF	%+-	Med PSF	%+-	Avg DOM
700 or Less	<b>2008</b>	19	-40.63 %	\$360,289	-1.83 %	\$370,000	-4.27 %	\$684.33	-5.19 %	\$687.50	-4.73%	58
	<b>2009</b>	24	26.32 %	\$390,883	8.49 %	\$375,000	1.35 %	\$857.12	25.25 %	\$691.54	0.59%	107
	<b>2010</b>	16	-33.33 %	\$336,656	-13.87 %	\$309,500	-17.47 %	\$672.15	-21.58 %	\$647.82	-6.32%	109
701-1000	<b>2008</b>	16	-20.00 %	\$554,344	8.17 %	\$534,000	5.01 %	\$678.91	7.20 %	\$643.20	0.00%	56
	<b>2009</b>	29	81.25 %	\$592,807	6.94 %	\$585,000	9.55 %	\$712.70	4.98 %	\$663.58	3.17%	101
	<b>2010</b>	19	-34.48 %	\$522,332	-11.89 %	\$517,300	-11.57 %	\$636.53	-10.69 %	\$631.62	-4.82%	140
1001-1500	<b>2008</b>	18	-25.00 %	\$912,028	4.83 %	\$885,000	11.67 %	\$734.03	-0.28 %	\$706.76	-1.67%	194
	<b>2009</b>	25	38.89 %	\$886,352	-2.82 %	\$882,900	-0.24 %	\$738.31	0.58 %	\$693.07	-1.94%	79
	<b>2010</b>	25	0.00 %	\$985,168	11.15 %	\$900,100	1.95 %	\$769.41	4.21 %	\$685.60	-1.08%	117
1501-1800	<b>2008</b>	6	-45.45 %	\$1,476,667	11.05 %	\$1,412,500	3.10 %	\$880.50	11.66 %	\$865.90	10.34%	186
	<b>2009</b>	7	16.67 %	\$1,253,714	-15.10 %	\$1,240,000	-12.21 %	\$746.66	-15.20 %	\$801.90	-7.39%	81
	<b>2010</b>	13	85.71 %	\$1,270,154	1.31 %	\$1,120,000	-9.68 %	\$766.39	2.64 %	\$639.27	-20.28%	88
1800-2400	<b>2008</b>	13	44.44 %	\$2,127,800	20.56 %	\$1,975,000	17.91 %	\$1,032.84	19.25 %	\$978.82	24.00%	157
	<b>2009</b>	25	92.31 %	\$1,606,500	-24.50 %	\$1,425,000	-27.85 %	\$784.24	-24.07 %	\$679.54	-30.58%	107
	<b>2010</b>	27	8.00 %	\$1,864,796	16.08 %	\$1,620,000	13.68 %	\$918.18	17.08 %	\$802.14	18.04%	151
Over 2400	<b>2008</b>	26	333.33 %	\$5,315,184	53.43 %	\$4,994,179	46.35 %	\$1,378.58	41.43 %	\$1,433.84	47.79%	75
	<b>2009</b>	11	-57.69 %	\$2,923,593	-45.00 %	\$2,935,000	-41.23 %	\$1,003.47	-27.21 %	\$1,037.06	-27.67%	271
	<b>2010</b>	14	27.27 %	\$3,518,346	20.34 %	\$3,200,000	9.03 %	\$1,109.47	10.56 %	\$1,196.27	15.35%	141

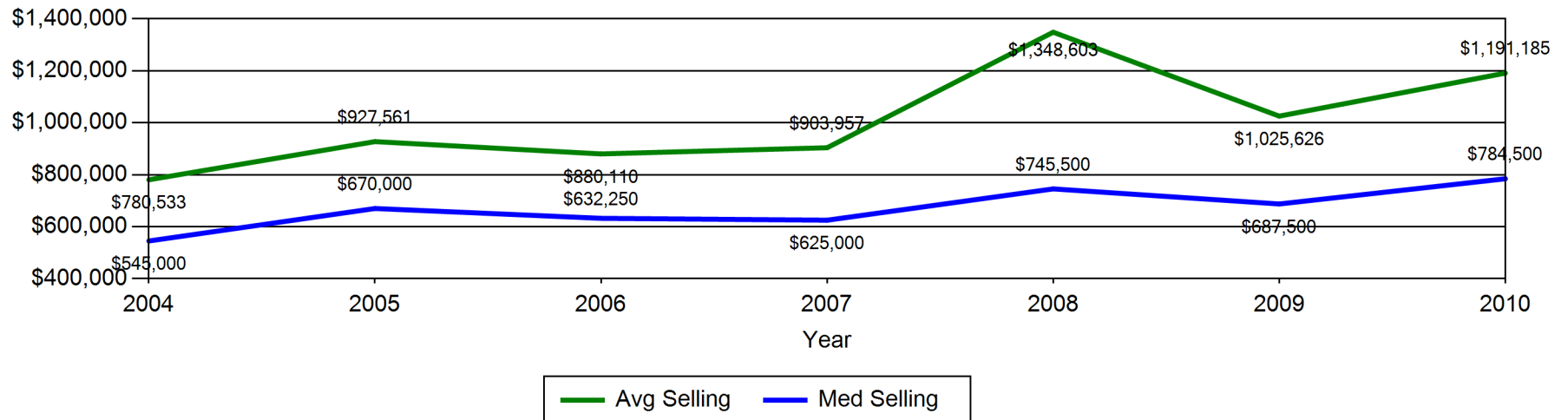
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## Back Bay

### Yearly Sales Summary 2010

Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg Psf	%+-	Med Psf	%+-	Avg DOM
2004	688	15.44 %	\$780,533	7.13 %	\$545,000	11.22 %	\$657.56	8.36 %	\$630.31	8.50%	69
2005	647	-5.96 %	\$927,561	18.84 %	\$670,000	22.94 %	\$735.79	11.90 %	\$698.31	10.79%	58
2006	534	-17.47 %	\$880,110	-5.12 %	\$632,250	-5.63 %	\$727.19	-1.17 %	\$692.92	-0.77%	100
2007	563	5.43 %	\$903,957	2.71 %	\$625,000	-1.15 %	\$737.69	1.44 %	\$707.06	2.04%	94
2008	544	-3.37 %	\$1,348,603	49.19 %	\$745,500	19.28 %	\$836.24	13.36 %	\$739.44	4.58%	87
2009	388	-28.68 %	\$1,025,626	-23.95 %	\$687,500	-7.78 %	\$756.62	-9.52 %	\$699.36	-5.42%	113
2010	484	24.74 %	\$1,191,185	16.14 %	\$784,500	14.11 %	\$786.93	4.01 %	\$724.07	3.53%	120

Average and Median Selling Prices



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## Back Bay

### Sales Comparison by Number of Bedrooms 2010

Sq Feet	Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg PSF	%+-	Med PSF	%+-	Avg DOM
Studio	<b>2008</b>	38	-46.48 %	\$299,392	-8.28 %	\$278,500	-9.28 %	\$699.04	-3.26 %	\$686.57	-3.39 %	55
	<b>2009</b>	24	-36.84 %	\$282,642	-5.59 %	\$277,500	-0.36 %	\$662.01	-5.30 %	\$676.25	-1.50 %	36
	<b>2010</b>	23	-4.17 %	\$303,482	7.37 %	\$270,000	-2.70 %	\$679.18	2.59 %	\$663.84	-1.83 %	126
One Bed	<b>2008</b>	203	1.50 %	\$867,804	71.21 %	\$500,000	9.26 %	\$786.39	13.70 %	\$718.14	4.45 %	64
	<b>2009</b>	142	-30.05 %	\$534,006	-38.46 %	\$485,000	-3.00 %	\$707.78	-10.00 %	\$684.73	-4.65 %	103
	<b>2010</b>	141	-0.70 %	\$525,800	-1.54 %	\$472,000	-2.68 %	\$692.85	-2.11 %	\$684.68	-0.01 %	109
Two Beds	<b>2008</b>	226	10.24 %	\$1,489,368	45.48 %	\$945,000	7.82 %	\$850.24	13.89 %	\$748.93	5.92 %	108
	<b>2009</b>	144	-36.28 %	\$1,034,654	-30.53 %	\$795,000	-15.87 %	\$754.14	-11.30 %	\$706.28	-5.69 %	113
	<b>2010</b>	214	48.61 %	\$1,046,863	1.18 %	\$865,500	8.87 %	\$763.59	1.25 %	\$718.31	1.70 %	116
Three Plus Beds	<b>2008</b>	64	-1.54 %	\$3,076,606	27.65 %	\$2,824,439	33.69 %	\$1,037.41	18.83 %	\$986.59	18.39 %	105
	<b>2009</b>	69	7.81 %	\$2,277,470	-25.97 %	\$1,915,000	-32.20 %	\$897.24	-13.51 %	\$836.07	-15.26 %	151
	<b>2010</b>	104	50.72 %	\$2,597,932	14.07 %	\$1,992,000	4.02 %	\$986.88	9.99 %	\$925.49	10.70 %	140

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## Back Bay

### Sales Comparison by Square Footage 2010

Sq Feet	Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg PSF	%+-	Med PSF	%+-	Avg DOM
700 or Less	<b>2008</b>	124	-34.39 %	\$359,112	-1.24 %	\$357,000	-2.19 %	\$703.81	0.81 %	\$705.11	1.41%	63
	<b>2009</b>	103	-16.94 %	\$381,628	6.27 %	\$372,000	4.20 %	\$697.47	-0.90 %	\$684.71	-2.89%	71
	<b>2010</b>	95	-7.77 %	\$374,023	-1.99 %	\$375,000	0.81 %	\$691.07	-0.92 %	\$673.39	-1.65%	102
701-1000	<b>2008</b>	121	8.04 %	\$638,520	11.59 %	\$560,000	-0.44 %	\$759.70	12.11 %	\$679.95	0.43%	69
	<b>2009</b>	89	-26.45 %	\$576,834	-9.66 %	\$555,000	-0.89 %	\$675.51	-11.08 %	\$647.06	-4.84%	104
	<b>2010</b>	96	7.87 %	\$569,129	-1.34 %	\$564,250	1.67 %	\$681.37	0.87 %	\$684.10	5.72%	108
1001-1500	<b>2008</b>	132	7.32 %	\$893,703	-0.04 %	\$852,000	-2.63 %	\$730.64	0.90 %	\$722.15	2.05%	89
	<b>2009</b>	78	-40.91 %	\$887,537	-0.69 %	\$843,750	-0.97 %	\$732.03	0.19 %	\$707.69	-2.00%	98
	<b>2010</b>	140	79.49 %	\$912,114	2.77 %	\$865,500	2.58 %	\$739.18	0.98 %	\$712.94	0.74%	86
1501-1800	<b>2008</b>	38	-5.00 %	\$1,311,373	-3.67 %	\$1,262,500	-1.79 %	\$799.71	-2.29 %	\$771.06	-1.37%	94
	<b>2009</b>	20	-47.37 %	\$1,218,950	-7.05 %	\$1,200,000	-4.95 %	\$739.50	-7.53 %	\$736.80	-4.44%	124
	<b>2010</b>	38	90.00 %	\$1,392,684	14.25 %	\$1,350,000	12.50 %	\$837.84	13.30 %	\$809.36	9.85%	118
1800-2400	<b>2008</b>	50	-1.96 %	\$2,070,499	22.43 %	\$2,000,000	22.70 %	\$1,004.44	21.76 %	\$1,000.60	31.22%	171
	<b>2009</b>	55	10.00 %	\$1,776,905	-14.18 %	\$1,575,000	-21.25 %	\$867.24	-13.66 %	\$759.04	-24.14%	150
	<b>2010</b>	66	20.00 %	\$1,851,220	4.18 %	\$1,641,250	4.21 %	\$901.52	3.95 %	\$835.26	10.04%	159
Over 2400	<b>2008</b>	72	132.26 %	\$4,640,520	30.13 %	\$4,351,574	43.85 %	\$1,289.04	28.66 %	\$1,305.08	32.53%	106
	<b>2009</b>	36	-50.00 %	\$3,023,551	-34.84 %	\$2,917,500	-32.96 %	\$1,020.15	-20.86 %	\$1,033.43	-20.82%	198
	<b>2010</b>	48	33.33 %	\$3,811,457	26.06 %	\$3,200,000	9.68 %	\$1,129.18	10.69 %	\$1,172.83	13.49%	203

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## Back Bay

### Inventory Fourth Quarter 2010

