



Fenway

2010

Sales Summary

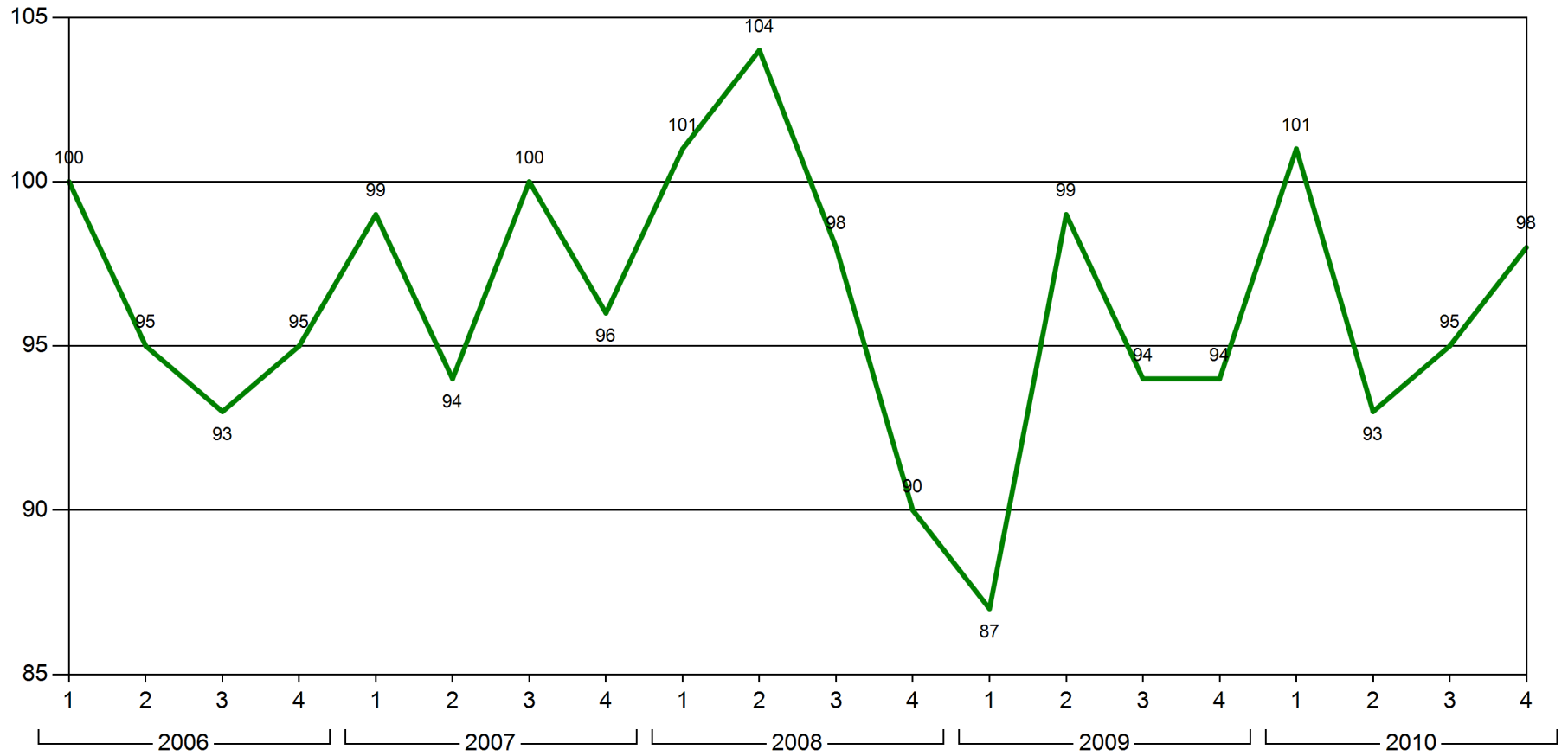
140 Newbury Street
Boston, MA 02116

617-267-5465

LINK

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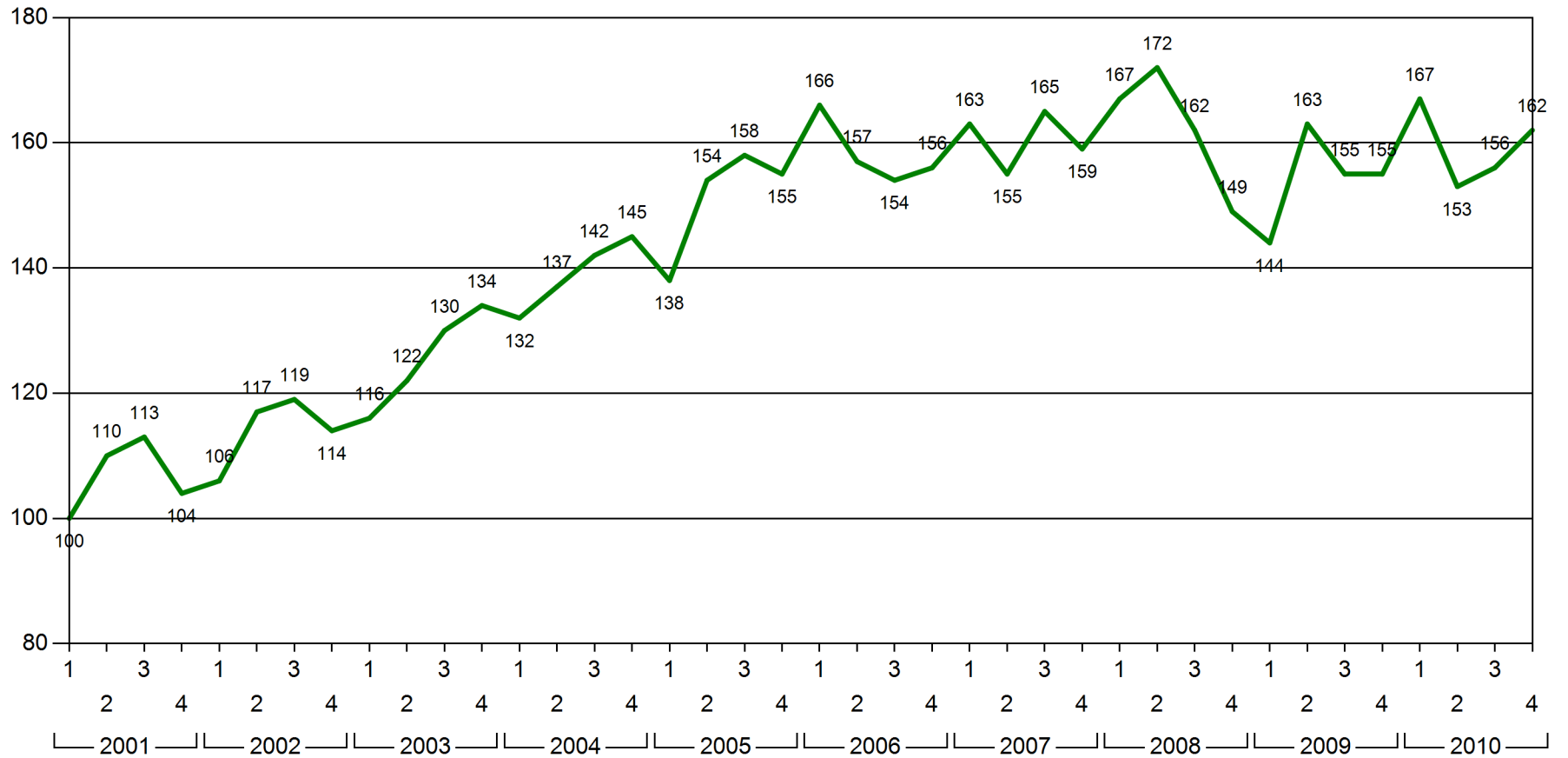
Five Year Price Index
[Appreciation Rate]



LINK

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Ten Year Price Index
(Appreciation Rate)



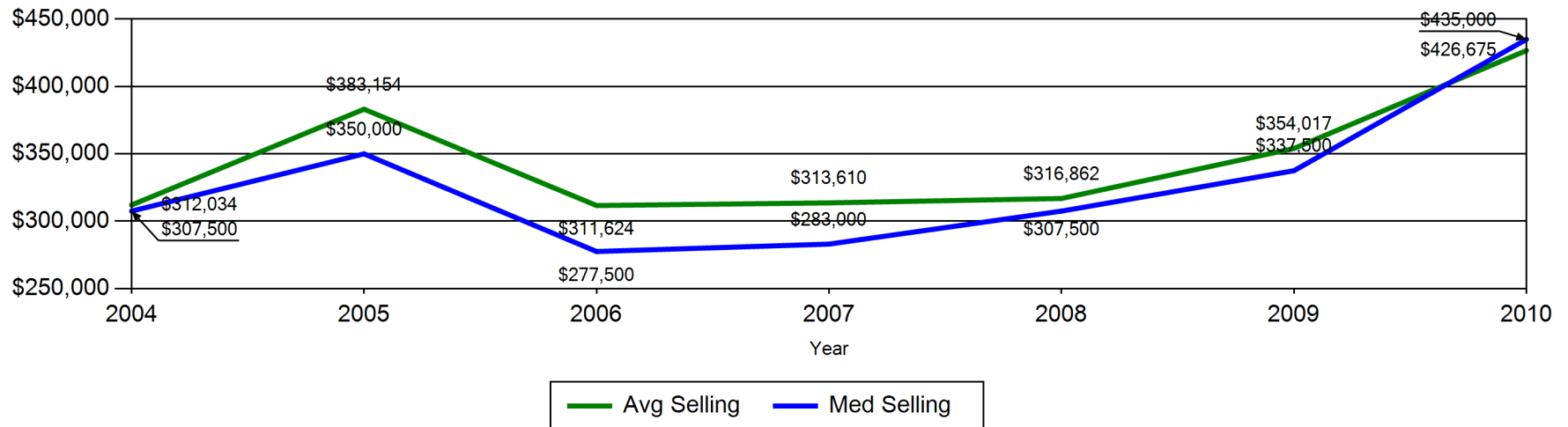
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Quarterly Sales Summary Fourth Quarter 2010

Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg Psf	%+-	Med Psf	%+-	Avg DOM
2004	49	-27.94 %	\$312,034	8.97 %	\$307,500	9.82 %	\$462.94	6.23 %	\$469.33	5.53%	40
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 %	\$515.34	0.54 %	\$525.36	-3.03%	31
2007	41	5.13 %	\$313,610	0.64 %	\$283,000	1.98 %	\$524.12	1.70 %	\$495.87	-5.61%	45
2008	25	-39.02 %	\$316,862	1.04 %	\$307,500	8.66 %	\$485.81	-7.31 %	\$495.05	-0.17%	62
2009	30	20.00 %	\$354,017	11.73 %	\$337,500	9.76 %	\$488.88	0.63 %	\$513.77	3.78%	75
2010	57	90.00 %	\$426,675	20.52 %	\$435,000	28.89 %	\$494.82	1.21 %	\$491.11	-4.41%	51

Average and Median Selling Prices



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Sales Comparison by Number of Bedrooms Fourth Quarter 2010

Sq Feet	Year	Sales	%+	Avg Selling	%+	Med Selling	%+	Avg PSF	%+	Med PSF	%+	Avg DOM
Studio	2008	3	-62.50 %	\$211,750	3.42 %	\$227,750	13.88 %	\$625.61	25.87 %	\$576.92	19.69 %	60
	2009	3	0.00 %	\$183,500	-13.34 %	\$182,500	-19.87 %	\$558.11	-10.79 %	\$526.47	-8.75 %	47
	2010	3	0.00 %	\$244,000	32.97 %	\$240,000	31.51 %	\$476.35	-14.65 %	\$451.47	-14.25 %	32
One Bed	2008	13	-43.48 %	\$269,592	-3.44 %	\$278,000	-1.77 %	\$467.36	-11.52 %	\$483.87	-10.24 %	65
	2009	11	-15.38 %	\$292,182	8.38 %	\$312,000	12.23 %	\$497.66	6.48 %	\$522.39	7.96 %	93
	2010	23	109.09 %	\$296,325	1.42 %	\$317,000	1.60 %	\$462.45	-7.07 %	\$485.83	-7.00 %	58
Two Beds	2008	9	12.50 %	\$420,178	-20.59 %	\$409,000	-16.45 %	\$465.87	-13.64 %	\$477.43	-4.90 %	56
	2009	15	66.67 %	\$438,567	4.38 %	\$446,000	9.05 %	\$490.01	5.18 %	\$492.02	3.05 %	68
	2010	27	80.00 %	\$558,519	27.35 %	\$522,000	17.04 %	\$544.18	11.06 %	\$518.95	5.47 %	37
Three Plus Beds	2008	0										
	2009	1		\$277,500		\$277,500		\$167.67		\$167.67		
	2010	2	100.00 %	\$516,500	86.13 %	\$516,500	86.13 %	\$251.22	49.82 %	\$251.22	49.82 %	

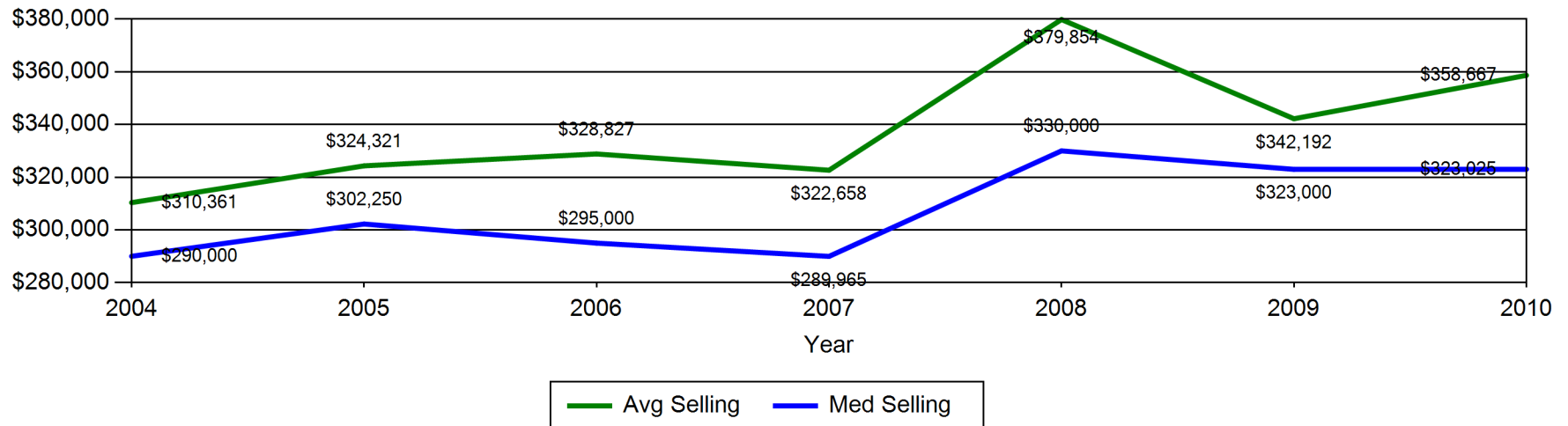
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Yearly Sales Summary 2010

Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg Psf	%+-	Med Psf	%+-	Avg DOM
2004	324	25.10 %	\$310,361	14.08 %	\$290,000	9.43 %	\$443.09	8.47 %	\$449.76	6.74%	32
2005	278	-14.20 %	\$324,321	4.50 %	\$302,250	4.22 %	\$504.17	13.79 %	\$509.72	13.33%	46
2006	275	-1.08 %	\$328,827	1.39 %	\$295,000	-2.40 %	\$509.43	1.04 %	\$511.01	0.25%	45
2007	260	-5.45 %	\$322,658	-1.88 %	\$289,965	-1.71 %	\$529.09	3.86 %	\$528.16	3.36%	57
2008	185	-28.85 %	\$379,854	17.73 %	\$330,000	13.81 %	\$540.09	2.08 %	\$516.96	-2.12%	68
2009	141	-23.78 %	\$342,192	-9.91 %	\$323,000	-2.12 %	\$505.86	-6.34 %	\$522.03	0.98%	69
2010	156	10.64 %	\$358,667	4.81 %	\$323,025	0.01 %	\$507.10	0.25 %	\$504.80	-3.30%	63

Average and Median Selling Prices



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Sales Comparison by Number of Bedrooms 2010

Sq Feet	Year	Sales	%±	Avg Selling	%±	Med Selling	%±	Avg PSF	%±	Med PSF	%±	Avg DOM
Studio	2008	23	-37.84 %	\$244,790	12.23 %	\$219,000	5.29 %	\$581.66	4.31 %	\$576.37	2.24 %	92
	2009	19	-17.39 %	\$224,913	-8.12 %	\$218,000	-0.46 %	\$579.06	-0.45 %	\$570.90	-0.95 %	43
	2010	9	-52.63 %	\$208,572	-7.27 %	\$200,000	-8.26 %	\$532.05	-8.12 %	\$541.76	-5.10 %	51
One Bed	2008	93	-35.42 %	\$317,369	13.00 %	\$291,000	5.91 %	\$562.07	3.35 %	\$513.21	-4.40 %	55
	2009	67	-27.96 %	\$301,817	-4.90 %	\$301,000	3.44 %	\$525.24	-6.55 %	\$526.92	2.67 %	59
	2010	81	20.90 %	\$277,145	-8.17 %	\$285,000	-5.32 %	\$509.87	-2.93 %	\$500.94	-4.93 %	64
Two Beds	2008	59	-7.81 %	\$481,669	6.42 %	\$438,320	0.88 %	\$500.10	2.25 %	\$496.18	1.51 %	73
	2009	50	-15.25 %	\$442,731	-8.08 %	\$438,500	0.04 %	\$469.45	-6.13 %	\$475.14	-4.24 %	98
	2010	61	22.00 %	\$484,189	9.36 %	\$477,000	8.78 %	\$511.10	8.87 %	\$506.94	6.69 %	67
Three Plus Beds	2008	4	-42.86 %	\$380,625	-38.39 %	\$386,250	-39.65 %	\$354.15	-17.93 %	\$332.60	-13.99 %	151
	2009	4	0.00 %	\$344,875	-9.39 %	\$307,750	-20.32 %	\$288.68	-18.49 %	\$220.61	-33.67 %	73
	2010	3	-25.00 %	\$476,833	38.26 %	\$516,000	67.67 %	\$299.58	3.78 %	\$251.46	13.98 %	22

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Fenway Inventory Fourth Quarter 2010

