

# Midtown

2010

Sales Summary

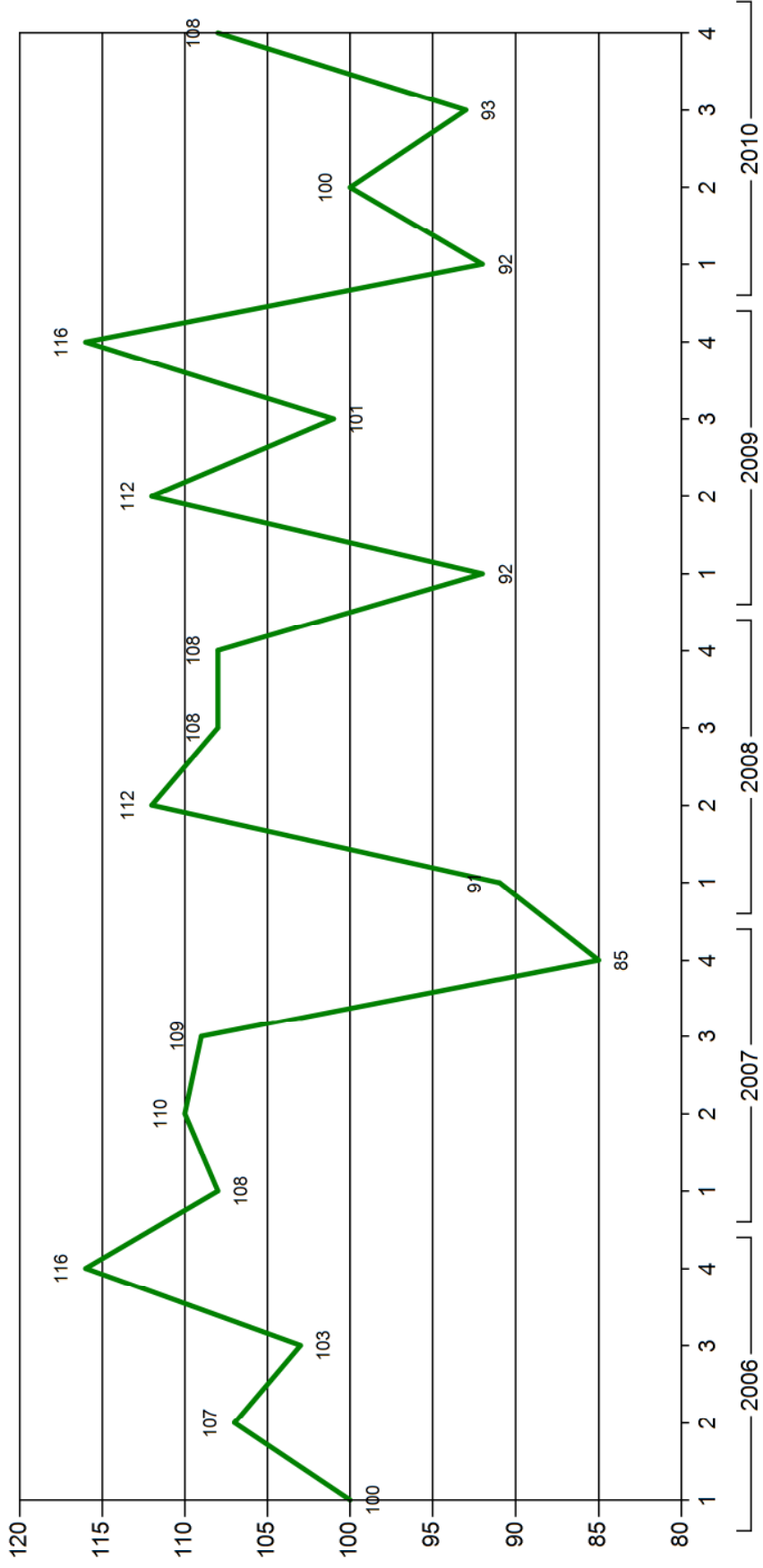
140 Newbury Street  
Boston, MA 02116

617-267-5465

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## Midtown

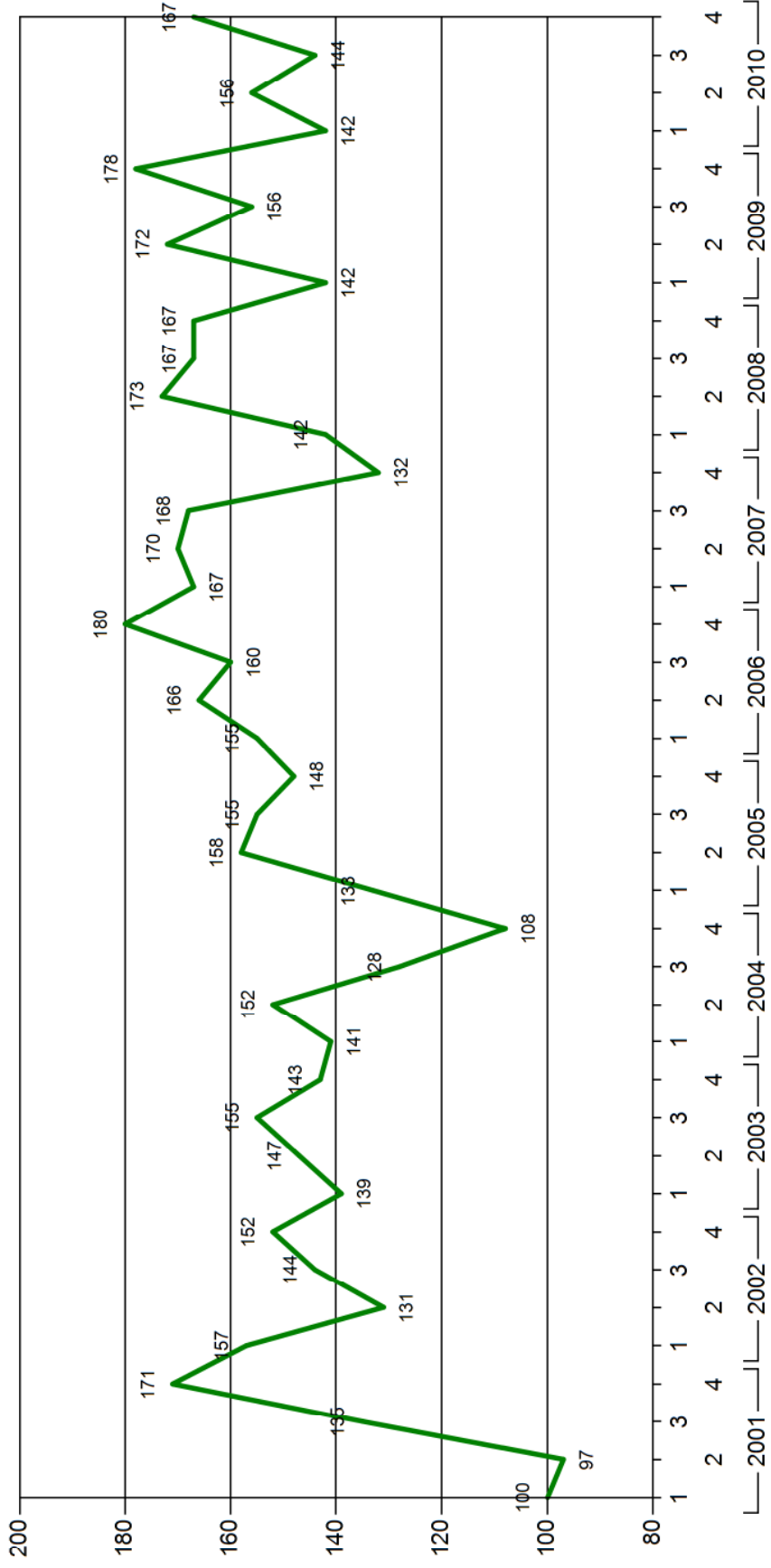
Five Year Price Index  
(Appreciation Rate)



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## Midtown

Ten Year Price Index  
(Appreciation Rate)



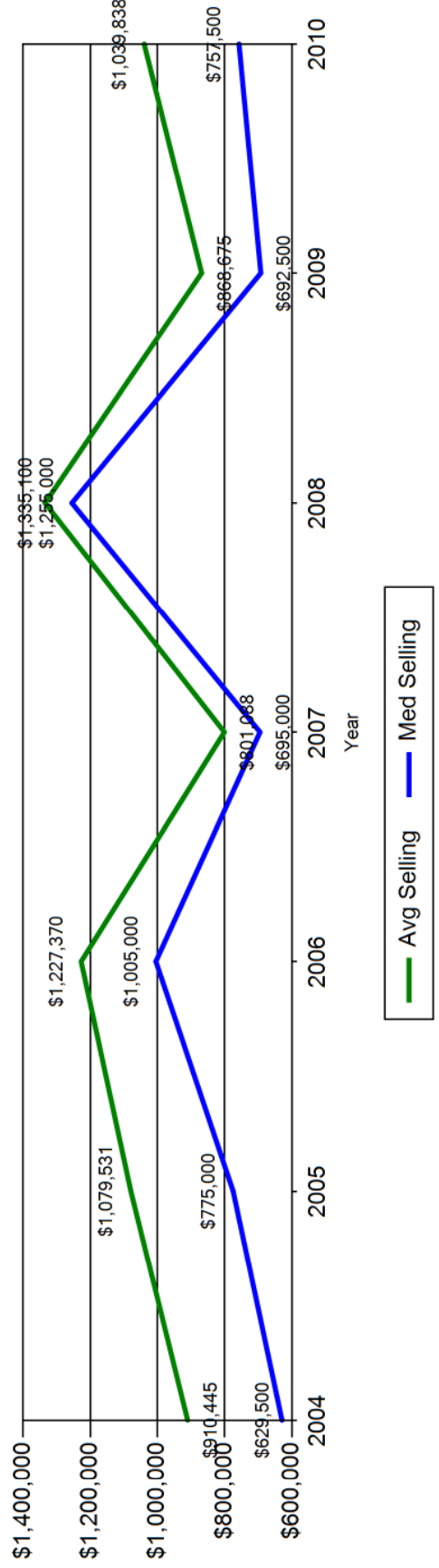
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## Midtown

### Quarterly Sales Summary Fourth Quarter 2010

Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg Psf	%+-	Med Psf	%+-	Avg DOM
2004	58	123.08 %	\$910,445	-26.26 %	\$629,500	-14.30 %	\$627.51	-12.40 %	\$592.31	-11.96 %	57
2005	49	-15.52 %	\$1,079,531	18.57 %	\$775,000	23.11 %	\$691.32	10.17 %	\$606.64	2.42 %	51
2006	26	-46.94 %	\$1,227,370	13.69 %	\$1,005,000	29.68 %	\$844.60	22.17 %	\$911.30	50.22 %	99
2007	23	-11.54 %	\$801,088	-34.73 %	\$695,000	-30.85 %	\$621.46	-26.42 %	\$548.05	-39.86 %	84
2008	10	-56.52 %	\$1,335,100	66.66 %	\$1,255,000	80.58 %	\$796.93	28.23 %	\$800.85	46.13 %	73
2009	20	100.00 %	\$868,675	-34.94 %	\$692,500	44.82 %	\$790.28	-0.83 %	\$819.45	2.32 %	92
2010	26	30.00 %	\$1,039,838	19.70 %	\$757,500	9.39 %	\$800.82	1.33 %	\$815.28	-0.51 %	89

Average and Median Selling Prices



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## Midtown

### 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	0	-100.00 % or									
	2009	4		\$383,750		\$385,000		\$790.10		\$761.72		1
	2010	3	-25.00 %	\$431,830	12.53 %	\$427,758	11.11 %	\$913.18	15.58 %	\$966.59	26.90 %	-1
One Bed	2008	3	-57.14 %	\$550,333	12.96 %	\$525,000	28.05 %	\$614.57	9.66 %	\$656.25	21.41 %	28
	2009	9	200.00 %	\$616,222	11.97 %	\$650,000	23.81 %	\$743.38	20.96 %	\$809.46	23.35 %	98
	2010	9	0.00 %	\$601,200	-2.44 %	\$635,000	-2.31 %	\$747.99	0.62 %	\$666.67	-17.64 %	19
Two Beds	2008	4	-60.00 %	\$1,618,750	103.31 %	\$1,415,000	103.60 %	\$888.46	44.31 %	\$952.95	72.51 %	113
	2009	6	50.00 %	\$1,469,583	-9.21 %	\$1,700,000	20.14 %	\$877.36	-1.25 %	\$913.57	-4.13 %	124
	2010	10	66.67 %	\$1,204,450	-18.04 %	\$1,035,000	-39.12 %	\$825.59	-5.90 %	\$773.45	-15.34 %	131
Three Plus Beds	2008	3	0.00 %	\$1,741,667	11.35 %	\$1,950,000	20.00 %	\$857.24	10.85 %	\$825.57	8.31 %	64
	2009	1	-66.67 %	\$1,475,000	-15.31 %	\$1,475,000	-24.36 %	\$690.54	-19.45 %	\$690.54	-16.36 %	325
	2010	3	200.00 %	\$2,663,333	80.56 %	\$3,050,000	106.78 %	\$894.59	29.55 %	\$1,126.71	63.16 %	310

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## Midtown

### 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	2008	0	-100.00 %									
	2009	6		\$386,167		\$385,000		\$740.36		\$711.43		1
	2010	7	16.67 %	\$435,827	12.86 %	\$440,000	14.29 %	\$847.59	14.48 %	\$859.38	20.80 %	-1
701-1000	2008	2	-66.67 %	\$437,500	-9.47 %	\$437,500	4.48 %	\$566.22	-3.99 %	\$566.22	0.96 %	28
	2009	5	150.00 %	\$700,200	60.05 %	\$710,000	62.29 %	\$843.20	48.92 %	\$848.42	49.84 %	117
	2010	5	0.00 %	\$643,100	-8.15 %	\$638,000	-10.14 %	\$722.23	-14.35 %	\$647.06	-23.73 %	13
1001-1500	2008	3	-66.67 %	\$843,667	4.90 %	\$776,000	11.65 %	\$680.94	10.39 %	\$711.27	46.86 %	61
	2009	4	33.33 %	\$738,875	-12.42 %	\$740,000	-4.64 %	\$703.11	3.26 %	\$703.92	-1.03 %	86
	2010	6	50.00 %	\$869,917	17.74 %	\$877,500	18.58 %	\$693.91	-1.31 %	\$636.90	-9.52 %	145
1501-1800	2008	2	-33.33 %	\$1,460,000	102.84 %	\$1,460,000	108.57 %	\$926.62	101.79 %	\$926.62	107.03 %	28
	2009	1	-50.00 %	\$1,600,000	9.59 %	\$1,600,000	9.59 %	\$930.77	0.45 %	\$930.77	0.45 %	
	2010	4	300.00 %	\$1,715,000	7.19 %	\$1,787,500	11.72 %	\$1,011.63	8.69 %	\$1,086.22	16.70 %	125
1800-2400	2008	2	0.00 %	\$1,962,500	-3.98 %	\$1,962,500	-3.98 %	\$897.81	-3.49 %	\$897.81	-3.49 %	91
	2009	4	100.00 %	\$1,750,000	-10.83 %	\$1,812,500	-7.64 %	\$851.05	-5.21 %	\$890.23	-0.84 %	175
	2010	1	-75.00 %	\$700,000	-60.00 %	\$700,000	-61.38 %	\$383.35	-54.96 %	\$383.35	-56.94 %	
Over 2400	2008	1		\$3,100,000		\$3,100,000		\$1,145.18		\$1,145.18		232
	2009	0	-100.00 %									
	2010	3		\$2,663,333		\$3,050,000		\$894.59		\$1,126.71		310

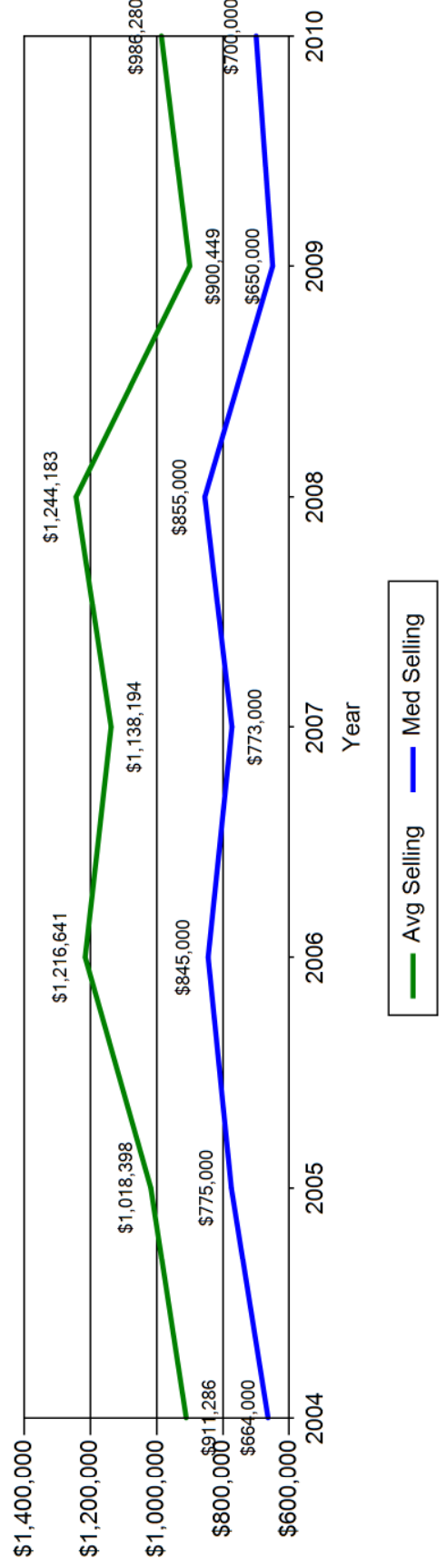
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## Midtown

### Yearly Sales Summary 2010

Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg Psf	%+-	Med Psf	%+-	Avg DOM
2004	233	133.00 %	\$911,286	-11.96 %	\$664,000	-11.41 %	\$672.58	-4.43 %	\$627.67	-3.79 %	51
2005	211	-9.44 %	\$1,018,398	11.75 %	\$775,000	16.72 %	\$713.53	6.09 %	\$652.18	3.90 %	70
2006	109	-48.34 %	\$1,216,641	19.47 %	\$845,000	9.03 %	\$787.54	10.37 %	\$757.30	16.12 %	127
2007	95	-12.84 %	\$1,138,194	-6.45 %	\$773,000	-8.52 %	\$767.34	-2.56 %	\$774.02	2.21 %	77
2008	88	-7.37 %	\$1,244,183	9.31 %	\$855,000	10.61 %	\$802.31	4.56 %	\$762.71	-1.46 %	94
2009	73	-17.05 %	\$900,449	-27.63 %	\$650,000	-23.98 %	\$771.13	-3.89 %	\$751.88	-1.42 %	87
2010	87	19.18 %	\$986,280	9.53 %	\$700,000	7.69 %	\$732.84	-4.97 %	\$683.37	-9.11 %	114

Average and Median Selling Prices



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## Midtown

### Sales Comparison by Number of Bedrooms 2010

Sq Feet	Year	Sales	%±	Avg Selling	%±	Med Selling	%±	Avg PSF	%±	Med PSF	%±	Avg DOM
Studio	2008	3	-40.00 %	\$374,000	-18.78 %	\$362,000	-15.81 %	\$684.87	-6.56 %	\$680.45	-6.64 %	56
	2009	9	200.00 %	\$389,333	4.10 %	\$400,000	10.50 %	\$745.04	8.79 %	\$722.66	6.20 %	30
	2010	6	-33.33 %	\$399,665	2.65 %	\$410,116	2.53 %	\$792.36	6.35 %	\$730.93	1.15 %	4
One Bed	2008	32	6.67 %	\$538,763	5.31 %	\$476,750	13.85 %	\$598.23	-1.43 %	\$578.53	1.80 %	78
	2009	32	0.00 %	\$521,609	-3.18 %	\$450,250	-5.56 %	\$679.29	13.55 %	\$695.04	20.14 %	115
	2010	35	9.38 %	\$598,433	14.73 %	\$630,000	39.92 %	\$671.07	-1.21 %	\$666.67	-4.08 %	45
Two Beds	2008	35	0.00 %	\$1,322,558	14.03 %	\$1,210,000	9.50 %	\$887.45	7.48 %	\$893.92	8.42 %	98
	2009	28	-20.00 %	\$1,328,866	0.48 %	\$1,162,500	-3.93 %	\$874.94	-1.41 %	\$859.96	-3.80 %	79
	2010	31	10.71 %	\$1,053,287	-20.74 %	\$910,000	-21.72 %	\$753.90	-13.83 %	\$679.06	-21.04 %	182
Three Plus Beds	2008	13	-35.00 %	\$3,283,167	41.02 %	\$3,050,000	31.18 %	\$1,129.27	21.99 %	\$1,143.61	27.83 %	126
	2009	4	-69.23 %	\$2,082,250	-36.58 %	\$1,767,000	-42.07 %	\$837.93	-25.80 %	\$759.22	-33.61 %	113
	2010	14	250.00 %	\$2,108,305	1.25 %	\$1,994,000	12.85 %	\$838.17	0.03 %	\$887.72	16.93 %	186

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## Midtown

### Sales Comparison by Square Footage 2010

Sq Feet	Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg PSF	%+-	Med PSF	%+-	Avg DOM
700 or Less	2008	10	-16.67 %	\$409,800	2.16 %	\$437,500	7.23 %	\$707.62	8.67 %	\$693.51	8.09%	86
	2009	22	120.00 %	\$394,159	-3.82 %	\$400,000	-8.57 %	\$702.91	-0.67 %	\$693.90	0.06%	49
	2010	15	-31.82 %	\$391,288	-0.73 %	\$419,040	4.76 %	\$715.18	1.75 %	\$666.67	-3.92%	13
701-1000	2008	15	-21.05 %	\$466,180	-11.31 %	\$433,500	-6.77 %	\$580.54	-12.36 %	\$560.81	-9.62%	64
	2009	15	0.00 %	\$584,467	25.37 %	\$620,000	43.02 %	\$707.24	21.82 %	\$728.69	29.94%	126
	2010	21	40.00 %	\$576,638	-1.34 %	\$611,000	-1.45 %	\$662.11	-6.38 %	\$647.06	-11.20%	43
1001-1500	2008	27	-3.57 %	\$835,045	-1.21 %	\$766,520	-6.52 %	\$705.53	-0.85 %	\$686.08	-1.88%	95
	2009	19	-29.63 %	\$954,895	14.35 %	\$845,000	10.24 %	\$799.26	13.28 %	\$774.04	12.82%	52
	2010	23	21.05 %	\$792,379	-17.02 %	\$750,000	-11.24 %	\$695.14	-13.03 %	\$669.11	-13.56%	148
1501-1800	2008	17	41.67 %	\$1,521,176	33.52 %	\$1,500,000	20.60 %	\$955.42	30.00 %	\$996.68	21.75%	52
	2009	7	-58.82 %	\$1,334,429	-12.28 %	\$1,283,000	-14.47 %	\$849.93	-11.04 %	\$835.83	-16.14%	158
	2010	12	71.43 %	\$1,519,167	13.84 %	\$1,400,000	9.12 %	\$910.22	7.09 %	\$930.23	11.29%	123
1800-2400	2008	7	-36.36 %	\$1,728,739	-14.44 %	\$1,800,000	-8.86 %	\$824.88	-13.20 %	\$847.25	-8.00%	147
	2009	7	0.00 %	\$1,672,286	-3.27 %	\$1,800,000	0.00 %	\$826.60	0.21 %	\$884.09	4.35%	128
	2010	8	14.29 %	\$1,269,608	-24.08 %	\$1,015,300	-43.59 %	\$619.34	-25.07 %	\$524.96	-40.62%	108
Over 2400	2008	9	-10.00 %	\$4,083,333	29.07 %	\$3,475,000	21.50 %	\$1,260.74	14.62 %	\$1,177.94	13.36%	212
	2009	3	-66.67 %	\$3,034,750	-25.68 %	\$3,395,000	-2.30 %	\$1,099.42	-12.80 %	\$1,142.71	-2.99%	4
	2010	8	166.67 %	\$2,652,000	-12.61 %	\$2,950,000	-13.11 %	\$907.40	-17.47 %	\$974.72	-14.70%	319

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## Midtown

### Inventory Fourth Quarter 2010

