



South Boston

2010

Sales Summary

140 Newbury Street
Boston, MA 02116

617-267-5465

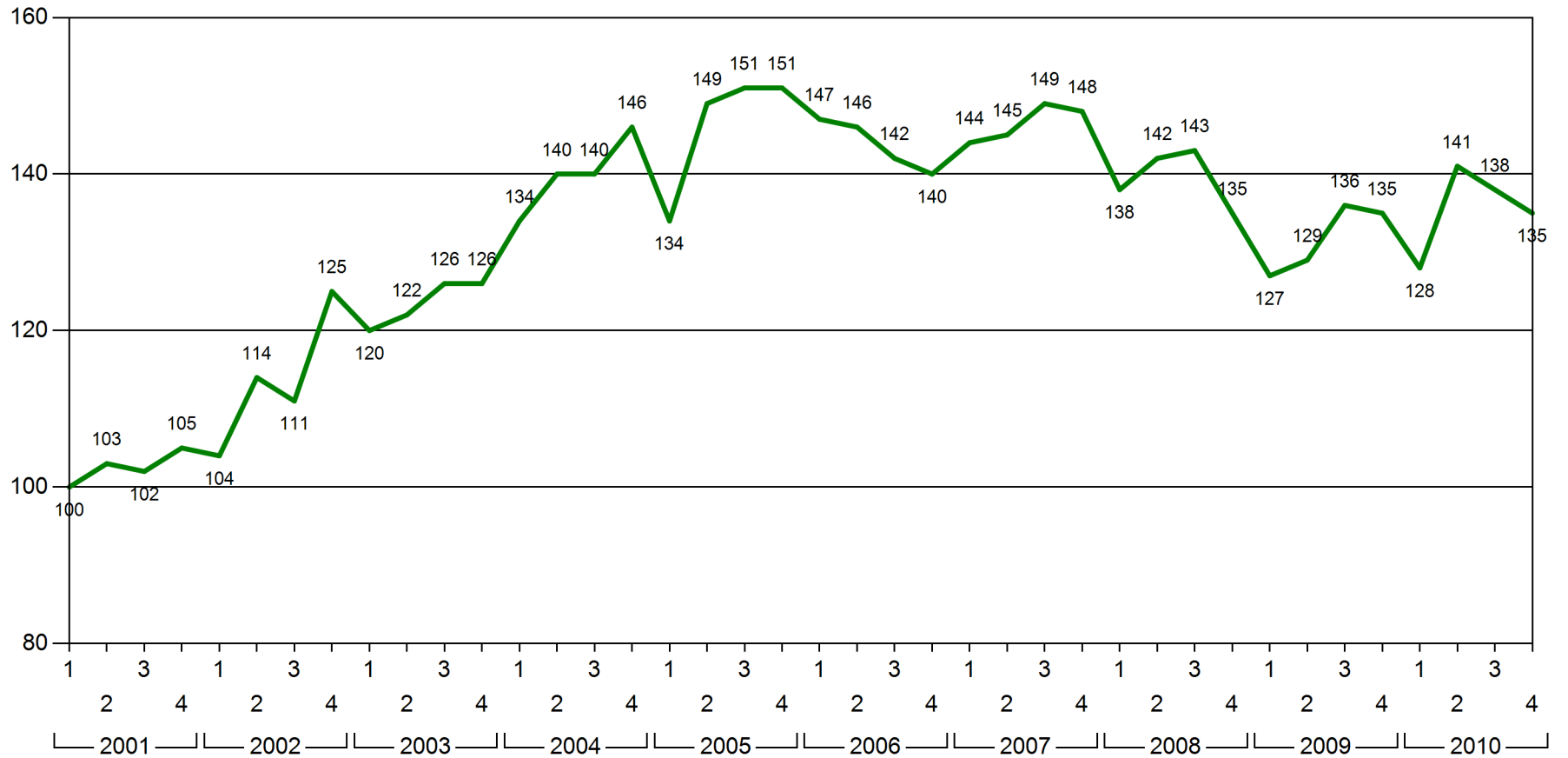
LINK

South Boston Five Year Price Index [Appreciation Rate]



LINK

South Boston Ten Year Price Index (Appreciation Rate)



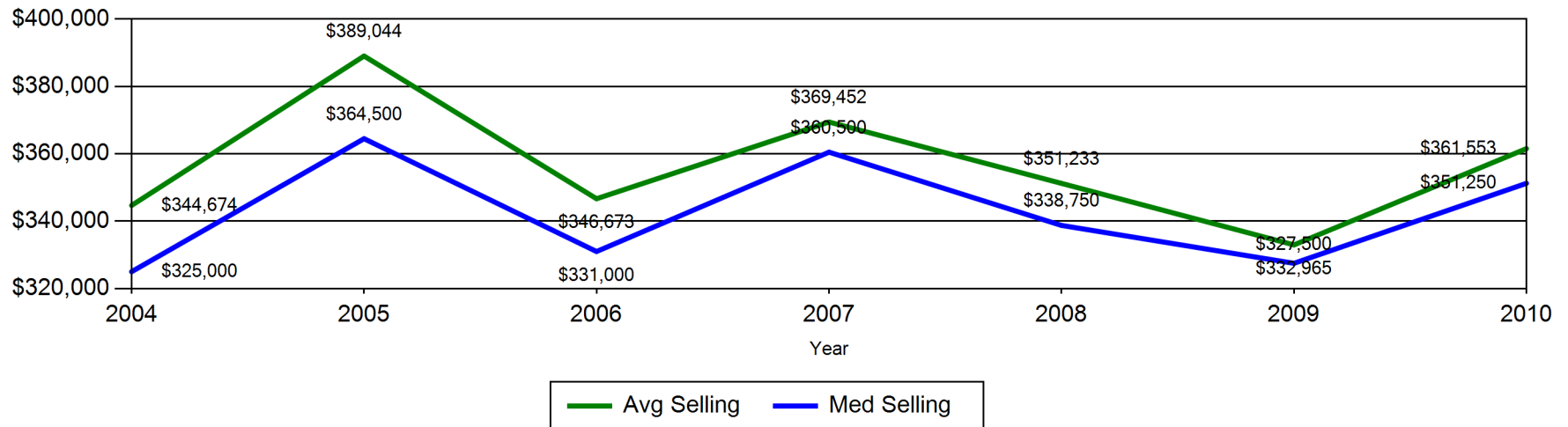
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South Boston

Quarterly Sales Summary Fourth Quarter 2010

Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg Psf	%+-	Med Psf	%+-	Avg DOM
2004	120	3.45 %	\$344,674	7.64 %	\$325,000	6.56 %	\$390.94	19.63 %	\$401.50	19.53%	62
2005	123	2.50 %	\$389,044	12.87 %	\$364,500	12.15 %	\$393.47	0.65 %	\$401.83	0.08%	79
2006	127	3.25 %	\$346,673	-10.89 %	\$331,000	-9.19 %	\$372.40	-5.36 %	\$370.37	-7.83%	106
2007	111	-12.60 %	\$369,452	6.57 %	\$360,500	8.91 %	\$390.60	4.89 %	\$387.98	4.75%	113
2008	91	-18.02 %	\$351,233	-4.93 %	\$338,750	-6.03 %	\$353.58	-9.48 %	\$357.12	-7.95%	104
2009	118	29.67 %	\$332,965	-5.20 %	\$327,500	-3.32 %	\$364.37	3.05 %	\$370.91	3.86%	83
2010	98	-16.95 %	\$361,553	8.59 %	\$351,250	7.25 %	\$360.41	-1.09 %	\$358.02	-3.47%	75

Average and Median Selling Prices



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South Boston

Sales Comparison by Number of Bedrooms Fourth Quarter 2010

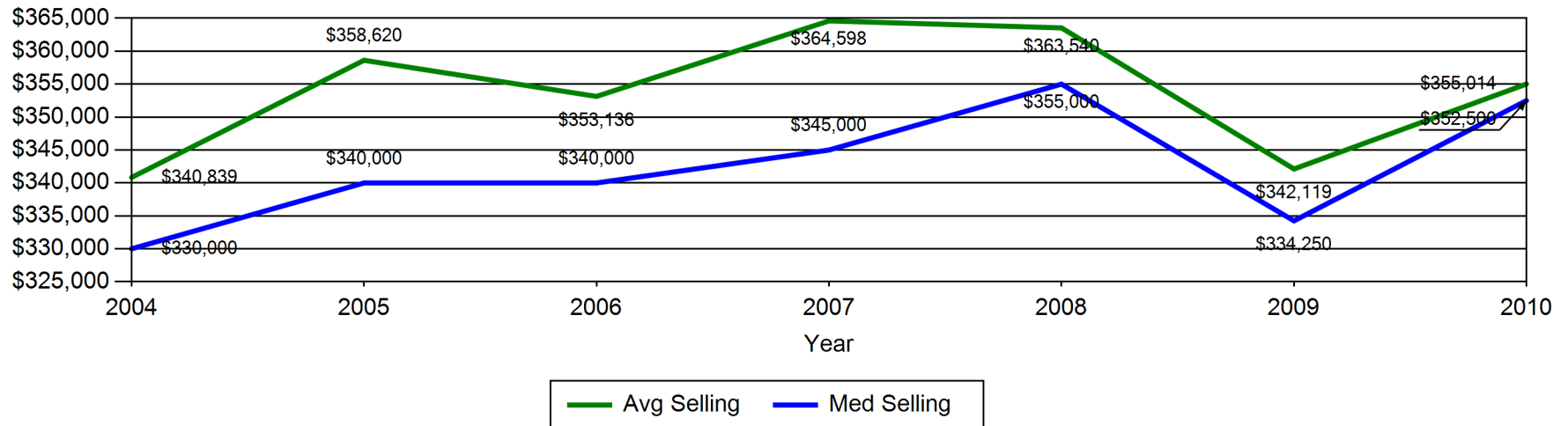
Sq Feet	Year	Sales	%+	Avg Selling	%+	Med Selling	%+	Avg PSF	%+	Med PSF	%+	Avg DOM
Studio	2008	0	-100.00 %									
	2009	0										
	2010	0										
One Bed	2008	18	-21.74 %	\$271,197	-11.59 %	\$275,000	-1.43 %	\$410.80	-9.92 %	\$415.46	-12.95 %	89
	2009	23	27.78 %	\$261,175	-3.70 %	\$250,000	-9.09 %	\$410.10	-0.17 %	\$402.68	-3.08 %	79
	2010	20	-13.04 %	\$237,445	-9.09 %	\$240,250	-3.90 %	\$389.53	-5.02 %	\$431.05	7.05 %	108
Two Beds	2008	53	-18.46 %	\$336,159	-15.32 %	\$340,000	-11.69 %	\$352.05	-5.08 %	\$356.73	-5.04 %	107
	2009	83	56.60 %	\$352,161	4.76 %	\$340,000	0.00 %	\$357.28	1.48 %	\$359.81	0.87 %	84
	2010	53	-36.14 %	\$384,788	9.26 %	\$365,000	7.35 %	\$370.53	3.71 %	\$368.59	2.44 %	73
Three Plus Beds	2008	17	70.00 %	\$481,483	6.31 %	\$472,000	4.31 %	\$311.59	-1.46 %	\$318.18	-8.41 %	109
	2009	6	-64.71 %	\$380,583	-20.96 %	\$377,500	-20.02 %	\$279.26	-10.37 %	\$285.28	-10.34 %	88
	2010	15	150.00 %	\$419,367	10.19 %	\$416,000	10.20 %	\$290.39	3.98 %	\$304.83	6.85 %	60

LINK

South Boston Yearly Sales Summary 2010

Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg Psf	%+-	Med Psf	%+-	Avg DOM
2004	678	36.42 %	\$340,839	8.42 %	\$330,000	8.20 %	\$381.86	18.05 %	\$375.39	15.50%	65
2005	595	-12.24 %	\$358,620	5.22 %	\$340,000	3.03 %	\$402.77	5.48 %	\$401.99	7.09%	77
2006	600	0.84 %	\$353,136	-1.53 %	\$340,000	0.00 %	\$386.01	-4.16 %	\$381.44	-5.11%	94
2007	625	4.17 %	\$364,598	3.25 %	\$345,000	1.47 %	\$384.38	-0.42 %	\$383.82	0.62%	97
2008	477	-23.68 %	\$363,540	-0.29 %	\$355,000	2.90 %	\$370.06	-3.72 %	\$371.43	-3.23%	102
2009	492	3.14 %	\$342,119	-5.89 %	\$334,250	-5.85 %	\$359.06	-2.97 %	\$366.67	-1.28%	105
2010	534	8.54 %	\$355,014	3.77 %	\$352,500	5.46 %	\$367.12	2.24 %	\$373.86	1.96%	83

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	0	-100.00 %									
	2009	1		\$146,000		\$146,000		\$356.10		\$356.10		392
	2010	1	0.00 %	\$322,500	120.89 %	\$322,500	120.89 %	\$540.20	51.70 %	\$540.20	51.70 %	
One Bed	2008	88	-17.76 %	\$275,947	-3.10 %	\$265,000	-1.85 %	\$421.95	-4.08 %	\$429.87	-3.28 %	80
	2009	98	11.36 %	\$253,758	-8.04 %	\$266,500	0.57 %	\$400.39	-5.11 %	\$416.67	-3.07 %	71
	2010	93	-5.10 %	\$249,201	-1.80 %	\$262,000	-1.69 %	\$394.37	-1.50 %	\$419.88	0.77 %	72
Two Beds	2008	280	-14.63 %	\$370,629	-3.19 %	\$369,500	-0.56 %	\$369.08	-2.34 %	\$374.17	-1.64 %	97
	2009	326	16.43 %	\$358,332	-3.32 %	\$350,000	-5.28 %	\$353.67	-4.18 %	\$361.74	-3.32 %	99
	2010	345	5.83 %	\$369,614	3.15 %	\$366,000	4.57 %	\$372.19	5.23 %	\$376.09	3.97 %	81
Three Plus Beds	2008	67	-4.29 %	\$464,745	4.55 %	\$449,000	3.70 %	\$314.48	0.57 %	\$317.37	-0.16 %	147
	2009	41	-38.81 %	\$432,624	-6.91 %	\$425,000	-5.35 %	\$295.80	-5.94 %	\$295.23	-6.97 %	203
	2010	74	80.49 %	\$408,938	-5.47 %	\$395,000	-7.06 %	\$311.44	5.29 %	\$314.37	6.48 %	108

LINK

South Boston

Inventory

Fourth Quarter 2010

