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Citywide
Luxury Buildings

2010
Sales Summary

140 Newbury Street
Boston, MA 02116

617-267-5465

LINK

Luxury Building List

Building Name	Address	City	Building Name	Address	City
1 Charles St South	1 Charles St S	Back Bay	D4	7 Warren Ave	South End
285 Columbus Lofts	285 Columbus Ave	Back Bay	Flagship Wharf	197 Eighth St	Charlestown
3 Avery St	3 Avery St	Midtown	Folio	80 Broad St	Waterfront
330 Beacon St (324-332)	330 Beacon St	Back Bay	Fort Point Place	21 Wormwood St	Seaport
360 Newbury	360 Newbury St	Back Bay	Four Seasons	220 Boylston St	Back Bay
44 Prince	44 Prince St	North End	FP3	346 Congress St	Seaport
45 Province	45 Province St	Midtown	Fulton Court	100 Fulton St	Waterfront
Albert A Pope	221 Columbus Ave	Back Bay	Grandview	165 Tremont St	Midtown
Atelier 505	505 Tremont St	South End	Greenway Place	199 State St	Waterfront
Audubon Park	16 Miner St	Fenway	Harbor Towers I (85)	85 E India Row	Waterfront
Barnes Mansion	10 Charlesgate E	Back Bay	Harbor Towers II (65)	65 E India Row	Waterfront
Basilica, The	106 Thirteenth St	Charlestown	Harborview	240 First Ave	Charlestown
Battery Wharf (2)	2 Battery Wharf	Waterfront	Hawthorne Place (2)	2 Hawthorne Pl	West End
Battery Wharf (3)	3 Battery Wharf	Waterfront	Hawthorne Place (9)	9 Hawthorne Pl	West End
Battery Wharf (4)	4 Battery Wharf	Waterfront	Heritage	300 Boylston St	Back Bay
Belvedere	100 Belvidere St	Back Bay	Intercontinental, The	500 Atlantic Ave	Waterfront
Bowdoin Place	10 Bowdoin St	Beacon Hill	Le Jardin	250 Boylston St	Back Bay
Broadlux (99-107)	99 Broad St	Waterfront	Lewis Wharf	28 Atlantic Ave	Waterfront
Bryant Back Bay, The	303 Columbus Ave	Back Bay	Lincoln Wharf	357 Commercial St	Waterfront
Burroughs Wharf (40-50)	50 Battery St	Waterfront	Lincolnshire	15 River St	Beacon Hill
Carillon, The (183-185)	185 Massachusetts Ave	Back Bay	Macallen Building	141 Dorchester Ave	Seaport
Carlton House, The	2 Commonwealth Ave	Back Bay	Mandarin, The	776 Boylston St	Back Bay
Channel Ctr (25)	25 Channel Ctr	Seaport	Mariner, The	300 Commercial St	Waterfront
Charlesgate, The	4 Charlesgate E	Back Bay	Marlborough, The	416 Marlborough St	Back Bay
Charlesview	534 Beacon St	Back Bay	Metropolitan, The	1 Nassau St	Midtown
Clarendon, The	400 Stuart St	Back Bay	Orchard Hill	342 Bunker Hill St	Charlestown
Columbus Court/N Bennet	21 N Bennet St	North End	Parkside (168-170)	168 Tremont St	Midtown
Columbus Court/Tileston (20&21)	21 Tileston St	North End	Parris Landing	42 Eighth St	Charlestown
Constellation Wharf	Ninth St	Charlestown	Penmark, The	21 Fr Francis Gilday St	South End
Court Square Press Bldg	9 W Broadway	Seaport	Prince, The	201 Newbury St	Back Bay
			Ritz Tower I (1)	1 Avery St	Midtown

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Luxury Building List

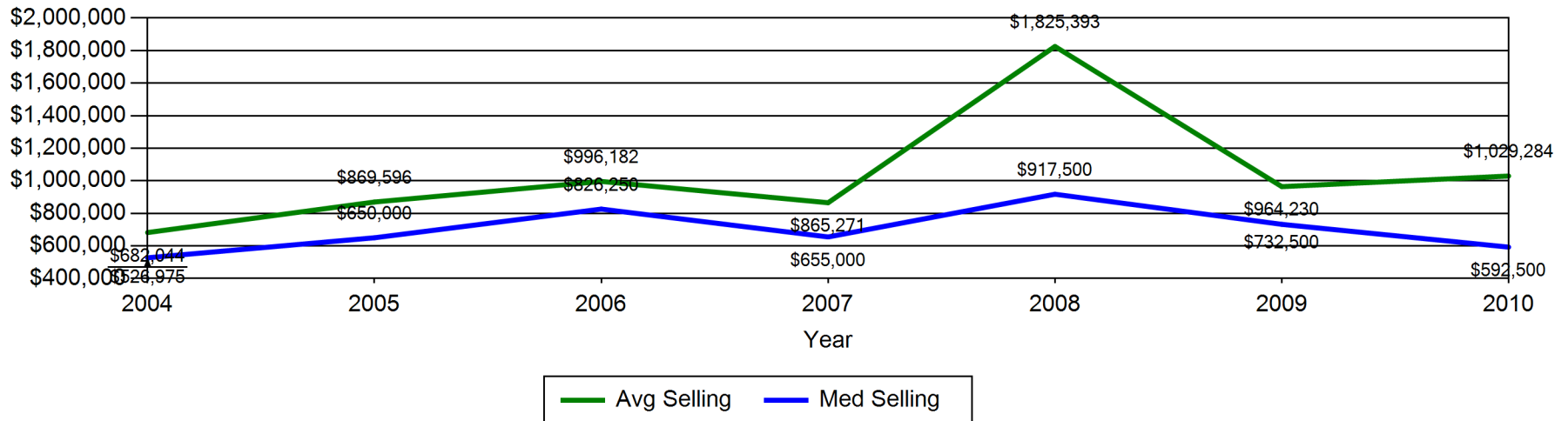
Building Name	Address	City
Ritz Tower II (2)	2 Avery St	Midtown
River House, The	145 Pinckney St	Beacon Hill
Rowes Wharf	Rowes Whf	Waterfront
Somerset	416 Commonwealth Ave	Back Bay
Strada234	234 Causeway St	North End
Trem-On-Comm	151 Tremont St	Midtown
Trinity Place	1 Huntington Ave	Back Bay
Tudor, The	34.5 Beacon St	Beacon Hill
Union Wharf	343 Commercial St	Waterfront
W Boston	110 Stuart St	Midtown
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 2010

Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg Psf	%+-	Med Psf	%+-	Avg DOM
2004	332	114.19 %	\$682,044	-3.77 %	\$526,975	12.12 %	\$558.75	5.33 %	\$535.87	13.21 %	31
2005	173	-47.89 %	\$869,596	27.50 %	\$650,000	23.35 %	\$655.71	17.35 %	\$607.27	13.32 %	73
2006	224	29.48 %	\$996,182	14.56 %	\$826,250	27.12 %	\$738.93	12.69 %	\$736.64	21.30 %	99
2007	115	-48.66 %	\$865,271	-13.14 %	\$655,000	-20.73 %	\$671.20	-9.17 %	\$656.32	-10.90 %	90
2008	122	6.09 %	\$1,825,393	110.96 %	\$917,500	40.08 %	\$858.32	27.88 %	\$755.03	15.04 %	153
2009	126	3.28 %	\$964,230	-47.18 %	\$732,500	-20.16 %	\$711.03	-17.16 %	\$706.05	-6.49 %	122
2010	174	38.10 %	\$1,029,284	6.75 %	\$592,500	-19.11 %	\$697.24	-1.94 %	\$591.52	-16.22 %	123

Average and Median Selling Prices



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Luxury Buildings

Sales Comparison by Number of Bedrooms Fourth Quarter 2010

Beds	Year	Sales	%+	Avg Selling	%+	Med Selling	%+	Avg PSF	%+	Med PSF	%+	Avg DOM
Studio	2008	6	-25.00 %	\$307,083	-18.07 %	\$287,500	-9.45 %	\$510.42	-10.61 %	\$480.19	-9.86 %	84
	2009	10	66.67 %	\$339,900	10.69 %	\$350,000	21.74 %	\$655.50	28.42 %	\$703.87	46.58 %	86
	2010	14	40.00 %	\$370,785	9.09 %	\$362,000	3.43 %	\$628.36	-4.14 %	\$543.13	-22.84 %	123
One Bed	2008	30	-40.00 %	\$1,420,811	183.69 %	\$611,250	42.98 %	\$744.20	26.09 %	\$704.51	23.52 %	91
	2009	48	60.00 %	\$585,819	-58.77 %	\$581,000	-4.95 %	\$658.78	-11.48 %	\$660.84	-6.20 %	140
	2010	57	18.75 %	\$531,635	-9.25 %	\$475,000	-18.24 %	\$606.92	-7.87 %	\$552.33	-16.42 %	101
Two Beds	2008	65	62.50 %	\$2,011,381	90.85 %	\$1,225,000	30.15 %	\$902.30	22.07 %	\$828.77	13.23 %	184
	2009	43	-33.85 %	\$1,183,804	-41.14 %	\$1,075,000	-12.24 %	\$786.21	-12.87 %	\$764.40	-7.77 %	106
	2010	68	58.14 %	\$1,080,194	-8.75 %	\$628,300	-41.55 %	\$718.94	-8.56 %	\$575.10	-24.76 %	148
Three Plus Beds	2008	13	-13.33 %	\$3,381,469	81.14 %	\$2,848,877	72.67 %	\$1,122.44	35.66 %	\$1,125.83	40.60 %	140
	2009	24	84.62 %	\$1,619,875	-52.10 %	\$1,437,500	-49.54 %	\$703.98	-37.28 %	\$674.64	-40.08 %	133
	2010	32	33.33 %	\$2,153,313	32.93 %	\$1,660,000	15.48 %	\$847.13	20.34 %	\$788.34	16.85 %	124

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Luxury Buildings

Sales Comparison by Square Footage Fourth Quarter 2010

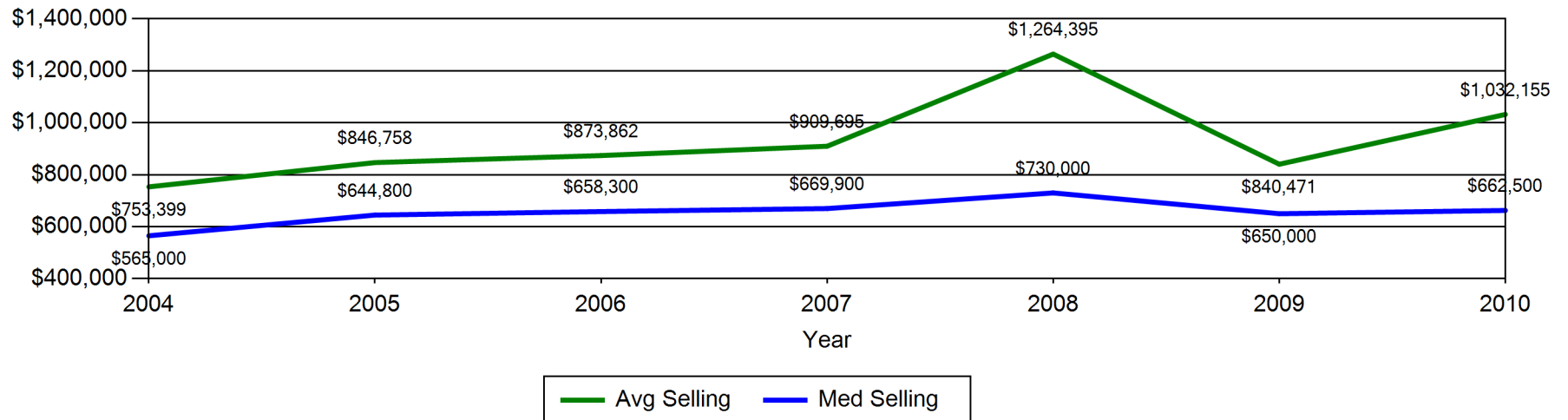
Sq Feet	Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg PSF	%+-	Med PSF	%+-	Avg DOM
700 or Less	2008	8	-42.86 %	\$341,563	-6.48 %	\$295,000	-21.02 %	\$560.15	-8.35 %	\$537.20	-9.66 %	62
	2009	16	100.00 %	\$356,469	4.36 %	\$360,500	22.20 %	\$651.67	16.34 %	\$693.90	29.17 %	96
	2010	28	75.00 %	\$372,641	4.54 %	\$355,500	-1.39 %	\$644.47	-1.11 %	\$587.80	-15.29 %	93
701-1000	2008	23	-41.03 %	\$500,276	3.71 %	\$508,000	23.90 %	\$580.82	0.62 %	\$550.76	1.89 %	141
	2009	31	34.78 %	\$536,349	7.21 %	\$570,000	12.20 %	\$662.41	14.05 %	\$634.08	15.13 %	136
	2010	43	38.71 %	\$488,415	-8.94 %	\$490,000	-14.04 %	\$569.63	-14.01 %	\$530.30	-16.37 %	135
1001-1500	2008	34	6.25 %	\$748,705	-10.98 %	\$701,937	-8.24 %	\$621.30	-10.08 %	\$621.18	-6.88 %	118
	2009	36	5.88 %	\$863,799	15.37 %	\$755,000	7.56 %	\$700.47	12.74 %	\$699.56	12.62 %	128
	2010	48	33.33 %	\$760,826	-11.92 %	\$614,000	-18.68 %	\$623.01	-11.06 %	\$523.42	-25.18 %	131
1501-1800	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 %	107
	2010	21	90.91 %	\$1,327,095	3.64 %	\$1,400,000	3.55 %	\$800.67	3.03 %	\$830.45	3.56 %	132
1800-2400	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 %	82
	2010	21	-16.00 %	\$1,811,000	15.76 %	\$1,606,000	10.76 %	\$886.74	16.95 %	\$785.83	14.87 %	77
Over 2400	2008	25	316.67 %	\$5,240,391	124.03 %	\$4,988,357	96.39 %	\$1,399.75	78.98 %	\$1,454.66	77.07 %	102
	2009	6	-76.00 %	\$2,446,057	-53.32 %	\$2,400,000	-51.89 %	\$866.17	-38.12 %	\$882.94	-39.30 %	275
	2010	13	116.67 %	\$3,480,000	42.27 %	\$3,175,000	32.29 %	\$1,033.90	19.36 %	\$1,126.71	27.61 %	190

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Luxury Buildings Yearly Sales Summary 2010

Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg Psf	%+-	Med Psf	%+-	Avg DOM
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
2010	546	22.15 %	\$1,032,155	22.81 %	\$662,500	1.92 %	\$703.28	6.93 %	\$612.89	-1.35 %	114

Average and Median Selling Prices



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Luxury Buildings

Sales Comparison by Number of Bedrooms 2010

Beds	Year	Sales	%+	Avg Selling	%+	Med Selling	%+	Avg PSF	%+	Med PSF	%+	Avg DOM
Studio	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
	2010	34	-2.86 %	\$349,679	14.57 %	\$340,500	19.47 %	\$562.84	5.97 %	\$508.42	6.56 %	73
One Bed	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
	2010	193	7.82 %	\$540,803	-0.30 %	\$510,000	5.15 %	\$613.59	1.51 %	\$567.86	-3.11 %	95
Two Beds	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
	2010	230	28.49 %	\$1,040,371	1.12 %	\$850,000	-3.63 %	\$716.39	0.40 %	\$622.41	-7.94 %	136
Three Plus Beds	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
	2010	85	107.32 %	\$2,425,236	32.28 %	\$1,874,600	24.97 %	\$929.46	19.44 %	\$930.71	32.96 %	118

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Luxury Buildings

Sales Comparison by Square Footage 2010

Sq Feet	Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg PSF	%+-	Med PSF	%+-	Avg DOM
700 or Less	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
	2010	76	-1.30 %	\$357,768	2.21 %	\$342,500	1.03 %	\$594.62	0.77 %	\$557.33	-3.64 %	79
701-1000	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
	2010	126	10.53 %	\$510,010	5.69 %	\$509,500	9.57 %	\$596.16	5.07 %	\$557.50	1.87 %	97
1001-1500	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
	2010	177	25.53 %	\$788,608	-2.28 %	\$682,000	-5.93 %	\$649.60	-0.26 %	\$576.57	-6.08 %	120
1501-1800	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
	2010	69	43.75 %	\$1,346,674	5.83 %	\$1,390,000	14.59 %	\$815.81	3.99 %	\$854.70	11.50 %	143
1800-2400	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
	2010	57	23.91 %	\$1,792,978	10.11 %	\$1,662,500	14.03 %	\$882.83	10.72 %	\$859.62	24.74 %	102
Over 2400	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
	2010	41	156.25 %	\$3,351,240	32.50 %	\$3,100,000	23.66 %	\$1,026.63	14.02 %	\$1,062.85	18.60 %	154