

**L I N K**  
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# Seaport

2010

Sales Summary

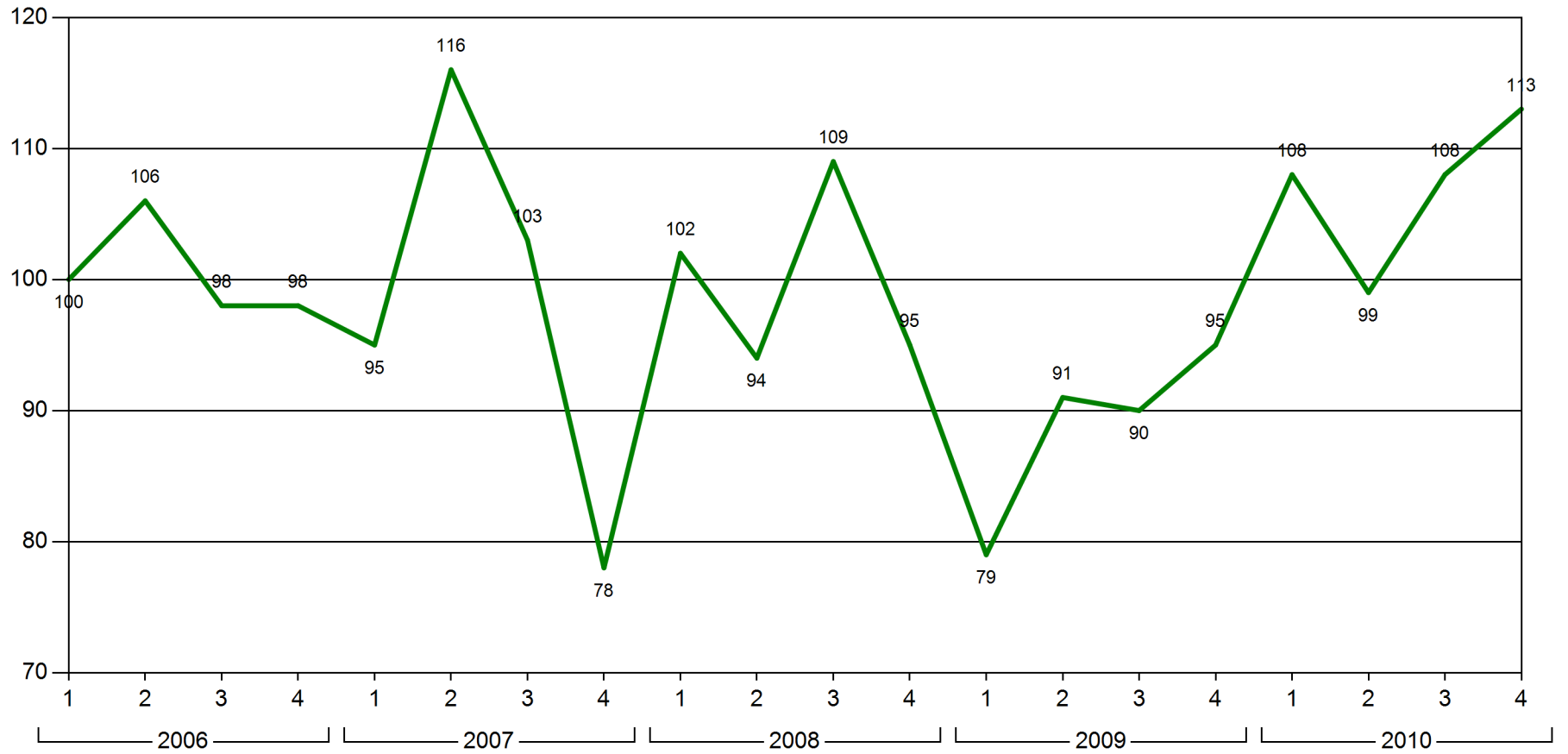
140 Newbury Street  
Boston, MA 02116

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## Seaport

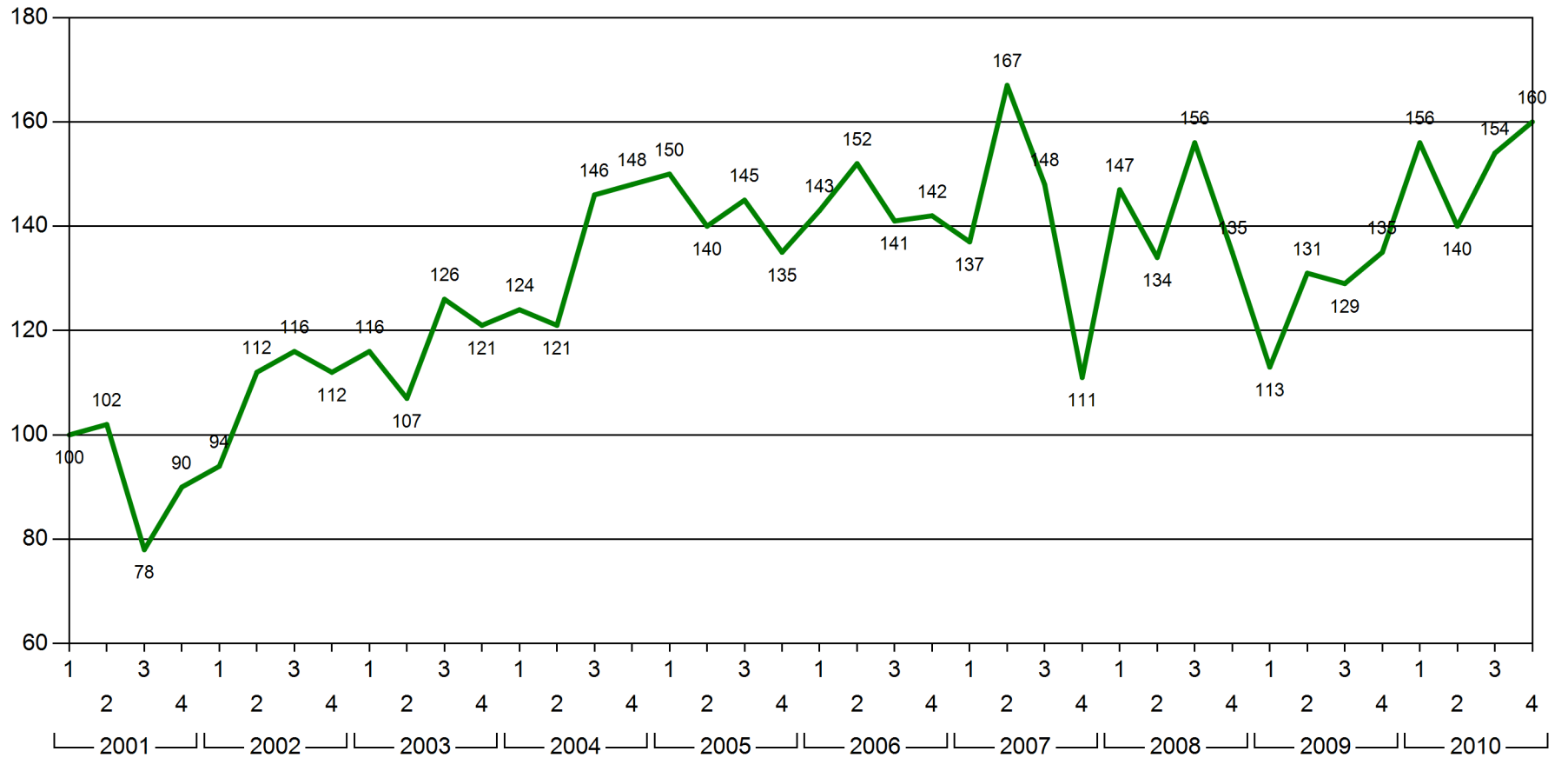
Five Year Price Index  
[Appreciation Rate]



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## Seaport

Ten Year Price Index  
(Appreciation Rate)



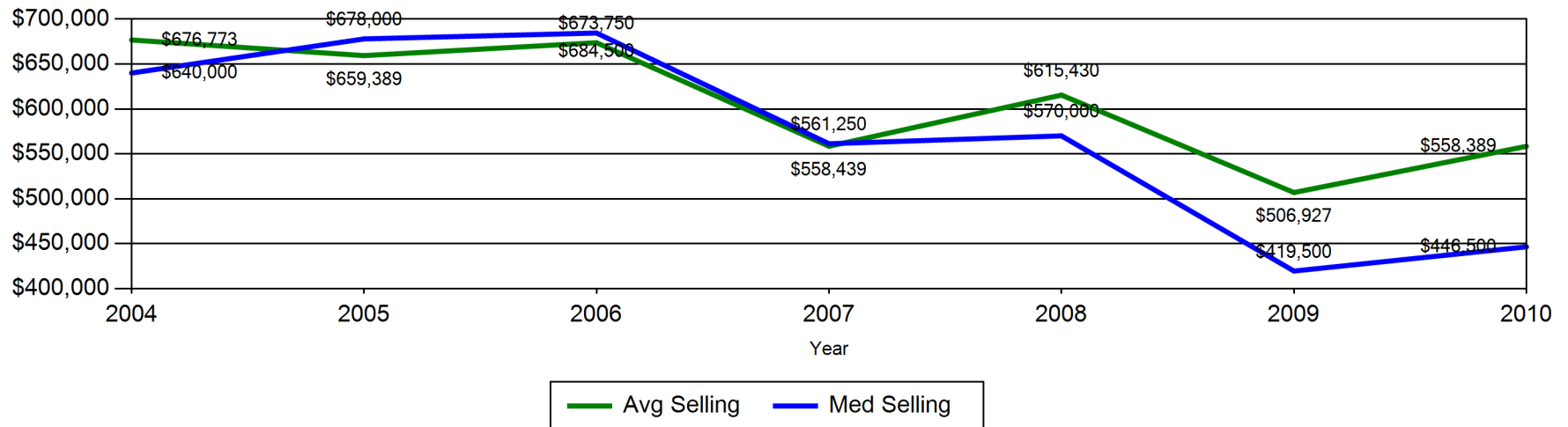
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## Seaport

### Quarterly Sales Summary Fourth Quarter 2010

Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg Psf	%+-	Med Psf	%+-	Avg DOM
2004	22	-31.25 %	\$676,773	67.02 %	\$640,000	61.62 %	\$475.75	22.77 %	\$436.70	14.99%	97
2005	12	-45.45 %	\$659,389	-2.57 %	\$678,000	5.94 %	\$439.31	-7.66 %	\$435.05	-0.38%	200
2006	18	50.00 %	\$673,750	2.18 %	\$684,500	0.96 %	\$455.34	3.65 %	\$447.29	2.81%	291
2007	15	-16.67 %	\$558,439	-17.11 %	\$561,250	-18.01 %	\$501.16	10.06 %	\$494.79	10.62%	83
2008	9	-40.00 %	\$615,430	10.21 %	\$570,000	1.56 %	\$544.25	8.60 %	\$537.36	8.60%	47
2009	26	188.89 %	\$506,927	-17.63 %	\$419,500	-26.40 %	\$444.22	-18.38 %	\$478.14	-11.02%	157
2010	18	-30.77 %	\$558,389	10.15 %	\$446,500	6.44 %	\$528.56	18.98 %	\$508.42	6.33%	73

Average and Median Selling Prices



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## Seaport

### 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>	1	0.00 %	\$430,000	203.46 %	\$430,000	203.46 %	\$638.93	226.00 %	\$638.93	226.00 %	-1
	<b>2009</b>	6	500.00 %	\$357,750	-16.80 %	\$372,500	-13.37 %	\$489.06	-23.46 %	\$486.67	-23.83 %	44
	<b>2010</b>	5	-16.67 %	\$348,200	-2.67 %	\$359,000	-3.62 %	\$519.45	6.21 %	\$509.07	4.60 %	60
One Bed	<b>2008</b>	2	-77.78 %	\$566,937	8.41 %	\$566,937	2.15 %	\$539.61	-0.99 %	\$539.61	8.48 %	11
	<b>2009</b>	14	600.00 %	\$438,857	-22.59 %	\$447,500	-21.07 %	\$423.08	-21.60 %	\$480.92	-10.88 %	274
	<b>2010</b>	9	-35.71 %	\$518,333	18.11 %	\$456,000	1.90 %	\$544.56	28.71 %	\$523.87	8.93 %	64
Two Beds	<b>2008</b>	5	150.00 %	\$707,000	-19.03 %	\$640,000	-26.70 %	\$503.29	15.73 %	\$494.63	13.74 %	80
	<b>2009</b>	4	-20.00 %	\$617,875	-12.61 %	\$640,000	0.00 %	\$457.44	-9.11 %	\$459.94	-7.01 %	81
	<b>2010</b>	3	-25.00 %	\$715,000	15.72 %	\$740,000	15.63 %	\$446.68	-2.35 %	\$452.49	-1.62 %	37
Three Plus Beds	<b>2008</b>	0	-100.00 %									
	<b>2009</b>	2		\$1,209,050		\$1,209,050		\$431.30		\$431.30		110
	<b>2010</b>	1	-50.00 %	\$1,500,000	24.06 %	\$1,500,000	24.06 %	\$675.68	56.66 %	\$675.68	56.66 %	282



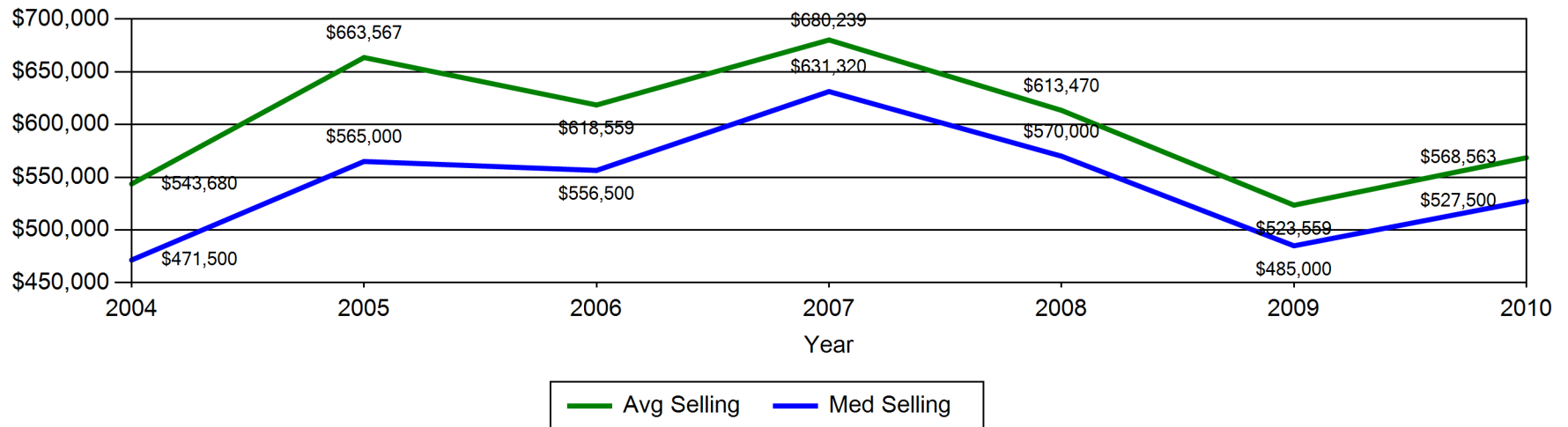
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## Seaport

### Yearly Sales Summary 2010

Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg Psf	%+-	Med Psf	%+-	Avg DOM
2004	190	227.59 %	\$543,680	33.15 %	\$471,500	19.07 %	\$428.23	12.62 %	\$414.36	9.54%	102
2005	90	-52.63 %	\$663,567	22.05 %	\$565,000	19.83 %	\$463.74	8.29 %	\$458.34	10.61%	126
2006	43	-52.22 %	\$618,559	-6.78 %	\$556,500	-1.50 %	\$465.81	0.45 %	\$460.22	0.41%	220
2007	136	216.28 %	\$680,239	9.97 %	\$631,320	13.44 %	\$508.46	9.16 %	\$497.16	8.03%	121
2008	67	-50.74 %	\$613,470	-9.82 %	\$570,000	-9.71 %	\$509.62	0.23 %	\$497.17	0.00%	125
2009	75	11.94 %	\$523,559	-14.66 %	\$485,000	-14.91 %	\$445.02	-12.68 %	\$450.76	-9.33%	164
2010	82	9.33 %	\$568,563	8.60 %	\$527,500	8.76 %	\$497.82	11.86 %	\$487.48	8.15%	128

Average and Median Selling Prices



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## Seaport

### 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>	2	-71.43 %	\$439,340	-14.15 %	\$439,340	-15.66 %	\$630.62	25.27 %	\$630.62	14.09 %	-1
	<b>2009</b>	9	350.00 %	\$382,278	-12.99 %	\$370,000	-15.78 %	\$468.60	-25.69 %	\$469.61	-25.53 %	131
	<b>2010</b>	14	55.56 %	\$344,329	-9.93 %	\$343,500	-7.16 %	\$505.20	7.81 %	\$505.96	7.74 %	40
One Bed	<b>2008</b>	38	-37.70 %	\$532,063	-6.52 %	\$530,875	-7.67 %	\$502.85	1.50 %	\$496.99	2.71 %	102
	<b>2009</b>	40	5.26 %	\$442,893	-16.76 %	\$447,500	-15.71 %	\$441.68	-12.16 %	\$449.08	-9.64 %	204
	<b>2010</b>	43	7.50 %	\$509,944	15.14 %	\$505,000	12.85 %	\$498.14	12.78 %	\$489.13	8.92 %	133
Two Beds	<b>2008</b>	23	-58.93 %	\$762,520	-7.72 %	\$720,000	-7.40 %	\$524.00	0.32 %	\$494.63	-3.74 %	174
	<b>2009</b>	22	-4.35 %	\$641,279	-15.90 %	\$602,500	-16.32 %	\$436.86	-16.63 %	\$431.27	-12.81 %	119
	<b>2010</b>	22	0.00 %	\$760,568	18.60 %	\$760,000	26.14 %	\$487.66	11.63 %	\$448.30	3.95 %	186
Three Plus Beds	<b>2008</b>	1	-66.67 %	\$712,450	-40.37 %	\$712,450	-7.35 %	\$198.07	-67.86 %	\$198.07	-64.77 %	
	<b>2009</b>	3	200.00 %	\$1,206,033	69.28 %	\$1,200,000	68.43 %	\$433.73	118.98 %	\$438.60	121.44 %	110
	<b>2010</b>	2	-33.33 %	\$1,339,500	11.07 %	\$1,339,500	11.63 %	\$613.95	41.55 %	\$613.95	39.98 %	282



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## Seaport

### Inventory

### Fourth Quarter 2010

