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Citywide Luxury Buildings

2011 Third Quarter
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
Broadluxe (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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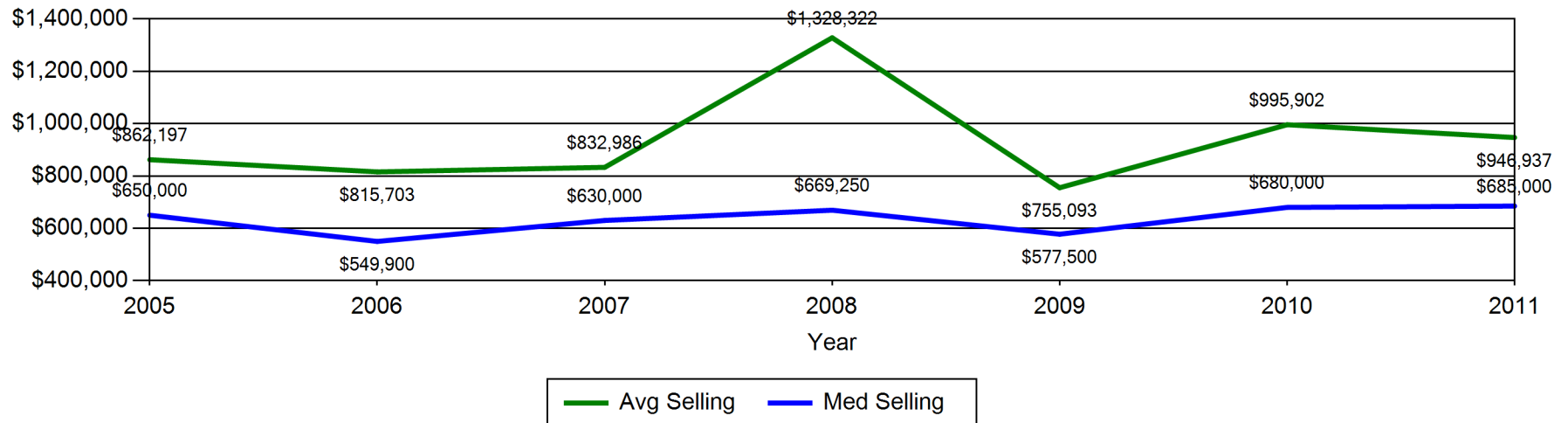
Building Name	Address	City
Ritz Tower II (2)	2 Avery St	Midtown
River House, The	145 Pinckney St	Beacon Hill
Rowes Wharf	Rowes Whf	Waterfront
Somerset	416 Commonwealth Ave	Back Bay
Strada234	234 Causeway St	North End
Trem-On-Comm	151 Tremont St	Midtown
Trinity Place	1 Huntington Ave	Back Bay
Tudor, The	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 Third Quarter 2011

Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg Psf	%+-	Med Psf	%+-	Avg DOM
2005	247	-33.60 %	\$862,197	-3.05 %	\$650,000	-11.11 %	\$656.36	2.70 %	\$603.19	0.28 %	53
2006	171	-30.77 %	\$815,703	-5.39 %	\$549,900	-15.40 %	\$660.16	0.58 %	\$619.58	2.72 %	99
2007	158	-7.60 %	\$832,986	2.12 %	\$630,000	14.57 %	\$633.92	-3.97 %	\$591.78	-4.49 %	96
2008	234	48.10 %	\$1,328,322	59.47 %	\$669,250	6.23 %	\$762.30	20.25 %	\$650.49	9.92 %	108
2009	160	-31.62 %	\$755,093	-43.15 %	\$577,500	-13.71 %	\$638.93	-16.18 %	\$598.20	-8.04 %	98
2010	134	-16.25 %	\$995,902	31.89 %	\$680,000	17.75 %	\$692.55	8.39 %	\$658.41	10.07 %	118
2011	171	27.61 %	\$946,937	-4.92 %	\$685,000	0.74 %	\$694.82	0.33 %	\$658.24	-0.03 %	99

Average and Median Selling Prices



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Luxury Buildings

Sales Comparison by Number of Bedrooms Third Quarter 2011

Beds	Year	Sales	%+	Avg Selling	%+	Med Selling	%+	Avg PSF	%+	Med PSF	%+	Avg DOM
Studio	2009	13	0.00 %	\$332,423	1.46 %	\$309,000	1.31 %	\$545.52	2.33 %	\$516.69	7.91 %	58
	2010	8	-38.46 %	\$353,700	6.40 %	\$325,500	5.34 %	\$526.99	-3.40 %	\$505.96	-2.08 %	55
	2011	14	75.00 %	\$358,036	1.23 %	\$345,250	6.07 %	\$644.98	22.39 %	\$654.45	29.35 %	60
One Bed	2009	71	-30.39 %	\$516,777	-41.10 %	\$472,500	-6.25 %	\$603.65	-11.92 %	\$586.07	-8.61 %	95
	2010	52	-26.76 %	\$524,302	1.46 %	\$522,500	10.58 %	\$625.99	3.70 %	\$604.89	3.21 %	76
	2011	64	23.08 %	\$533,103	1.68 %	\$450,000	-13.88 %	\$608.66	-2.77 %	\$584.98	-3.29 %	85
Two Beds	2009	65	-18.75 %	\$895,131	-43.51 %	\$750,000	-29.74 %	\$653.96	-22.66 %	\$622.70	-22.42 %	101
	2010	56	-13.85 %	\$1,025,659	14.58 %	\$874,500	16.60 %	\$711.11	8.74 %	\$710.83	14.15 %	148
	2011	76	35.71 %	\$1,112,209	8.44 %	\$868,000	-0.74 %	\$723.42	1.73 %	\$687.13	-3.33 %	122
Three Plus Beds	2009	9	-59.09 %	\$2,313,183	-35.74 %	\$2,900,000	-5.12 %	\$959.55	-16.94 %	\$1,009.05	-12.26 %	154
	2010	18	100.00 %	\$2,551,148	10.29 %	\$2,200,000	-24.14 %	\$900.64	-6.14 %	\$909.27	-9.89 %	162
	2011	15	-16.67 %	\$2,490,363	-2.38 %	\$2,512,500	14.20 %	\$987.42	9.64 %	\$991.99	9.10 %	63

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Luxury Buildings

Sales Comparison by Square Footage Third Quarter 2011

Sq Feet	Year	Sales	%±	Avg Selling	%±	Med Selling	%±	Avg PSF	%±	Med PSF	%±	Avg DOM
700 or Less	2009	31	-8.82 %	\$355,226	4.56 %	\$335,000	1.98 %	\$607.74	4.98 %	\$578.36	0.50 %	51
	2010	24	-22.58 %	\$338,655	-4.66 %	\$332,000	-0.90 %	\$558.51	-8.10 %	\$529.50	-8.45 %	75
	2011	31	29.17 %	\$358,790	5.95 %	\$355,000	6.93 %	\$608.77	9.00 %	\$620.30	17.15 %	73
701-1000	2009	47	-21.67 %	\$486,184	-2.20 %	\$485,000	3.85 %	\$559.05	-7.44 %	\$574.60	0.40 %	109
	2010	31	-34.04 %	\$579,145	19.12 %	\$575,000	18.56 %	\$667.99	19.49 %	\$646.87	12.58 %	89
	2011	42	35.48 %	\$523,478	-9.61 %	\$454,250	-21.00 %	\$626.37	-6.23 %	\$536.92	-17.00 %	89
1001-1500	2009	55	-17.91 %	\$757,265	-0.53 %	\$685,000	-2.84 %	\$614.50	-1.39 %	\$597.87	2.03 %	113
	2010	39	-29.09 %	\$762,141	0.64 %	\$715,000	4.38 %	\$631.75	2.81 %	\$621.12	3.89 %	123
	2011	51	30.77 %	\$768,701	0.86 %	\$705,000	-1.40 %	\$623.32	-1.33 %	\$607.11	-2.26 %	76
1501-1800	2009	16	-27.27 %	\$1,315,872	-11.71 %	\$1,225,500	-12.31 %	\$818.76	-13.38 %	\$766.25	-13.84 %	59
	2010	18	12.50 %	\$1,324,944	0.69 %	\$1,412,500	15.26 %	\$798.61	-2.46 %	\$880.08	14.85 %	175
	2011	20	11.11 %	\$1,420,038	7.18 %	\$1,397,500	-1.06 %	\$869.28	8.85 %	\$839.91	-4.56 %	168
1800-2400	2009	7	-63.16 %	\$1,932,143	6.52 %	\$1,575,000	-21.25 %	\$927.15	3.81 %	\$740.13	-21.53 %	152
	2010	12	71.43 %	\$1,726,722	-10.63 %	\$1,765,000	12.06 %	\$835.26	-9.91 %	\$893.67	20.75 %	117
	2011	14	16.67 %	\$1,683,929	-2.48 %	\$1,842,500	4.39 %	\$844.52	1.11 %	\$859.71	-3.80 %	80
Over 2400	2009	4	-87.10 %	\$2,680,913	-43.94 %	\$2,939,325	-32.48 %	\$931.42	-31.54 %	\$1,027.28	-29.92 %	167
	2010	10	150.00 %	\$3,307,650	23.38 %	\$2,925,000	-0.49 %	\$965.29	3.64 %	\$1,022.45	-0.47 %	166
	2011	13	30.00 %	\$2,895,246	-12.47 %	\$2,760,000	-5.64 %	\$972.03	0.70 %	\$913.91	-10.62 %	203