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Seaport

2011 Third Quarter
Sales Summary

140 Newbury Street
Boston, MA 02116

617-267-5465

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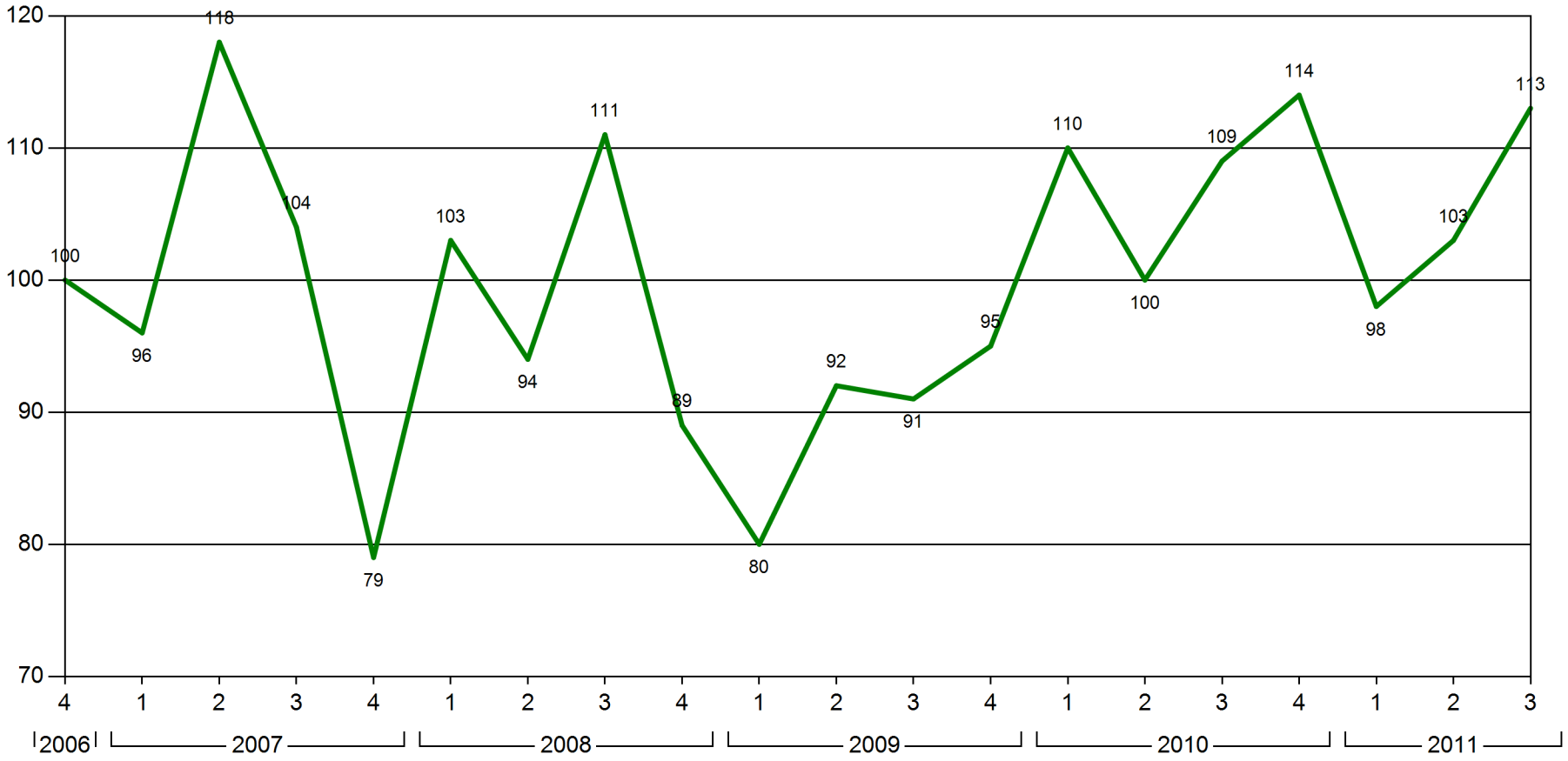
Seaport

Five Year Price Index
(Appreciation Rate)



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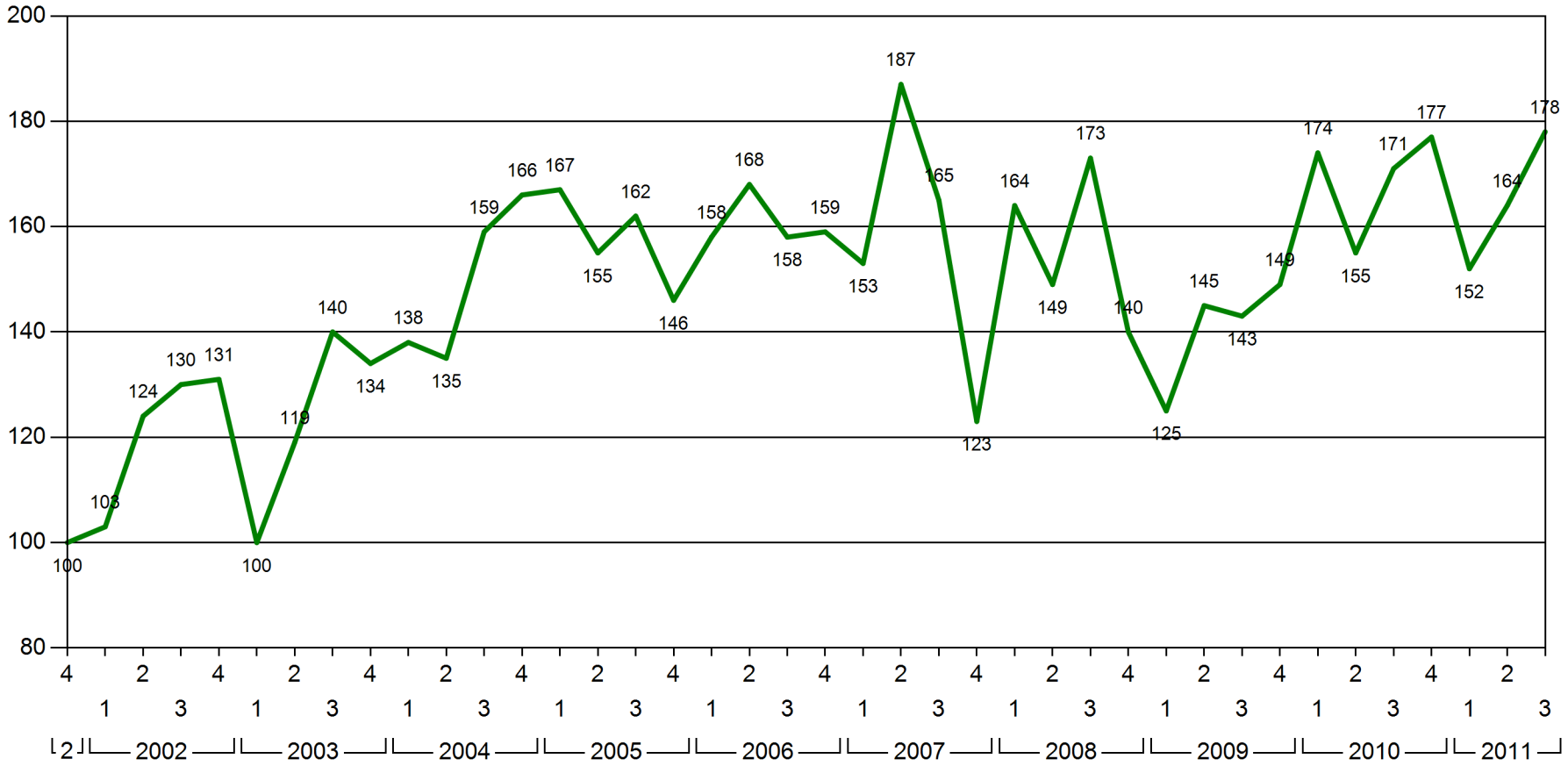
Ten Year Price Index
(Appreciation Rate)



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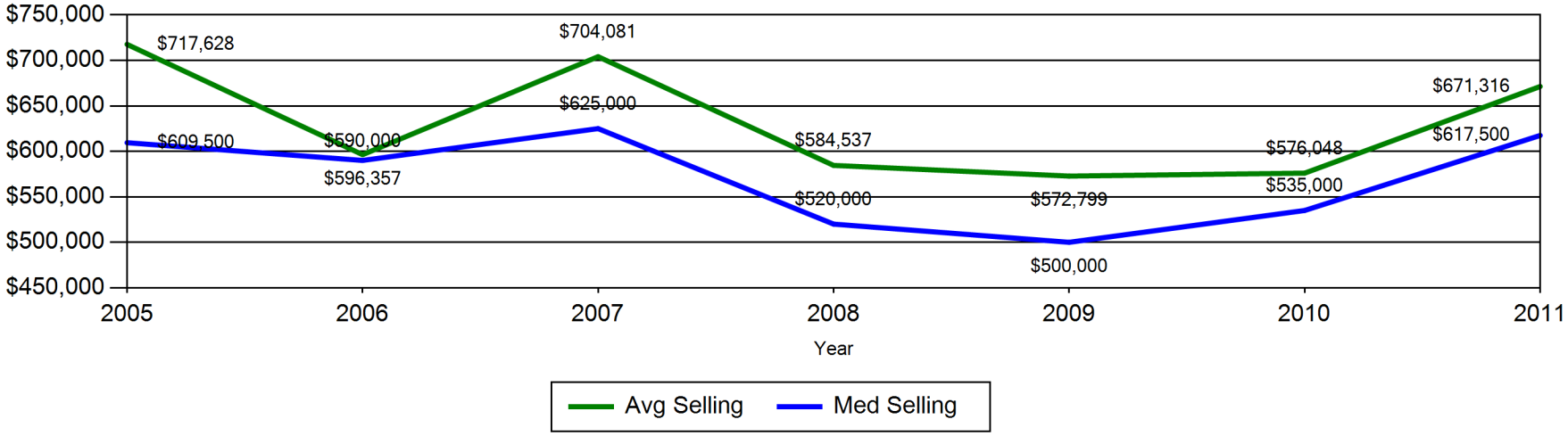
Quarterly Sales Summary
Third Quarter 2011

Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg Psf	%+-	Med Psf	%+-	Avg DOM
2005	26	-36.59 %	$717,628	-5.56 %	$609,500	-4.02 %	$462.97	-4.93 %	$466.52	-0.19%	109
2006	7	-73.08 %	$596,357	-16.90 %	$590,000	-3.20 %	$451.24	-2.53 %	$460.22	-1.35%	168
2007	27	285.71 %	$704,081	18.06 %	$625,000	5.93 %	$495.39	9.78 %	$483.87	5.14%	88
2008	29	7.41 %	$584,537	-16.98 %	$520,000	-16.80 %	$519.18	4.80 %	$507.52	4.89%	50
2009	21	-27.59 %	$572,799	-2.01 %	$500,000	-3.85 %	$469.44	-9.58 %	$469.61	-7.47%	109
2010	23	9.52 %	$576,048	0.57 %	$535,000	7.00 %	$499.95	6.50 %	$463.64	-1.27%	125
2011	19	-17.39 %	$671,316	16.54 %	$617,500	15.42 %	$508.57	1.72 %	$487.24	5.09%	88

Average and Median Selling Prices



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Sales Comparison by Number of Bedrooms
Third Quarter 2011

Sq Feet	Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg PSF	%+-	Med PSF	%+-	Avg DOM
Studio	**2009**	2	100.00 %	$470,000	4.75 %	$470,000	4.75 %	$460.74	-25.96 %	$460.74	-25.96 %	29
	2010	4	100.00 %	$340,150	-27.63 %	$325,500	-30.74 %	$494.73	7.38 %	$504.72	9.55 %	26
	2011	0	-100.00 %									
One Bed	**2009**	11	-45.00 %	$429,331	-11.31 %	$426,640	-13.37 %	$474.29	-5.26 %	$484.50	-0.91 %	148
	2010	12	9.09 %	$583,000	35.79 %	$535,000	25.40 %	$506.70	6.84 %	$476.38	-1.67 %	138
	2011	10	-16.67 %	$522,550	-10.37 %	$477,500	-10.75 %	$517.79	2.19 %	$484.78	1.76 %	142
Two Beds	**2009**	7	40.00 %	$738,019	-15.51 %	$635,000	-26.76 %	$468.72	-22.84 %	$499.43	-19.31 %	60
	2010	7	0.00 %	$698,929	-5.30 %	$700,000	10.24 %	$491.37	4.83 %	$444.11	-11.08 %	175
	2011	9	28.57 %	$836,611	19.70 %	$800,000	14.29 %	$498.32	1.41 %	$499.38	12.44 %	58
Three Plus Beds	**2009**	1	0.00 %	$1,200,000	5.31 %	$1,200,000	5.31 %	$438.60	-14.55 %	$438.60	-14.55 %	
	2010	0	-100.00 %									
	2011	0										

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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**	2	0.00 %	$342,750	27.67 %	$342,750	27.67 %	$511.80	17.38 %	$511.80	17.38%	1
	2010	4	100.00 %	$320,875	-6.38 %	$318,250	-7.15 %	$501.34	-2.04 %	$504.72	-1.38%	37
	2011	0	-100.00 %									
701-1000	**2009**	5	-44.44 %	$401,028	-17.14 %	$397,000	-11.52 %	$480.68	-18.40 %	$488.62	-14.69%	118
	2010	3	-40.00 %	$543,200	35.45 %	$535,000	34.76 %	$574.39	19.50 %	$552.12	12.99%	56
	2011	6	100.00 %	$451,333	-16.91 %	$421,000	-21.31 %	$529.61	-7.80 %	$493.92	-10.54%	167
1001-1500	**2009**	10	-23.08 %	$533,700	-10.56 %	$515,000	-3.87 %	$447.42	-10.52 %	$439.88	-7.62%	149
	2010	11	10.00 %	$558,045	4.56 %	$530,000	2.91 %	$499.54	11.65 %	$458.33	4.20%	141
	2011	9	-18.18 %	$656,111	17.57 %	$637,000	20.19 %	$500.24	0.14 %	$461.23	0.63%	69
1501-1800	**2009**	2	0.00 %	$875,567	12.41 %	$875,567	12.41 %	$504.11	6.23 %	$504.11	6.23%	-1
	2010	2	0.00 %	$842,500	-3.78 %	$842,500	-3.78 %	$515.80	2.32 %	$515.80	2.32%	
	2011	2	0.00 %	$856,000	1.60 %	$856,000	1.60 %	$525.88	1.96 %	$525.88	1.96%	81
1800-2400	**2009**	1	-50.00 %	$1,050,000	7.78 %	$1,050,000	7.78 %	$510.20	11.67 %	$510.20	11.67%	
	2010	3	200.00 %	$837,500	-20.24 %	$862,500	-17.86 %	$414.65	-18.73 %	$415.66	-18.53%	338
	2011	1	-66.67 %	$810,000	-3.28 %	$810,000	-6.09 %	$385.16	-7.11 %	$385.16	-7.34%	46
Over 2400	**2009**	1		$1,200,000		$1,200,000		$438.60		$438.60		
	2010	0	-100.00 %									
	2011	1		$1,620,000		$1,620,000		$546.01		$546.01		42

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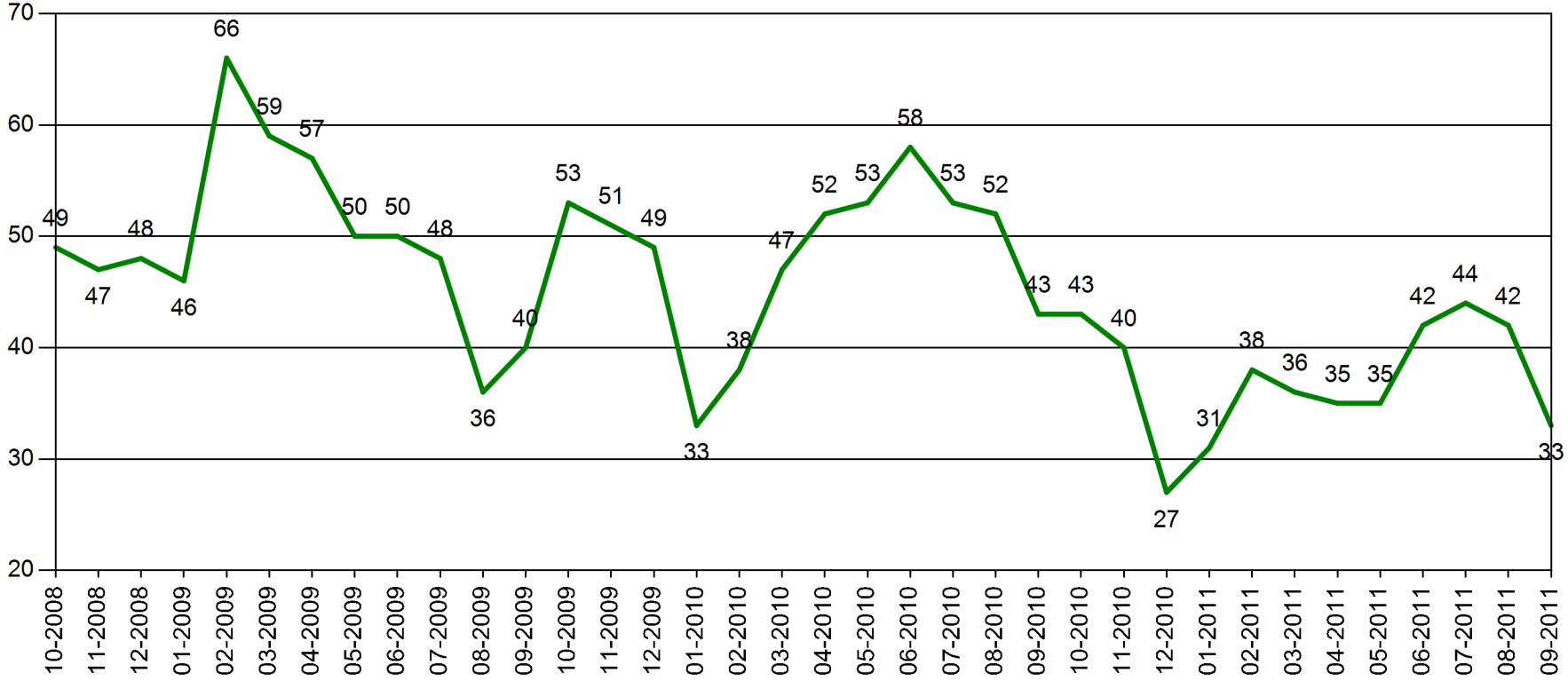
Inventory

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