

# South Boston

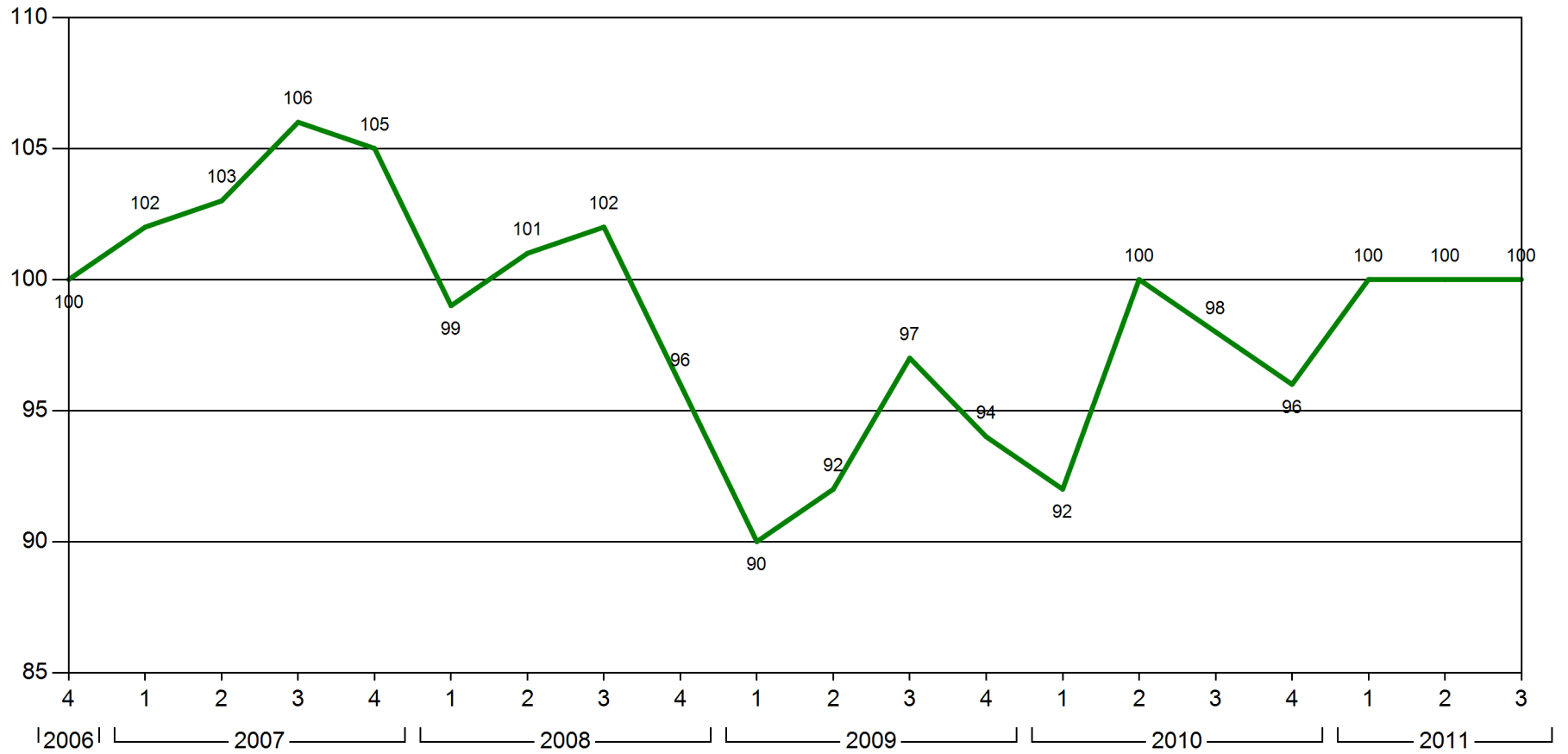
2011 Third Quarter  
Sales Summary

140 Newbury Street  
Boston, MA 02116

617-267-5465

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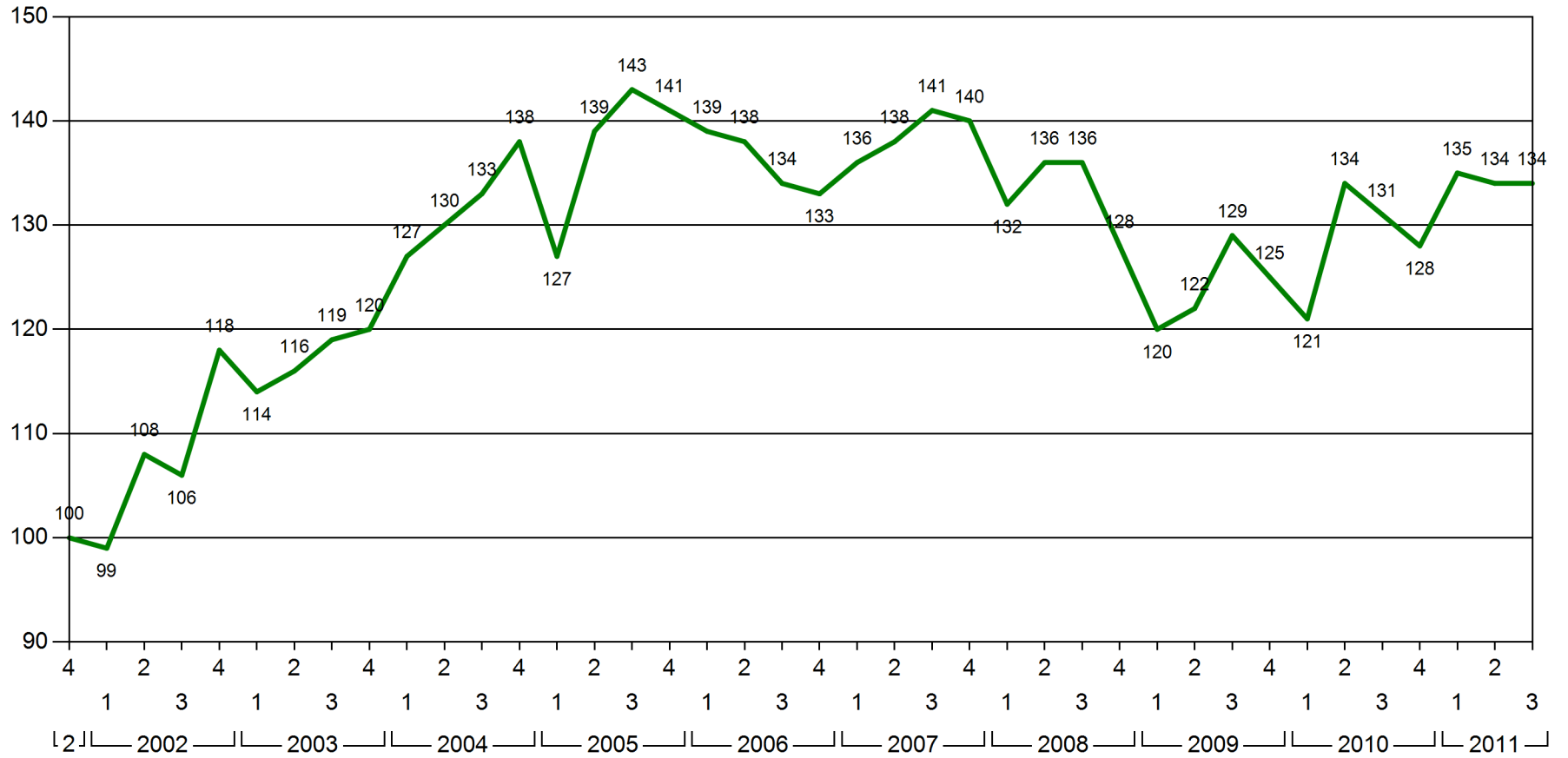
## South Boston Five Year Price Index [Appreciation Rate]



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## South Boston

Ten Year Price Index  
(Appreciation Rate)



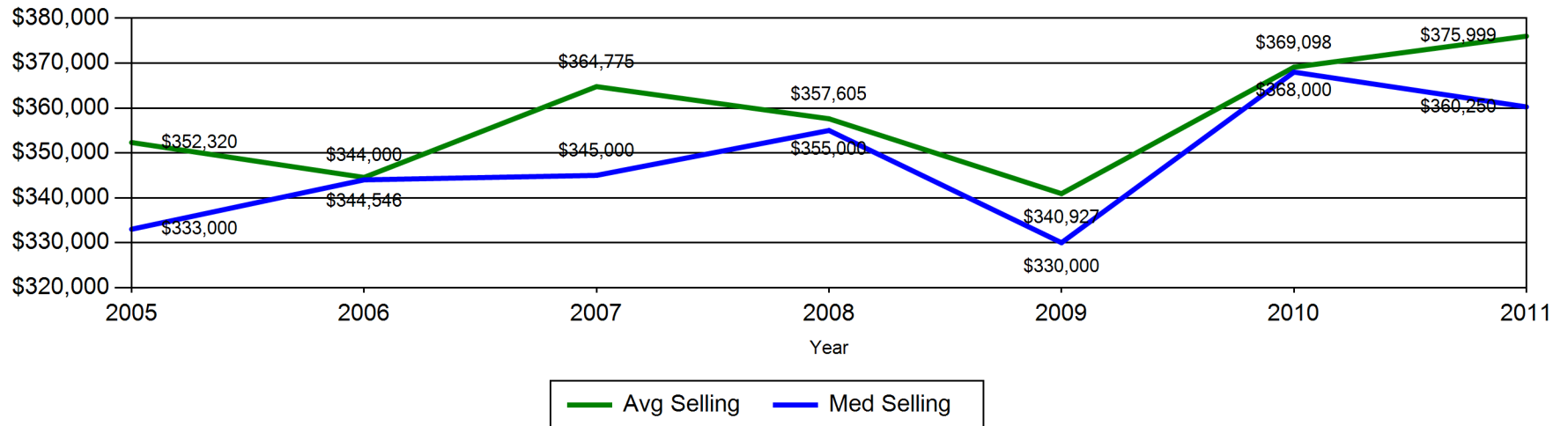
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## South Boston

### Quarterly Sales Summary Third Quarter 2011

Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg Psf	%+-	Med Psf	%+-	Avg DOM
2005	180	-25.00 %	\$352,320	4.91 %	\$333,000	1.06 %	\$415.40	6.49 %	\$412.20	6.60%	67
2006	169	-6.11 %	\$344,546	-2.21 %	\$344,000	3.30 %	\$380.91	-8.30 %	\$376.68	-8.62%	91
2007	180	6.51 %	\$364,775	5.87 %	\$345,000	0.29 %	\$397.77	4.43 %	\$400.14	6.23%	80
2008	155	-13.89 %	\$357,605	-1.97 %	\$355,000	2.90 %	\$384.90	-3.23 %	\$381.04	-4.77%	107
2009	173	11.61 %	\$340,927	-4.66 %	\$330,000	-7.04 %	\$365.15	-5.13 %	\$370.83	-2.68%	100
2010	120	-30.64 %	\$369,098	8.26 %	\$368,000	11.52 %	\$365.95	0.22 %	\$376.17	1.44%	90
2011	156	30.00 %	\$375,999	1.87 %	\$360,250	-2.11 %	\$367.76	0.49 %	\$375.17	-0.26%	90

Average and Median Selling Prices



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## South Boston

### Sales Comparison by Number of Bedrooms Third Quarter 2011

Sq Feet	Year	Sales	%+	Avg Selling	%+	Med Selling	%+	Avg PSF	%+	Med PSF	%+	Avg DOM
Studio	<b>2009</b>	0										
	<b>2010</b>	1		\$322,500		\$322,500		\$540.20		\$540.20		
	<b>2011</b>	0	-100.00 %									
One Bed	<b>2009</b>	43	53.57 %	\$268,902	-8.50 %	\$280,000	8.21 %	\$405.43	-10.48 %	\$424.95	-5.33 %	65
	<b>2010</b>	17	-60.47 %	\$258,338	-3.93 %	\$270,000	-3.57 %	\$399.09	-1.56 %	\$427.40	0.57 %	71
	<b>2011</b>	31	82.35 %	\$254,210	-1.60 %	\$245,000	-9.26 %	\$408.90	2.46 %	\$410.45	-3.97 %	96
Two Beds	<b>2009</b>	114	8.57 %	\$355,850	-2.92 %	\$349,500	-4.77 %	\$359.72	-4.35 %	\$360.52	-5.33 %	96
	<b>2010</b>	82	-28.07 %	\$384,235	7.98 %	\$380,000	8.73 %	\$370.64	3.03 %	\$377.37	4.67 %	93
	<b>2011</b>	76	-7.32 %	\$388,121	1.01 %	\$367,500	-3.29 %	\$362.54	-2.19 %	\$373.93	-0.91 %	81
Three Plus Beds	<b>2009</b>	13	-18.75 %	\$444,359	5.06 %	\$425,000	-1.96 %	\$283.32	-8.35 %	\$264.12	-14.08 %	239
	<b>2010</b>	17	30.77 %	\$402,750	-9.36 %	\$395,000	-7.06 %	\$303.61	7.16 %	\$310.71	17.64 %	80
	<b>2011</b>	17	0.00 %	\$475,954	18.18 %	\$480,000	21.52 %	\$318.01	4.74 %	\$306.51	-1.35 %	132



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## South Boston Inventory Third Quarter 2011

