

## **Boston Real Estate Local Market Update by Neighborhood**

*Updated March 26, 2013*

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*Micro-local perspective on the Boston real estate market, neighborhood by neighborhood.*

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## Additional Resources

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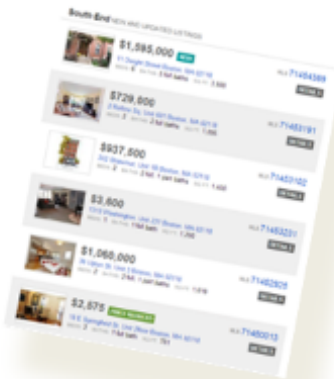


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# Local Market Update – February 2013

A RESEARCH TOOL PROVIDED BY THE GREATER BOSTON ASSOCIATION OF REALTORS®



## Boston

**+ 8.9%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

**- 3.5%**

Year-Over-Year  
Change in  
**Median Sales Price**  
All Properties

**- 45.0%**

Year-Over-Year  
Change in  
**Inventory of Homes**  
All Properties

### Single-Family Properties

|  | February  |                  |         | Year to Date |                  |         |
|--|-----------|------------------|---------|--------------|------------------|---------|
|  | 2012      | 2013             | + / -   | 2012         | 2013             | + / -   |
| Closed Sales                             | 50        | 55               | + 10.0% | 100          | 116              | + 16.0% |
| Median Sales Price*                      | \$305,000 | <b>\$400,000</b> | + 31.1% | \$309,500    | <b>\$381,250</b> | + 23.2% |
| Inventory of Homes for Sale              | 361       | 207              | - 42.7% | --           | --               | --      |
| Months Supply of Inventory               | 5.0       | 2.4              | - 52.4% | --           | --               | --      |
| Days on Market Until Sale                | 107       | 102              | - 4.5%  | 111          | 87               | - 21.0% |
| Percent of Original List Price Received* | 93.8%     | 95.2%            | + 1.4%  | 91.4%        | 96.2%            | + 5.2%  |
| New Listings                             | 122       | 98               | - 19.7% | 234          | 183              | - 21.8% |

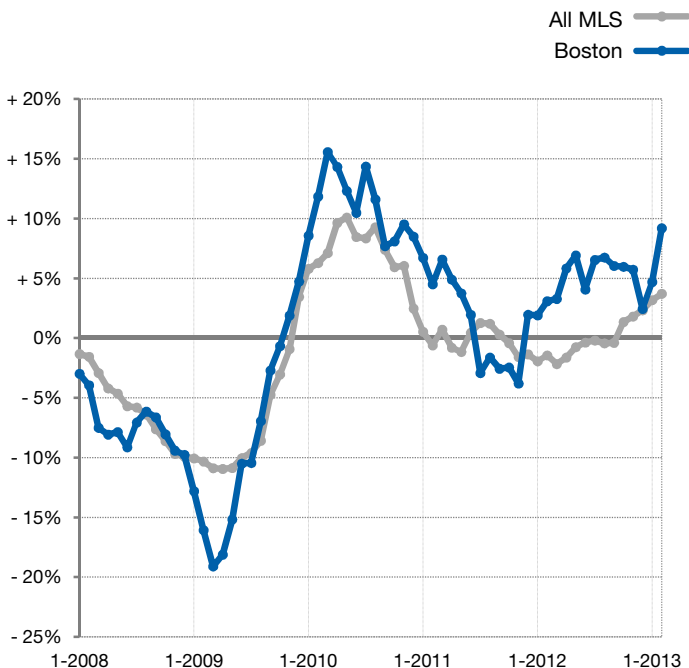
### Condominium Properties

|  | February  |                  |         | Year to Date |                  |         |
|--|-----------|------------------|---------|--------------|------------------|---------|
|  | 2012      | 2013             | + / -   | 2012         | 2013             | + / -   |
| Closed Sales                             | 153       | 166              | + 8.5%  | 344          | 374              | + 8.7%  |
| Median Sales Price*                      | \$445,000 | <b>\$385,000</b> | - 13.5% | \$424,000    | <b>\$413,750</b> | - 2.4%  |
| Inventory of Homes for Sale              | 1,364     | 742              | - 45.6% | --           | --               | --      |
| Months Supply of Inventory               | 4.6       | 2.0              | - 56.5% | --           | --               | --      |
| Days on Market Until Sale                | 124       | 72               | - 41.6% | 123          | 75               | - 39.0% |
| Percent of Original List Price Received* | 94.0%     | 97.5%            | + 3.7%  | 93.9%        | 96.8%            | + 3.0%  |
| New Listings                             | 526       | 472              | - 10.3% | 983          | 871              | - 11.4% |

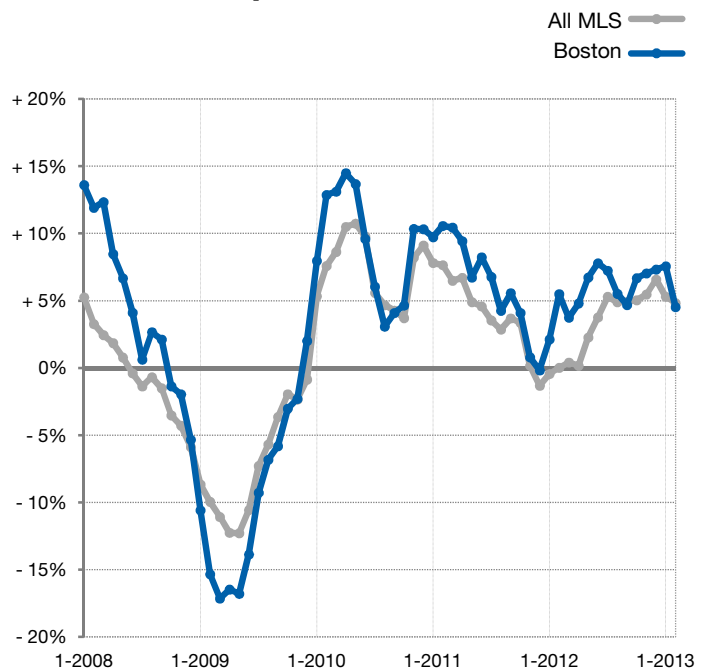
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Single-Family Properties



### Condominium Properties



\*\* Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period. | All data from MLS Property Information Network, Inc. Provided by the Greater Boston Association of REALTORS® and the Massachusetts Association of REALTORS®. Powered by 10K Research and Marketing.

# Local Market Update – February 2013

A RESEARCH TOOL PROVIDED BY THE GREATER BOSTON ASSOCIATION OF REALTORS®



## Allston/Brighton

**+ 18.2%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

**+ 25.0%**

Year-Over-Year  
Change in  
**Median Sales Price**  
All Properties

**- 62.5%**

Year-Over-Year  
Change in  
**Inventory of Homes**  
All Properties

### Single-Family Properties

|  | February  |      |          | Year to Date |      |          |
|--|-----------|------|----------|--------------|------|----------|
|  | 2012      | 2013 | + / -    | 2012         | 2013 | + / -    |
| Closed Sales                             | 3         | 0    | - 100.0% | 6            | 0    | - 100.0% |
| Median Sales Price*                      | \$378,000 | \$0  | - 100.0% | \$390,750    | \$0  | - 100.0% |
| Inventory of Homes for Sale              | 6         | 5    | - 16.7%  | --           | --   | --       |
| Months Supply of Inventory               | 2.0       | 1.4  | - 29.7%  | --           | --   | --       |
| Days on Market Until Sale                | 52        | 0    | - 100.0% | 62           | 0    | - 100.0% |
| Percent of Original List Price Received* | 92.1%     | 0.0% | - 100.0% | 92.8%        | 0.0% | - 100.0% |
| New Listings                             | 0         | 1    | --       | 4            | 3    | - 25.0%  |

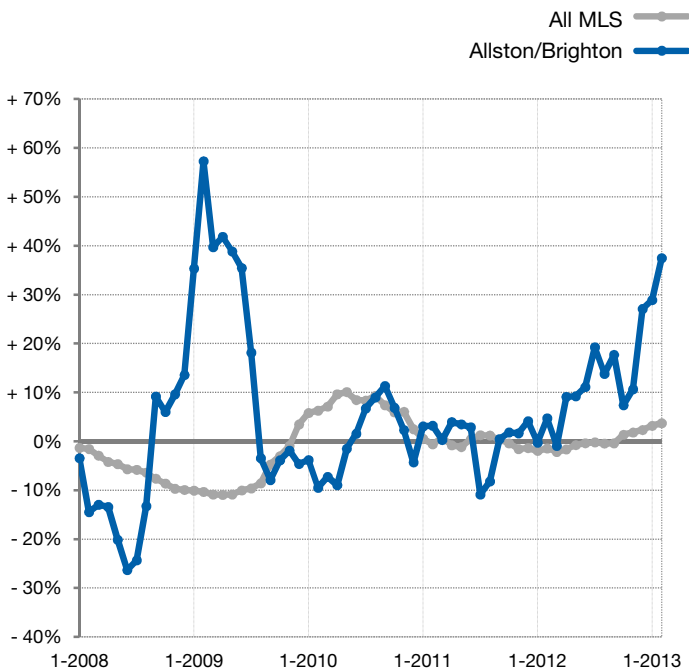
### Condominium Properties

|  | February  |           |         | Year to Date |           |         |
|--|-----------|-----------|---------|--------------|-----------|---------|
|  | 2012      | 2013      | + / -   | 2012         | 2013      | + / -   |
| Closed Sales                             | 8         | 13        | + 62.5% | 22           | 16        | - 27.3% |
| Median Sales Price*                      | \$242,500 | \$325,000 | + 34.0% | \$241,500    | \$312,500 | + 29.4% |
| Inventory of Homes for Sale              | 66        | 22        | - 66.7% | --           | --        | --      |
| Months Supply of Inventory               | 2.9       | 0.9       | - 70.0% | --           | --        | --      |
| Days on Market Until Sale                | 84        | 60        | - 28.7% | 106          | 51        | - 51.8% |
| Percent of Original List Price Received* | 95.9%     | 98.3%     | + 2.4%  | 93.8%        | 98.8%     | + 5.3%  |
| New Listings                             | 42        | 31        | - 26.2% | 63           | 48        | - 23.8% |

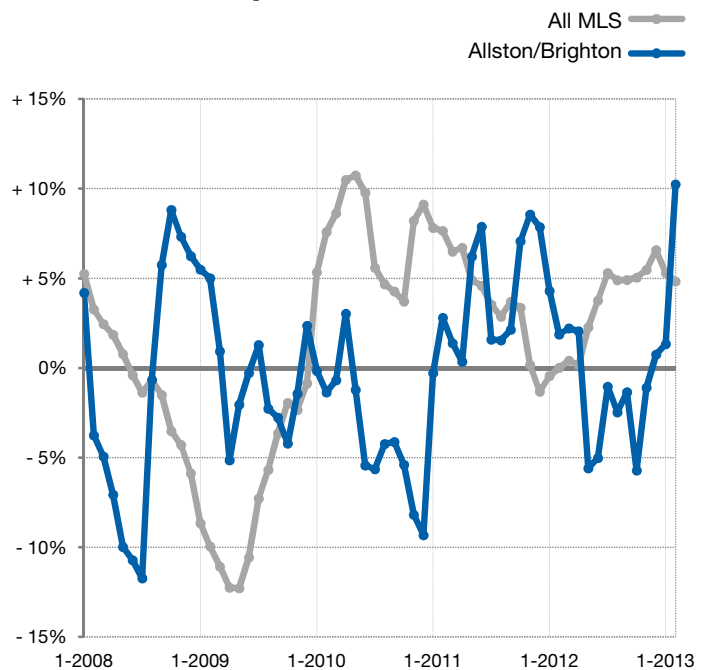
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Single-Family Properties



### Condominium Properties



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# Local Market Update – February 2013

A RESEARCH TOOL PROVIDED BY THE GREATER BOSTON ASSOCIATION OF REALTORS®



## Back Bay

**- 12.5%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

**- 13.8%**

Year-Over-Year  
Change in  
**Median Sales Price**  
All Properties

**- 58.2%**

Year-Over-Year  
Change in  
**Inventory of Homes**  
All Properties

### Single-Family Properties

|  | February    |      |          | Year to Date |      |          |
|--|-------------|------|----------|--------------|------|----------|
|  | 2012        | 2013 | + / -    | 2012         | 2013 | + / -    |
| Closed Sales                             | 1           | 0    | - 100.0% | 3            | 0    | - 100.0% |
| Median Sales Price*                      | \$2,250,000 | \$0  | - 100.0% | \$3,100,000  | \$0  | - 100.0% |
| Inventory of Homes for Sale              | 11          | 9    | - 18.2%  | --           | --   | --       |
| Months Supply of Inventory               | 8.0         | 4.1  | - 48.9%  | --           | --   | --       |
| Days on Market Until Sale                | 239         | 0    | - 100.0% | 300          | 0    | - 100.0% |
| Percent of Original List Price Received* | 79.6%       | 0.0% | - 100.0% | 83.3%        | 0.0% | - 100.0% |
| New Listings                             | 5           | 1    | - 80.0%  | 6            | 1    | - 83.3%  |

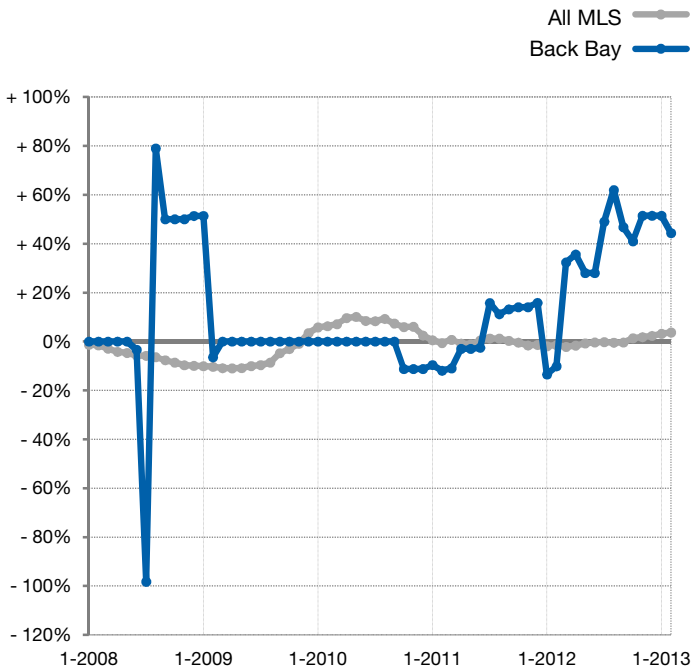
### Condominium Properties

|  | February  |             |         | Year to Date |             |         |
|--|-----------|-------------|---------|--------------|-------------|---------|
|  | 2012      | 2013        | + / -   | 2012         | 2013        | + / -   |
| Closed Sales                             | 15        | 14          | - 6.7%  | 42           | 14          | - 66.7% |
| Median Sales Price*                      | \$970,000 | \$1,062,500 | + 9.5%  | \$852,000    | \$1,062,500 | + 24.7% |
| Inventory of Homes for Sale              | 190       | 75          | - 60.5% | --           | --          | --      |
| Months Supply of Inventory               | 5.2       | 1.6         | - 68.5% | --           | --          | --      |
| Days on Market Until Sale                | 131       | 123         | - 5.8%  | 115          | 123         | + 6.8%  |
| Percent of Original List Price Received* | 91.2%     | 97.9%       | + 7.3%  | 93.2%        | 97.9%       | + 5.0%  |
| New Listings                             | 56        | 32          | - 42.9% | 115          | 63          | - 45.2% |

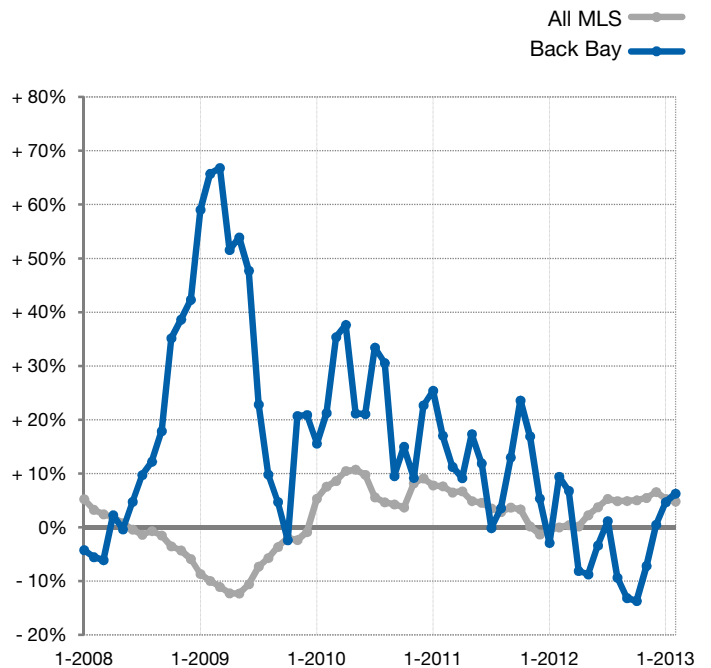
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Single-Family Properties



### Condominium Properties



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# Local Market Update – February 2013

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## Beacon Hill

**- 66.7%**

**+ 310.4%**

**- 44.8%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

Year-Over-Year  
Change in  
**Median Sales Price**  
All Properties

Year-Over-Year  
Change in  
**Inventory of Homes**  
All Properties

### Single-Family Properties

|  | February |             |         | Year to Date |             |          |
|--|----------|-------------|---------|--------------|-------------|----------|
|  | 2012     | 2013        | + / -   | 2012         | 2013        | + / -    |
| Closed Sales                             | 0        | 2           | --      | 2            | 2           | 0.0%     |
| Median Sales Price*                      | \$0      | \$2,165,000 | --      | \$2,337,500  | \$2,165,000 | - 7.4%   |
| Inventory of Homes for Sale              | 16       | 10          | - 37.5% | --           | --          | --       |
| Months Supply of Inventory               | 4.8      | 3.3         | - 30.6% | --           | --          | --       |
| Days on Market Until Sale                | 0        | 163         | --      | 67           | 163         | + 144.4% |
| Percent of Original List Price Received* | 0.0%     | 82.0%       | --      | 85.7%        | 82.0%       | - 4.4%   |
| New Listings                             | 6        | 6           | 0.0%    | 10           | 7           | - 30.0%  |

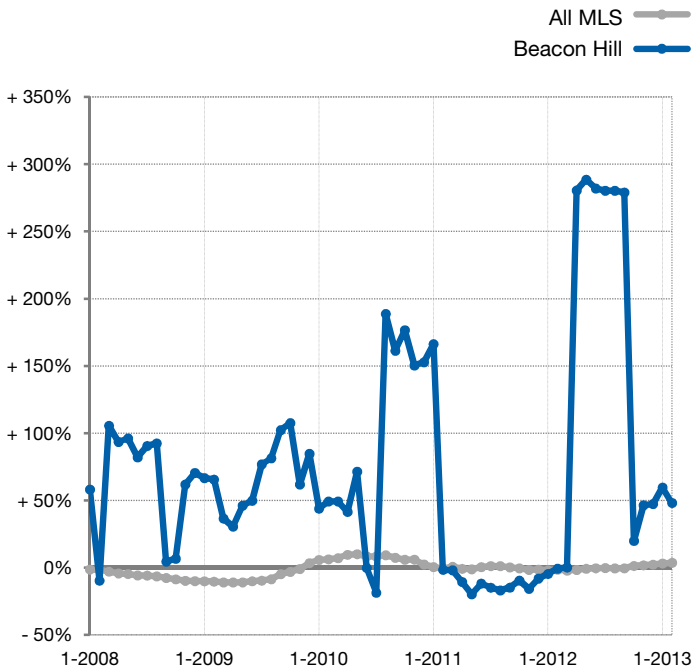
### Condominium Properties

|  | February  |      |          | Year to Date |      |          |
|--|-----------|------|----------|--------------|------|----------|
|  | 2012      | 2013 | + / -    | 2012         | 2013 | + / -    |
| Closed Sales                             | 6         | 0    | - 100.0% | 19           | 0    | - 100.0% |
| Median Sales Price*                      | \$527,500 | \$0  | - 100.0% | \$549,000    | \$0  | - 100.0% |
| Inventory of Homes for Sale              | 42        | 22   | - 47.6%  | --           | --   | --       |
| Months Supply of Inventory               | 3.0       | 1.3  | - 56.6%  | --           | --   | --       |
| Days on Market Until Sale                | 122       | 0    | - 100.0% | 147          | 0    | - 100.0% |
| Percent of Original List Price Received* | 93.4%     | 0.0% | - 100.0% | 93.3%        | 0.0% | - 100.0% |
| New Listings                             | 14        | 12   | - 14.3%  | 33           | 18   | - 45.5%  |

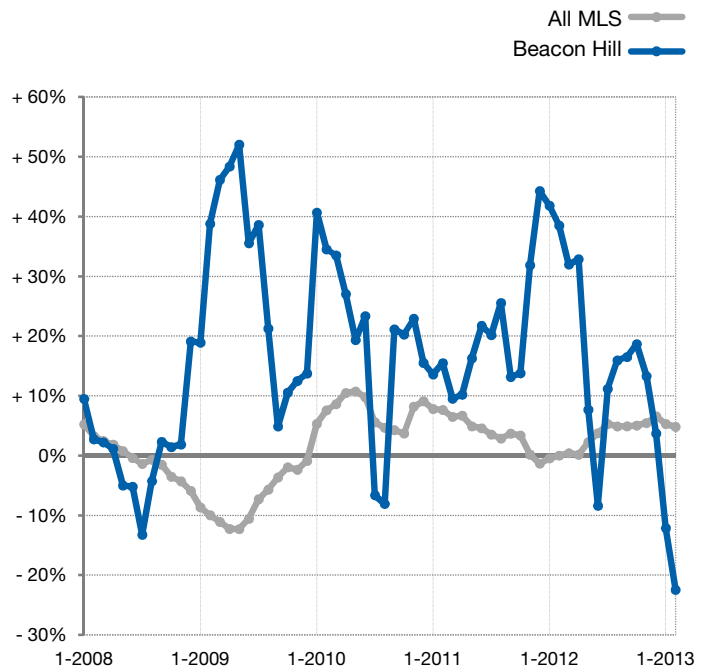
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Single-Family Properties



### Condominium Properties



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# Local Market Update – February 2013

A RESEARCH TOOL PROVIDED BY THE GREATER BOSTON ASSOCIATION OF REALTORS®



## Charlestown

**+ 100.0%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

**- 3.6%**

Year-Over-Year  
Change in  
**Median Sales Price**  
All Properties

**- 59.2%**

Year-Over-Year  
Change in  
**Inventory of Homes**  
All Properties

### Single-Family Properties

|  | February  |                  |          | Year to Date |                  |          |
|--|-----------|------------------|----------|--------------|------------------|----------|
|  | 2012      | 2013             | + / -    | 2012         | 2013             | + / -    |
| Closed Sales                             | 1         | 6                | + 500.0% | 4            | 8                | + 100.0% |
| Median Sales Price*                      | \$810,000 | <b>\$744,500</b> | - 8.1%   | \$597,500    | <b>\$737,500</b> | + 23.4%  |
| Inventory of Homes for Sale              | 26        | 15               | - 42.3%  | --           | --               | --       |
| Months Supply of Inventory               | 6.6       | 2.2              | - 66.5%  | --           | --               | --       |
| Days on Market Until Sale                | 79        | 94               | + 19.0%  | 83           | 76               | - 8.7%   |
| Percent of Original List Price Received* | 97.7%     | 100.2%           | + 2.6%   | 92.5%        | 100.6%           | + 8.8%   |
| New Listings                             | 10        | 6                | - 40.0%  | 19           | 14               | - 26.3%  |

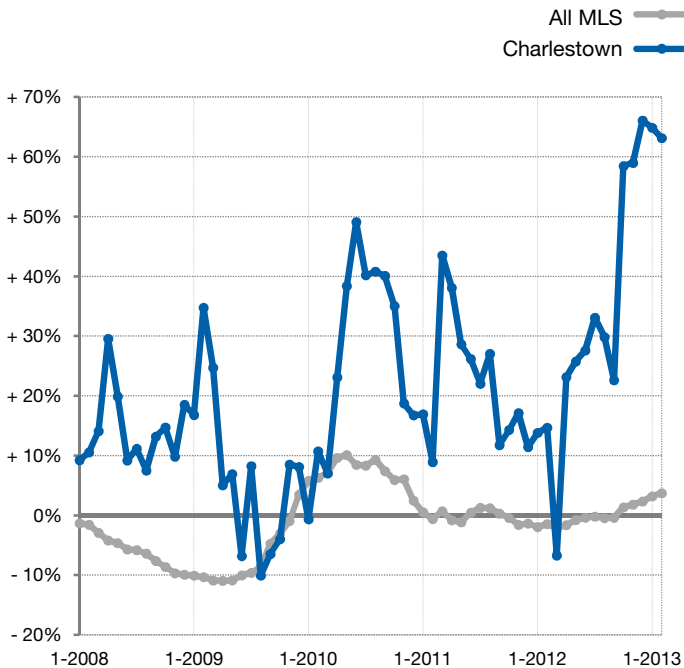
### Condominium Properties

|  | February  |                  |         | Year to Date |                  |         |
|--|-----------|------------------|---------|--------------|------------------|---------|
|  | 2012      | 2013             | + / -   | 2012         | 2013             | + / -   |
| Closed Sales                             | 6         | 8                | + 33.3% | 17           | 20               | + 17.6% |
| Median Sales Price*                      | \$558,000 | <b>\$456,875</b> | - 18.1% | \$466,500    | <b>\$462,375</b> | - 0.9%  |
| Inventory of Homes for Sale              | 94        | 34               | - 63.8% | --           | --               | --      |
| Months Supply of Inventory               | 5.4       | 1.4              | - 73.5% | --           | --               | --      |
| Days on Market Until Sale                | 117       | 99               | - 15.3% | 117          | 72               | - 38.7% |
| Percent of Original List Price Received* | 98.4%     | 99.3%            | + 0.9%  | 95.9%        | 98.3%            | + 2.5%  |
| New Listings                             | 40        | 34               | - 15.0% | 71           | 53               | - 25.4% |

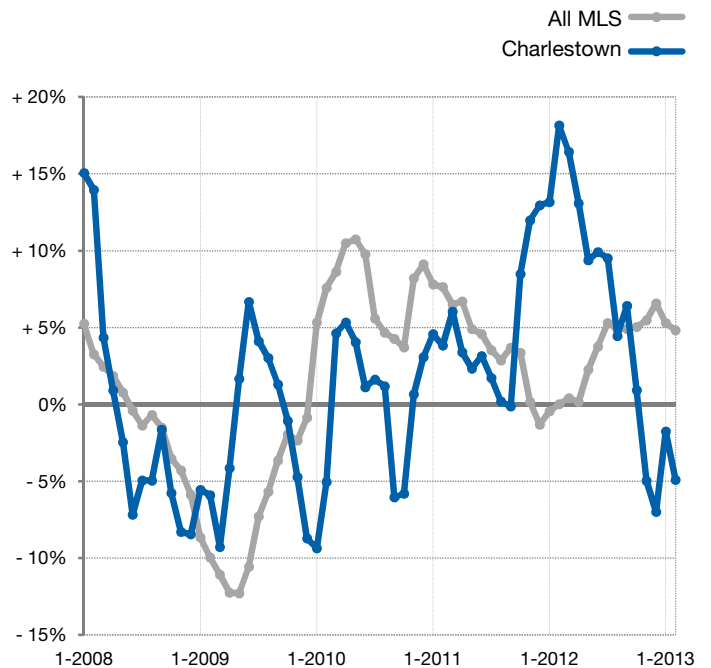
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Single-Family Properties



### Condominium Properties



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# Local Market Update – February 2013

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## Dorchester

**+ 10.0%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

**+ 96.3%**

Year-Over-Year  
Change in  
**Median Sales Price**  
All Properties

**- 54.5%**

Year-Over-Year  
Change in  
**Inventory of Homes**  
All Properties

### Single-Family Properties

|  | February  |                  |          | Year to Date |                  |          |
|--|-----------|------------------|----------|--------------|------------------|----------|
|  | 2012      | 2013             | + / -    | 2012         | 2013             | + / -    |
| Closed Sales                             | 4         | 6                | + 50.0%  | 8            | 6                | - 25.0%  |
| Median Sales Price*                      | \$212,500 | <b>\$438,990</b> | + 106.6% | \$172,150    | <b>\$438,990</b> | + 155.0% |
| Inventory of Homes for Sale              | 35        | 12               | - 65.7%  | --           | --               | --       |
| Months Supply of Inventory               | 7.0       | 2.2              | - 68.6%  | --           | --               | --       |
| Days on Market Until Sale                | 25        | 119              | + 377.3% | 27           | 119              | + 335.9% |
| Percent of Original List Price Received* | 98.1%     | 92.8%            | - 5.3%   | 93.6%        | 92.8%            | - 0.8%   |
| New Listings                             | 5         | 4                | - 20.0%  | 26           | 7                | - 73.1%  |

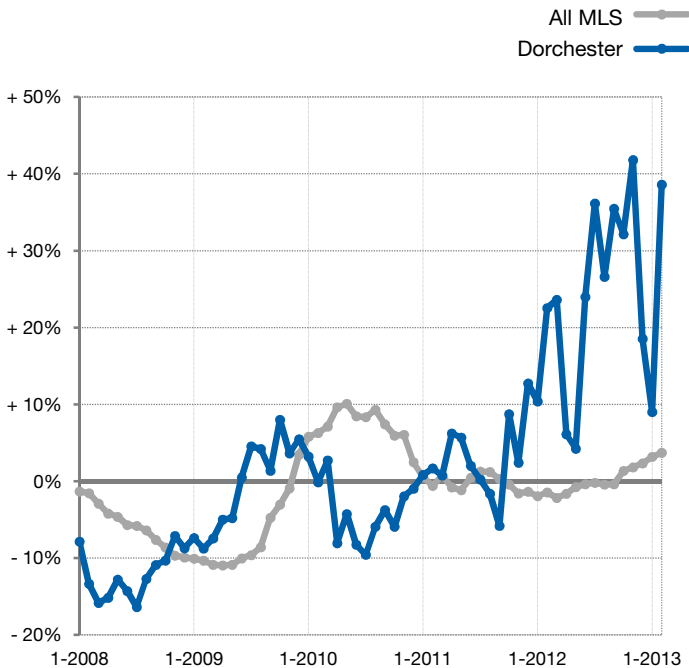
### Condominium Properties

|  | February  |                  |         | Year to Date |                  |         |
|--|-----------|------------------|---------|--------------|------------------|---------|
|  | 2012      | 2013             | + / -   | 2012         | 2013             | + / -   |
| Closed Sales                             | 6         | 5                | - 16.7% | 13           | 5                | - 61.5% |
| Median Sales Price*                      | \$159,500 | <b>\$297,000</b> | + 86.2% | \$204,000    | <b>\$297,000</b> | + 45.6% |
| Inventory of Homes for Sale              | 64        | 33               | - 48.4% | --           | --               | --      |
| Months Supply of Inventory               | 5.2       | 2.4              | - 54.0% | --           | --               | --      |
| Days on Market Until Sale                | 236       | 51               | - 78.3% | 141          | 51               | - 63.7% |
| Percent of Original List Price Received* | 98.7%     | 94.9%            | - 3.9%  | 95.9%        | 94.9%            | - 1.0%  |
| New Listings                             | 14        | 20               | + 42.9% | 39           | 27               | - 30.8% |

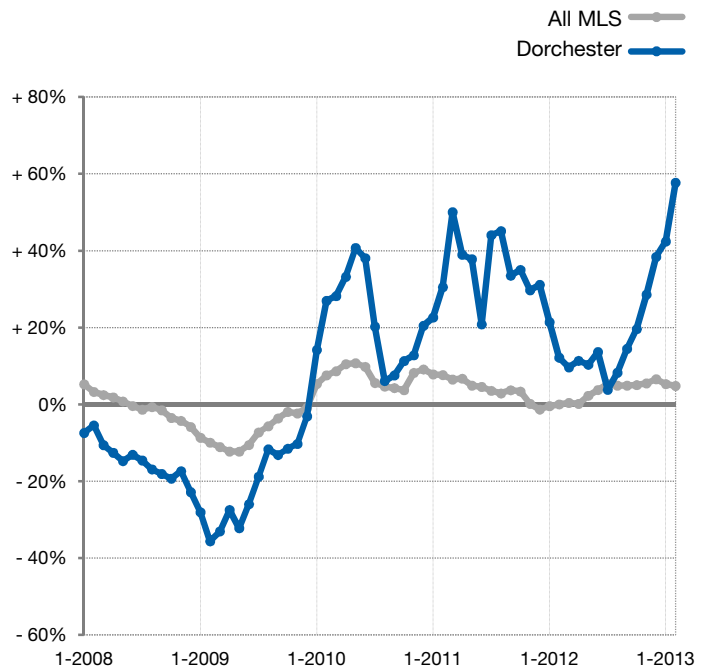
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Single-Family Properties



### Condominium Properties



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# Local Market Update – February 2013

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## East Boston

**- 33.3%**

**+ 18.2%**

**- 71.0%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

Year-Over-Year  
Change in  
**Median Sales Price**  
All Properties

Year-Over-Year  
Change in  
**Inventory of Homes**  
All Properties

### Single-Family Properties

|  | February  |                  |          | Year to Date |                  |         |
|--|-----------|------------------|----------|--------------|------------------|---------|
|  | 2012      | 2013             | + / -    | 2012         | 2013             | + / -   |
| Closed Sales                             | 2         | 1                | - 50.0%  | 4            | 2                | - 50.0% |
| Median Sales Price*                      | \$167,450 | <b>\$205,000</b> | + 22.4%  | \$178,450    | <b>\$242,500</b> | + 35.9% |
| Inventory of Homes for Sale              | 5         | 0                | - 100.0% | --           | --               | --      |
| Months Supply of Inventory               | 2.2       | 0.0              | - 100.0% | --           | --               | --      |
| Days on Market Until Sale                | 63        | 165              | + 164.0% | 116          | 89               | - 23.4% |
| Percent of Original List Price Received* | 92.2%     | 79.2%            | - 14.2%  | 91.6%        | 87.9%            | - 4.1%  |
| New Listings                             | 2         | 1                | - 50.0%  | 3            | 3                | 0.0%    |

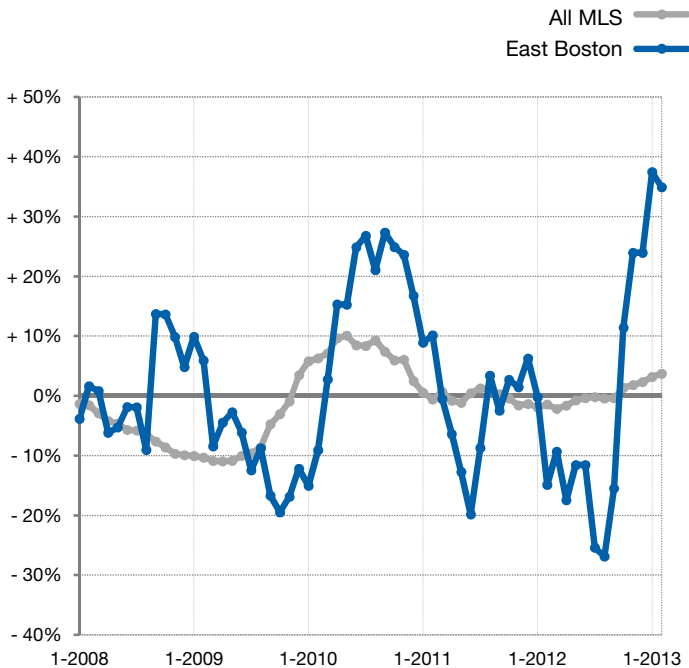
### Condominium Properties

|  | February  |                  |         | Year to Date |                  |          |
|--|-----------|------------------|---------|--------------|------------------|----------|
|  | 2012      | 2013             | + / -   | 2012         | 2013             | + / -    |
| Closed Sales                             | 4         | 3                | - 25.0% | 7            | 5                | - 28.6%  |
| Median Sales Price*                      | \$228,750 | <b>\$238,000</b> | + 4.0%  | \$282,500    | <b>\$238,000</b> | - 15.8%  |
| Inventory of Homes for Sale              | 26        | 9                | - 65.4% | --           | --               | --       |
| Months Supply of Inventory               | 7.6       | 1.9              | - 74.7% | --           | --               | --       |
| Days on Market Until Sale                | 68        | 99               | + 45.6% | 50           | 123              | + 143.1% |
| Percent of Original List Price Received* | 92.8%     | 95.6%            | + 3.1%  | 95.2%        | 94.7%            | - 0.5%   |
| New Listings                             | 5         | 3                | - 40.0% | 18           | 10               | - 44.4%  |

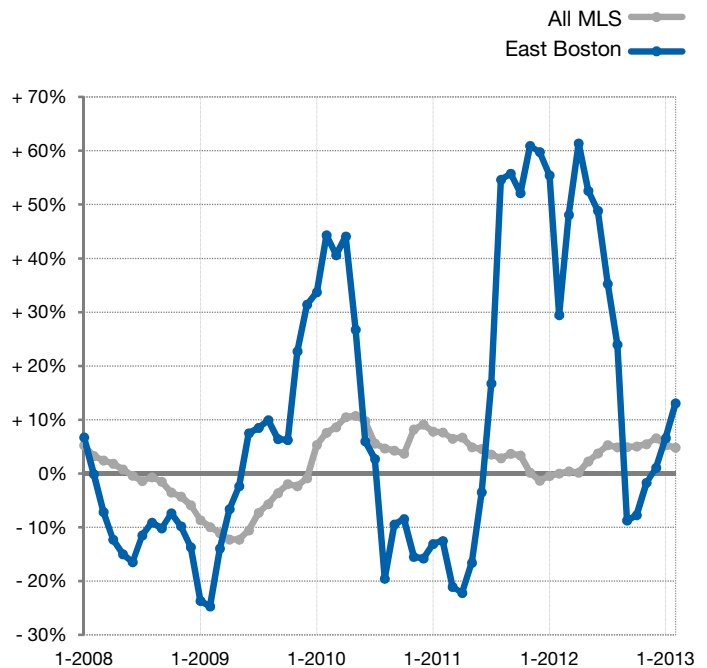
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Single-Family Properties



### Condominium Properties



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# Local Market Update – February 2013

A RESEARCH TOOL PROVIDED BY THE GREATER BOSTON ASSOCIATION OF REALTORS®



## Fenway/Kenmore Square

**0.0%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

**- 20.5%**

Year-Over-Year  
Change in  
**Median Sales Price**  
All Properties

**- 65.0%**

Year-Over-Year  
Change in  
**Inventory of Homes**  
All Properties

### Single-Family Properties

|  | February |      |       | Year to Date |      |       |
|--|----------|------|-------|--------------|------|-------|
|  | 2012     | 2013 | + / - | 2012         | 2013 | + / - |
| Closed Sales                             | 0        | 0    | --    | 0            | 0    | --    |
| Median Sales Price*                      | \$0      | \$0  | --    | \$0          | \$0  | --    |
| Inventory of Homes for Sale              | 0        | 0    | --    | --           | --   | --    |
| Months Supply of Inventory               | 0.0      | 0.0  | --    | --           | --   | --    |
| Days on Market Until Sale                | 0        | 0    | --    | 0            | 0    | --    |
| Percent of Original List Price Received* | 0.0%     | 0.0% | --    | 0.0%         | 0.0% | --    |
| New Listings                             | 0        | 0    | --    | 0            | 0    | --    |

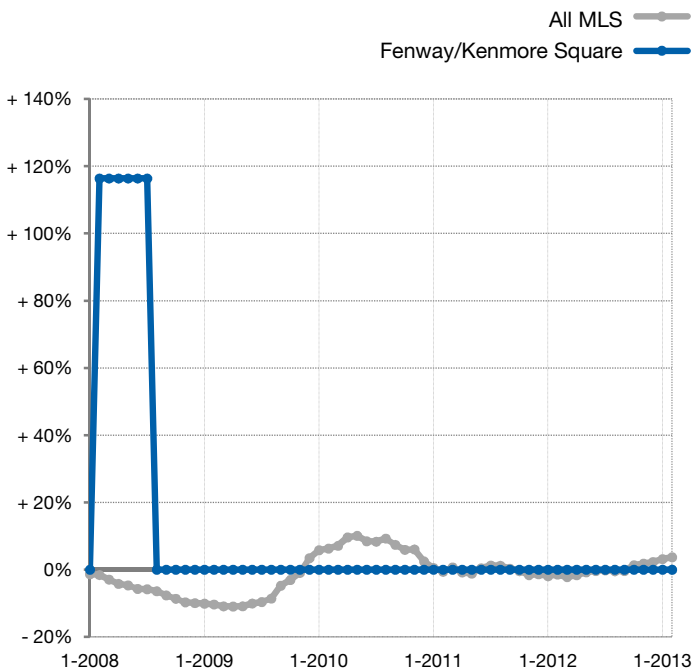
### Condominium Properties

|  | February  |           |         | Year to Date |           |         |
|--|-----------|-----------|---------|--------------|-----------|---------|
|  | 2012      | 2013      | + / -   | 2012         | 2013      | + / -   |
| Closed Sales                             | 2         | 2         | 0.0%    | 8            | 3         | - 62.5% |
| Median Sales Price*                      | \$435,000 | \$346,000 | - 20.5% | \$407,500    | \$280,000 | - 31.3% |
| Inventory of Homes for Sale              | 40        | 14        | - 65.0% | --           | --        | --      |
| Months Supply of Inventory               | 4.3       | 1.4       | - 67.1% | --           | --        | --      |
| Days on Market Until Sale                | 100       | 11        | - 89.4% | 87           | 8         | - 90.8% |
| Percent of Original List Price Received* | 92.9%     | 96.5%     | + 3.8%  | 94.7%        | 98.3%     | + 3.9%  |
| New Listings                             | 25        | 19        | - 24.0% | 41           | 27        | - 34.1% |

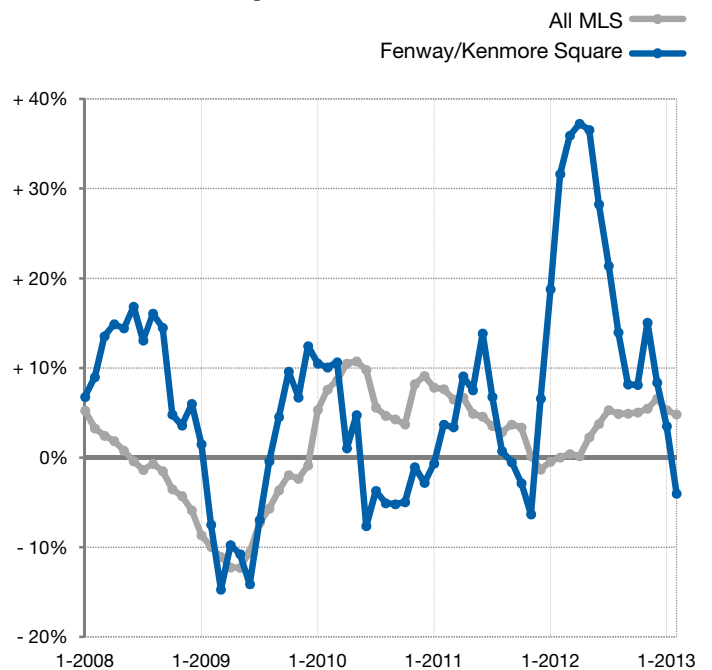
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Single-Family Properties



### Condominium Properties



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# Local Market Update – February 2013

A RESEARCH TOOL PROVIDED BY THE GREATER BOSTON ASSOCIATION OF REALTORS®



## Hyde Park/Roslindale

**- 45.0%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

**+ 14.5%**

Year-Over-Year  
Change in  
**Median Sales Price**  
All Properties

**- 39.8%**

Year-Over-Year  
Change in  
**Inventory of Homes**  
All Properties

### Single-Family Properties

|  | February  |                  |          | Year to Date |                  |         |
|--|-----------|------------------|----------|--------------|------------------|---------|
|  | 2012      | 2013             | + / -    | 2012         | 2013             | + / -   |
| Closed Sales                             | 16        | 6                | - 62.5%  | 23           | 20               | - 13.0% |
| Median Sales Price*                      | \$263,750 | <b>\$289,500</b> | + 9.8%   | \$294,000    | <b>\$322,250</b> | + 9.6%  |
| Inventory of Homes for Sale              | 60        | 25               | - 58.3%  | --           | --               | --      |
| Months Supply of Inventory               | 4.6       | 1.5              | - 67.0%  | --           | --               | --      |
| Days on Market Until Sale                | 79        | 172              | + 119.1% | 83           | 97               | + 17.0% |
| Percent of Original List Price Received* | 93.3%     | <b>94.6%</b>     | + 1.3%   | 92.5%        | <b>95.2%</b>     | + 2.9%  |
| New Listings                             | 17        | 13               | - 23.5%  | 31           | 23               | - 25.8% |

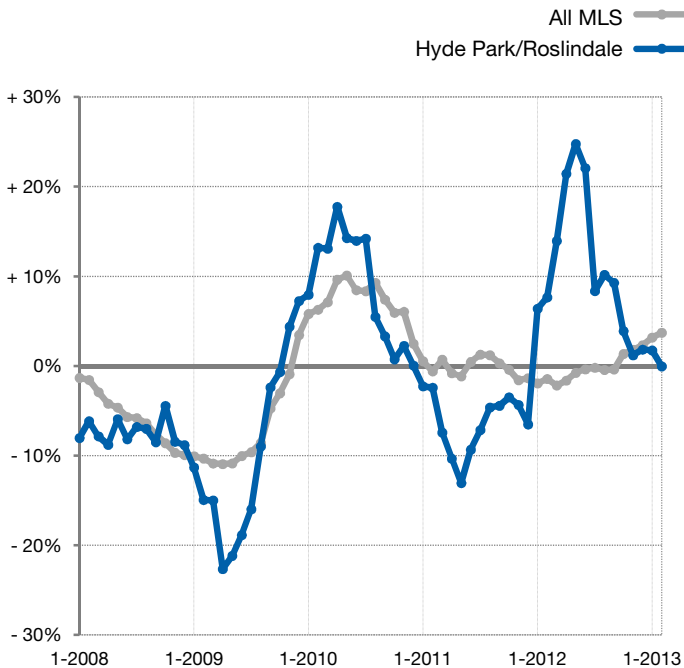
### Condominium Properties

|  | February  |                  |         | Year to Date |                  |          |
|--|-----------|------------------|---------|--------------|------------------|----------|
|  | 2012      | 2013             | + / -   | 2012         | 2013             | + / -    |
| Closed Sales                             | 4         | 5                | + 25.0% | 5            | 12               | + 140.0% |
| Median Sales Price*                      | \$275,000 | <b>\$302,000</b> | + 9.8%  | \$205,000    | <b>\$264,000</b> | + 28.8%  |
| Inventory of Homes for Sale              | 48        | 40               | - 16.7% | --           | --               | --       |
| Months Supply of Inventory               | 5.6       | 4.5              | - 20.6% | --           | --               | --       |
| Days on Market Until Sale                | 142       | 86               | - 39.0% | 118          | 84               | - 28.5%  |
| Percent of Original List Price Received* | 92.6%     | <b>104.9%</b>    | + 13.3% | 93.7%        | <b>96.4%</b>     | + 2.9%   |
| New Listings                             | 14        | 15               | + 7.1%  | 28           | 38               | + 35.7%  |

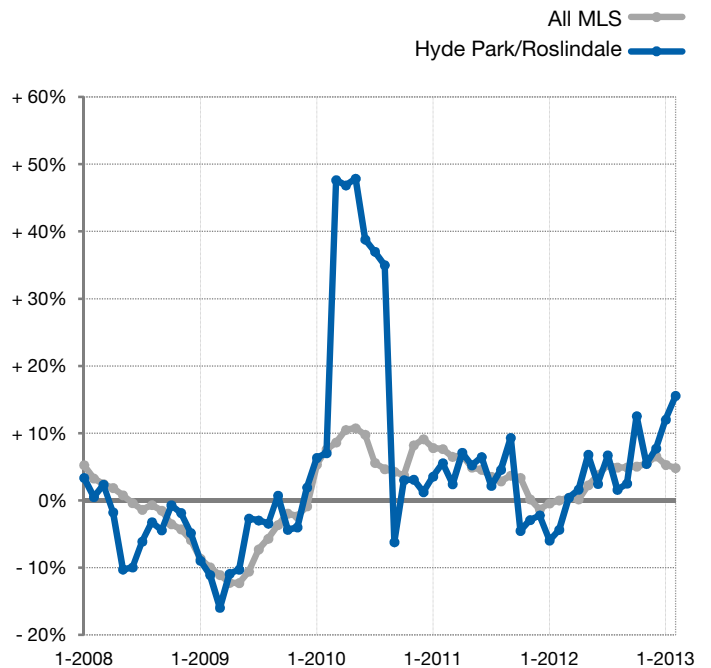
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Single-Family Properties



### Condominium Properties



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# Local Market Update – February 2013

A RESEARCH TOOL PROVIDED BY THE GREATER BOSTON ASSOCIATION OF REALTORS®



## Jamaica Plain

**- 20.0%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

**- 6.3%**

Year-Over-Year  
Change in  
**Median Sales Price**  
All Properties

**- 29.8%**

Year-Over-Year  
Change in  
**Inventory of Homes**  
All Properties

### Single-Family Properties

|  | February  |      |          | Year to Date |           |         |
|--|-----------|------|----------|--------------|-----------|---------|
|  | 2012      | 2013 | + / -    | 2012         | 2013      | + / -   |
| Closed Sales                             | 5         | 0    | - 100.0% | 6            | 8         | + 33.3% |
| Median Sales Price*                      | \$431,000 | \$0  | - 100.0% | \$430,100    | \$722,000 | + 67.9% |
| Inventory of Homes for Sale              | 15        | 12   | - 20.0%  | --           | --        | --      |
| Months Supply of Inventory               | 3.7       | 1.8  | - 50.1%  | --           | --        | --      |
| Days on Market Until Sale                | 148       | 0    | - 100.0% | 125          | 114       | - 8.8%  |
| Percent of Original List Price Received* | 92.2%     | 0.0% | - 100.0% | 96.3%        | 100.5%    | + 4.3%  |
| New Listings                             | 11        | 7    | - 36.4%  | 17           | 11        | - 35.3% |

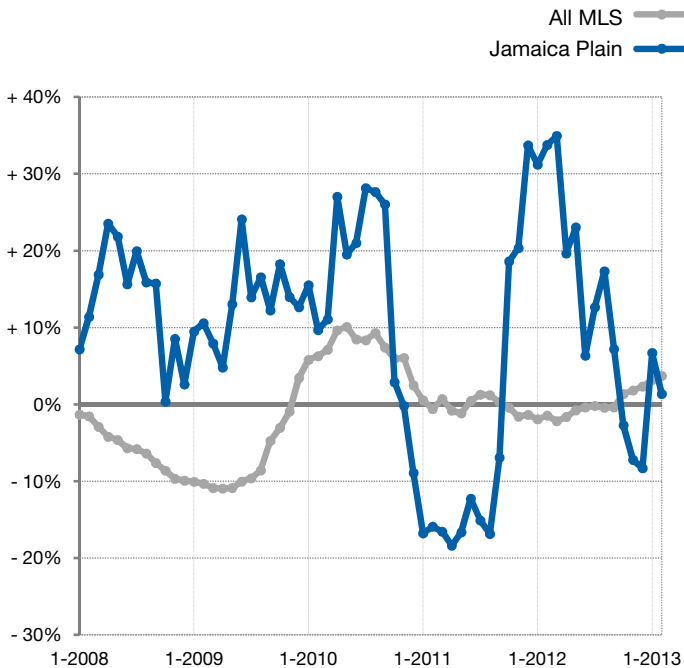
### Condominium Properties

|  | February  |           |         | Year to Date |           |         |
|--|-----------|-----------|---------|--------------|-----------|---------|
|  | 2012      | 2013      | + / -   | 2012         | 2013      | + / -   |
| Closed Sales                             | 10        | 12        | + 20.0% | 23           | 29        | + 26.1% |
| Median Sales Price*                      | \$309,500 | \$327,000 | + 5.7%  | \$299,000    | \$348,500 | + 16.6% |
| Inventory of Homes for Sale              | 99        | 68        | - 31.3% | --           | --        | --      |
| Months Supply of Inventory               | 4.1       | 2.1       | - 47.0% | --           | --        | --      |
| Days on Market Until Sale                | 95        | 32        | - 65.9% | 107          | 44        | - 59.1% |
| Percent of Original List Price Received* | 94.8%     | 98.5%     | + 3.9%  | 95.8%        | 97.5%     | + 1.8%  |
| New Listings                             | 65        | 55        | - 15.4% | 82           | 80        | - 2.4%  |

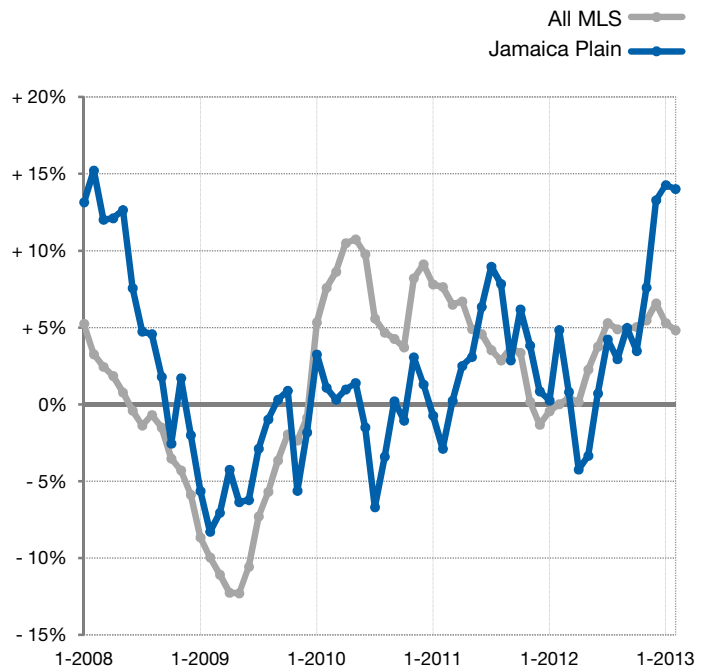
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Single-Family Properties



### Condominium Properties



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# Local Market Update – February 2013

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## Leather District/Financial District/Chinatown

|  |  |  |
|--|--|--|
| --   | --   | <b>- 47.6%</b>   |
| Year-Over-Year Change in Closed Sales All Properties | Year-Over-Year Change in Median Sales Price All Properties | Year-Over-Year Change in Inventory of Homes All Properties |

### Single-Family Properties

|  | February |      |       | Year to Date |      |       |
|--|----------|------|-------|--------------|------|-------|
|  | 2012     | 2013 | + / - | 2012         | 2013 | + / - |
| Closed Sales                             | 0        | 0    | --    | 0            | 0    | --    |
| Median Sales Price*                      | \$0      | \$0  | --    | \$0          | \$0  | --    |
| Inventory of Homes for Sale              | 0        | 0    | --    | --           | --   | --    |
| Months Supply of Inventory               | 0.0      | 0.0  | --    | --           | --   | --    |
| Days on Market Until Sale                | 0        | 0    | --    | 0            | 0    | --    |
| Percent of Original List Price Received* | 0.0%     | 0.0% | --    | 0.0%         | 0.0% | --    |
| New Listings                             | 0        | 0    | --    | 0            | 0    | --    |

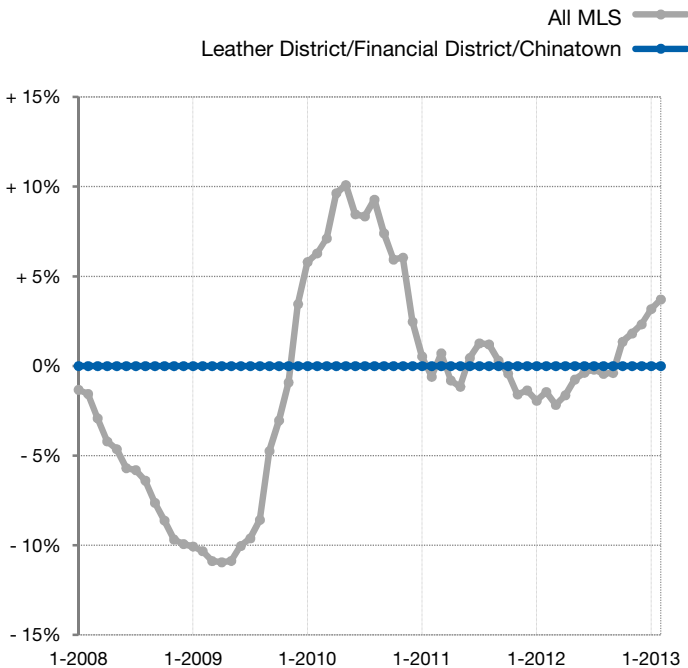
### Condominium Properties

|  | February |           |         | Year to Date |           |          |
|--|----------|-----------|---------|--------------|-----------|----------|
|  | 2012     | 2013      | + / -   | 2012         | 2013      | + / -    |
| Closed Sales                             | 0        | 1         | --      | 2            | 2         | 0.0%     |
| Median Sales Price*                      | \$0      | \$503,500 | --      | \$672,500    | \$650,375 | - 3.3%   |
| Inventory of Homes for Sale              | 21       | 11        | - 47.6% | --           | --        | --       |
| Months Supply of Inventory               | 7.0      | 3.0       | - 57.8% | --           | --        | --       |
| Days on Market Until Sale                | 0        | 75        | --      | 29           | 97        | + 238.6% |
| Percent of Original List Price Received* | 0.0%     | 93.8%     | --      | 95.5%        | 95.3%     | - 0.2%   |
| New Listings                             | 5        | 5         | 0.0%    | 13           | 9         | - 30.8%  |

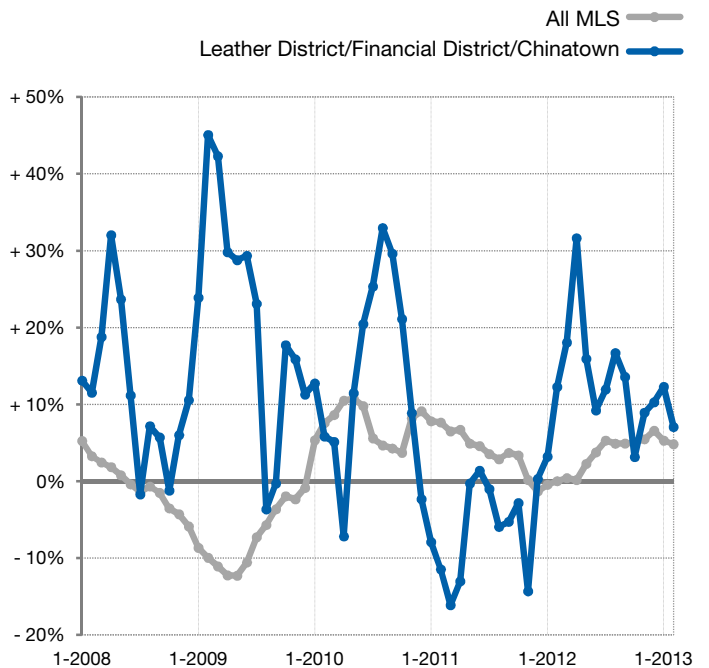
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Single-Family Properties



### Condominium Properties



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# Local Market Update – February 2013

A RESEARCH TOOL PROVIDED BY THE GREATER BOSTON ASSOCIATION OF REALTORS®



## Mattapan

**- 37.5%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

**- 100.0%**

Year-Over-Year  
Change in  
**Median Sales Price**  
All Properties

**- 37.5%**

Year-Over-Year  
Change in  
**Inventory of Homes**  
All Properties

### Single-Family Properties

|  | February  |      |          | Year to Date |      |          |
|--|-----------|------|----------|--------------|------|----------|
|  | 2012      | 2013 | + / -    | 2012         | 2013 | + / -    |
| Closed Sales                             | 1         | 0    | - 100.0% | 2            | 0    | - 100.0% |
| Median Sales Price*                      | \$170,000 | \$0  | - 100.0% | \$200,500    | \$0  | - 100.0% |
| Inventory of Homes for Sale              | 15        | 7    | - 53.3%  | --           | --   | --       |
| Months Supply of Inventory               | 6.1       | 2.2  | - 64.9%  | --           | --   | --       |
| Days on Market Until Sale                | 162       | 0    | - 100.0% | 113          | 0    | - 100.0% |
| Percent of Original List Price Received* | 100.6%    | 0.0% | - 100.0% | 99.4%        | 0.0% | - 100.0% |
| New Listings                             | 2         | 1    | - 50.0%  | 6            | 1    | - 83.3%  |

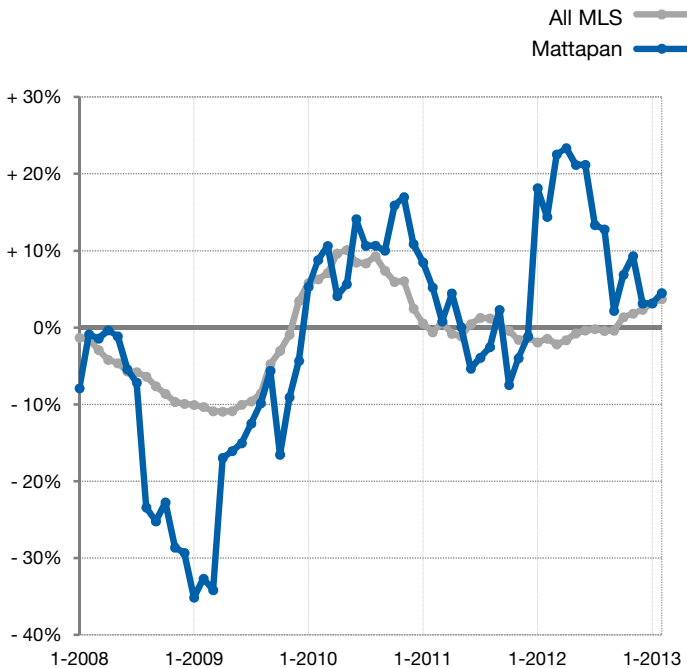
### Condominium Properties

|  | February  |             |         | Year to Date |             |         |
|--|-----------|-------------|---------|--------------|-------------|---------|
|  | 2012      | 2013        | + / -   | 2012         | 2013        | + / -   |
| Closed Sales                             | 7         | 5           | - 28.6% | 11           | 9           | - 18.2% |
| Median Sales Price*                      | \$850,000 | \$1,020,000 | + 20.0% | \$1,100,000  | \$1,020,000 | - 7.3%  |
| Inventory of Homes for Sale              | 49        | 33          | - 32.7% | --           | --          | --      |
| Months Supply of Inventory               | 8.8       | 4.6         | - 47.5% | --           | --          | --      |
| Days on Market Until Sale                | 69        | 88          | + 28.1% | 89           | 163         | + 82.9% |
| Percent of Original List Price Received* | 93.4%     | 93.5%       | + 0.1%  | 93.3%        | 92.5%       | - 0.8%  |
| New Listings                             | 10        | 4           | - 60.0% | 23           | 16          | - 30.4% |

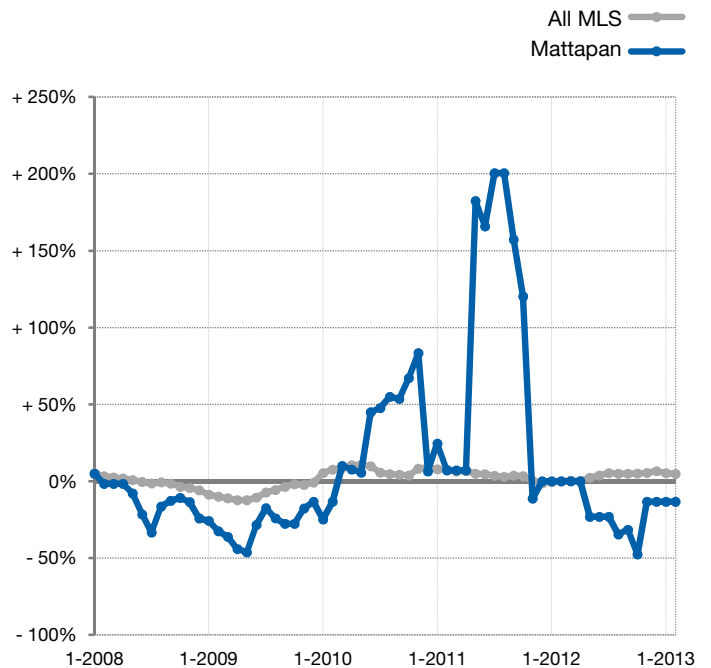
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Single-Family Properties



### Condominium Properties



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# Local Market Update – February 2013

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## Midtown/Theatre District

**- 100.0%**      **+ 20.0%**      **- 20.0%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

Year-Over-Year  
Change in  
**Median Sales Price**  
All Properties

Year-Over-Year  
Change in  
**Inventory of Homes**  
All Properties

### Single-Family Properties

|  | February |      |       | Year to Date |      |       |
|--|----------|------|-------|--------------|------|-------|
|  | 2012     | 2013 | + / - | 2012         | 2013 | + / - |
| Closed Sales                             | 0        | 0    | --    | 0            | 0    | --    |
| Median Sales Price*                      | \$0      | \$0  | --    | \$0          | \$0  | --    |
| Inventory of Homes for Sale              | 0        | 0    | --    | --           | --   | --    |
| Months Supply of Inventory               | 0.0      | 0.0  | --    | --           | --   | --    |
| Days on Market Until Sale                | 0        | 0    | --    | 0            | 0    | --    |
| Percent of Original List Price Received* | 0.0%     | 0.0% | --    | 0.0%         | 0.0% | --    |
| New Listings                             | 0        | 0    | --    | 0            | 0    | --    |

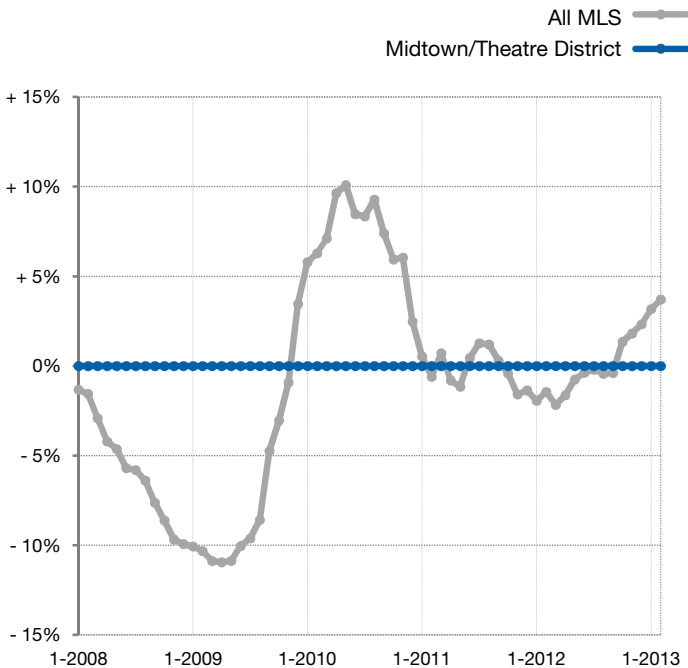
### Condominium Properties

|  | February |      |          | Year to Date |      |          |
|--|----------|------|----------|--------------|------|----------|
|  | 2012     | 2013 | + / -    | 2012         | 2013 | + / -    |
| Closed Sales                             | 1        | 0    | - 100.0% | 1            | 0    | - 100.0% |
| Median Sales Price*                      | \$67,900 | \$0  | - 100.0% | \$67,900     | \$0  | - 100.0% |
| Inventory of Homes for Sale              | 5        | 4    | - 20.0%  | --           | --   | --       |
| Months Supply of Inventory               | 2.8      | 2.7  | - 4.0%   | --           | --   | --       |
| Days on Market Until Sale                | 26       | 0    | - 100.0% | 26           | 0    | - 100.0% |
| Percent of Original List Price Received* | 97.1%    | 0.0% | - 100.0% | 97.1%        | 0.0% | - 100.0% |
| New Listings                             | 1        | 1    | 0.0%     | 4            | 2    | - 50.0%  |

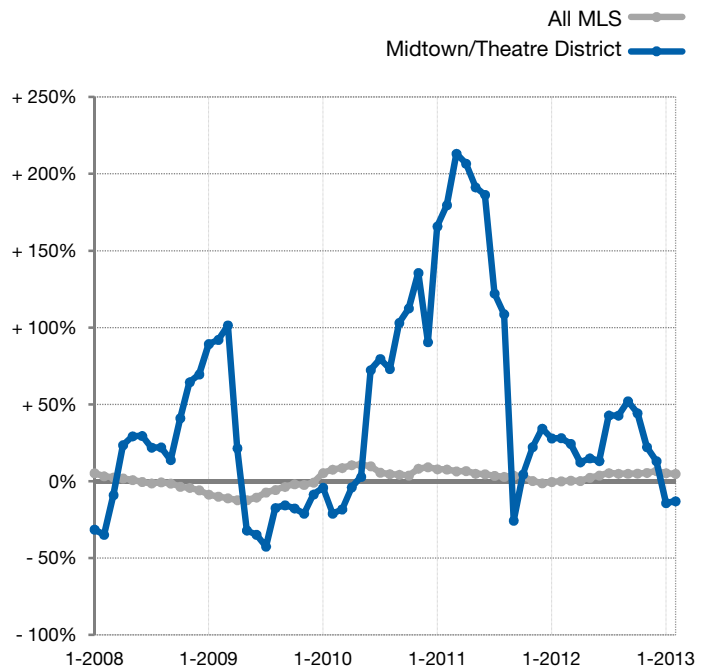
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Single-Family Properties



### Condominium Properties



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# Local Market Update – February 2013

A RESEARCH TOOL PROVIDED BY THE GREATER BOSTON ASSOCIATION OF REALTORS®



## Mission Hill

|  |  |  |
|--|--|--|
| --   | --   | <b>0.0%</b>  |
| Year-Over-Year Change in Closed Sales All Properties | Year-Over-Year Change in Median Sales Price All Properties | Year-Over-Year Change in Inventory of Homes All Properties |

### Single-Family Properties

|  | February |           |          | Year to Date |           |          |
|--|----------|-----------|----------|--------------|-----------|----------|
|  | 2012     | 2013      | + / -    | 2012         | 2013      | + / -    |
| Closed Sales                             | 0        | 1         | --       | 0            | 1         | --       |
| Median Sales Price*                      | \$0      | \$582,000 | --       | \$0          | \$582,000 | --       |
| Inventory of Homes for Sale              | 1        | 1         | 0.0%     | --           | --        | --       |
| Months Supply of Inventory               | 0.0      | 1.0       | --       | --           | --        | --       |
| Days on Market Until Sale                | 0        | 378       | --       | 0            | 378       | --       |
| Percent of Original List Price Received* | 0.0%     | 80.3%     | --       | 0.0%         | 80.3%     | --       |
| New Listings                             | 1        | 0         | - 100.0% | 1            | 0         | - 100.0% |

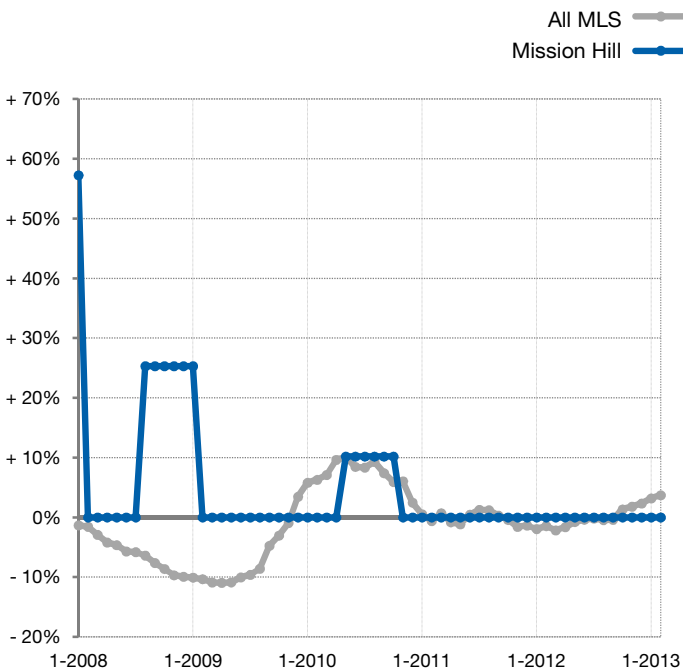
### Condominium Properties

|  | February |      |          | Year to Date |      |         |
|--|----------|------|----------|--------------|------|---------|
|  | 2012     | 2013 | + / -    | 2012         | 2013 | + / -   |
| Closed Sales                             | 0        | 0    | --       | 0            | 0    | --      |
| Median Sales Price*                      | \$0      | \$0  | --       | \$0          | \$0  | --      |
| Inventory of Homes for Sale              | 1        | 1    | 0.0%     | --           | --   | --      |
| Months Supply of Inventory               | 0.6      | 1.0  | + 66.7%  | --           | --   | --      |
| Days on Market Until Sale                | 0        | 0    | --       | 0            | 0    | --      |
| Percent of Original List Price Received* | 0.0%     | 0.0% | --       | 0.0%         | 0.0% | --      |
| New Listings                             | 1        | 0    | - 100.0% | 2            | 1    | - 50.0% |

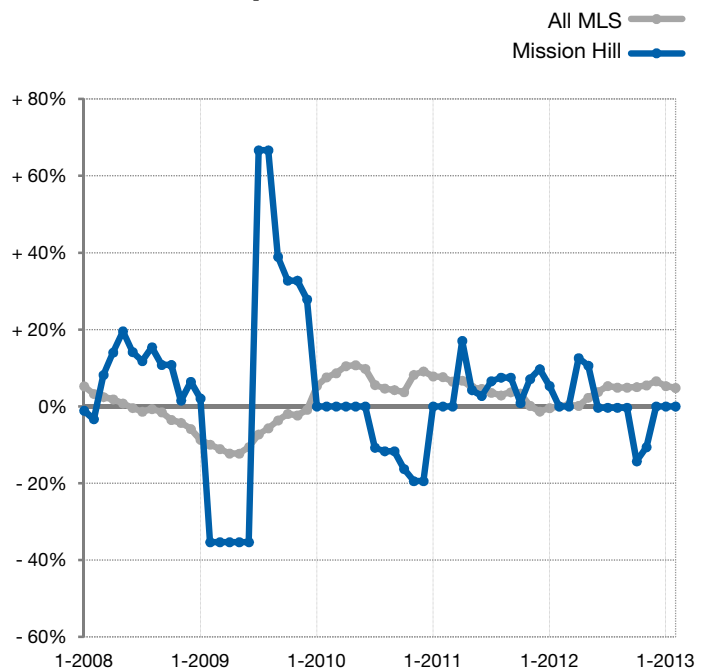
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Single-Family Properties



### Condominium Properties



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# Local Market Update – February 2013

A RESEARCH TOOL PROVIDED BY THE GREATER BOSTON ASSOCIATION OF REALTORS®



## North End/West End

**- 40.0%**

**+ 2.4%**

**- 37.0%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

Year-Over-Year  
Change in  
**Median Sales Price**  
All Properties

Year-Over-Year  
Change in  
**Inventory of Homes**  
All Properties

### Single-Family Properties

|  | February  |                  |         | Year to Date |                  |         |
|--|-----------|------------------|---------|--------------|------------------|---------|
|  | 2012      | 2013             | + / -   | 2012         | 2013             | + / -   |
| Closed Sales                             | 1         | 1                | 0.0%    | 2            | 2                | 0.0%    |
| Median Sales Price*                      | \$385,000 | <b>\$287,500</b> | - 25.3% | \$382,500    | <b>\$231,250</b> | - 39.5% |
| Inventory of Homes for Sale              | 5         | 4                | - 20.0% | --           | --               | --      |
| Months Supply of Inventory               | 2.6       | 1.7              | - 35.1% | --           | --               | --      |
| Days on Market Until Sale                | 54        | 22               | - 59.3% | 44           | 69               | + 58.6% |
| Percent of Original List Price Received* | 89.7%     | 104.5%           | + 16.5% | 93.7%        | 92.1%            | - 1.8%  |
| New Listings                             | 2         | 3                | + 50.0% | 3            | 4                | + 33.3% |

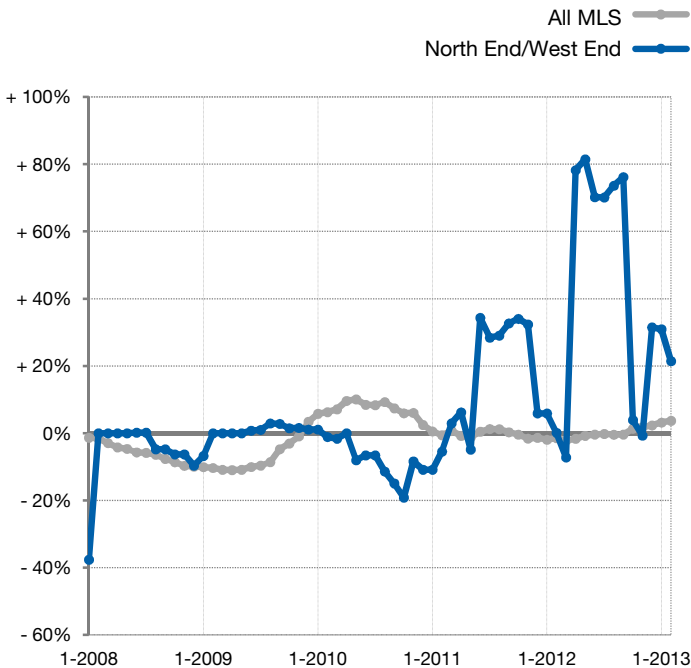
### Condominium Properties

|  | February  |                  |         | Year to Date |                  |         |
|--|-----------|------------------|---------|--------------|------------------|---------|
|  | 2012      | 2013             | + / -   | 2012         | 2013             | + / -   |
| Closed Sales                             | 4         | 2                | - 50.0% | 4            | 4                | 0.0%    |
| Median Sales Price*                      | \$286,000 | <b>\$421,000</b> | + 47.2% | \$286,000    | <b>\$514,500</b> | + 79.9% |
| Inventory of Homes for Sale              | 41        | 25               | - 39.0% | --           | --               | --      |
| Months Supply of Inventory               | 4.0       | 2.4              | - 40.4% | --           | --               | --      |
| Days on Market Until Sale                | 119       | 14               | - 88.2% | 119          | 54               | - 54.6% |
| Percent of Original List Price Received* | 94.6%     | 97.7%            | + 3.3%  | 94.6%        | 95.2%            | + 0.7%  |
| New Listings                             | 18        | 14               | - 22.2% | 31           | 21               | - 32.3% |

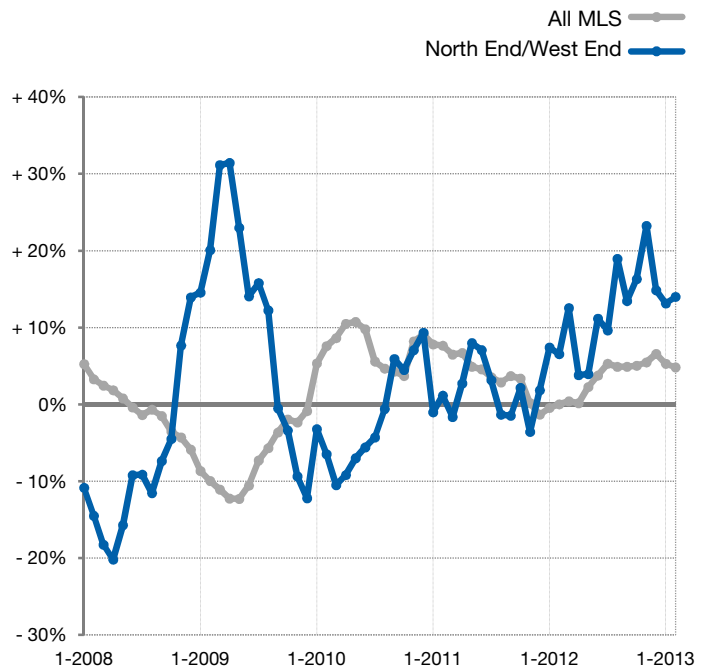
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Single-Family Properties



### Condominium Properties



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# Local Market Update – February 2013

A RESEARCH TOOL PROVIDED BY THE GREATER BOSTON ASSOCIATION OF REALTORS®



## Roxbury

**+ 33.3%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

**- 25.7%**

Year-Over-Year  
Change in  
**Median Sales Price**  
All Properties

**- 38.3%**

Year-Over-Year  
Change in  
**Inventory of Homes**  
All Properties

### Single-Family Properties

|  | February  |                  |         | Year to Date |                  |         |
|--|-----------|------------------|---------|--------------|------------------|---------|
|  | 2012      | 2013             | + / -   | 2012         | 2013             | + / -   |
| Closed Sales                             | 4         | 6                | + 50.0% | 16           | 7                | - 56.3% |
| Median Sales Price*                      | \$501,750 | <b>\$306,250</b> | - 39.0% | \$377,500    | <b>\$295,000</b> | - 21.9% |
| Inventory of Homes for Sale              | 61        | 34               | - 44.3% | --           | --               | --      |
| Months Supply of Inventory               | 4.5       | 2.1              | - 53.6% | --           | --               | --      |
| Days on Market Until Sale                | 52        | 57               | + 9.6%  | 107          | 50               | - 53.8% |
| Percent of Original List Price Received* | 92.4%     | 100.6%           | + 8.8%  | 89.3%        | 100.6%           | + 12.6% |
| New Listings                             | 24        | 23               | - 4.2%  | 37           | 36               | - 2.7%  |

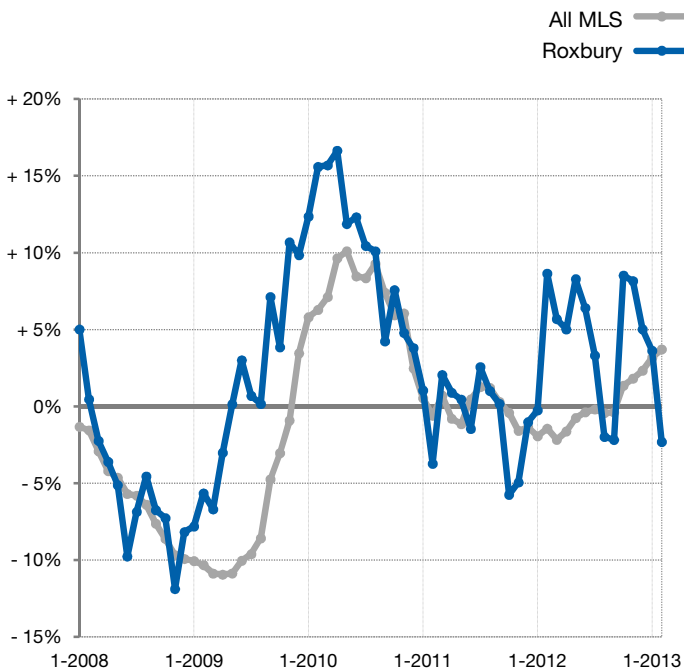
### Condominium Properties

|  | February  |                  |         | Year to Date |                  |         |
|--|-----------|------------------|---------|--------------|------------------|---------|
|  | 2012      | 2013             | + / -   | 2012         | 2013             | + / -   |
| Closed Sales                             | 2         | 2                | 0.0%    | 6            | 2                | - 66.7% |
| Median Sales Price*                      | \$254,875 | <b>\$324,000</b> | + 27.1% | \$316,250    | <b>\$324,000</b> | + 2.5%  |
| Inventory of Homes for Sale              | 20        | 16               | - 20.0% | --           | --               | --      |
| Months Supply of Inventory               | 4.6       | 2.1              | - 54.1% | --           | --               | --      |
| Days on Market Until Sale                | 105       | 49               | - 53.1% | 92           | 49               | - 46.9% |
| Percent of Original List Price Received* | 96.3%     | 99.4%            | + 3.2%  | 95.3%        | 99.4%            | + 4.3%  |
| New Listings                             | 8         | 8                | 0.0%    | 12           | 14               | + 16.7% |

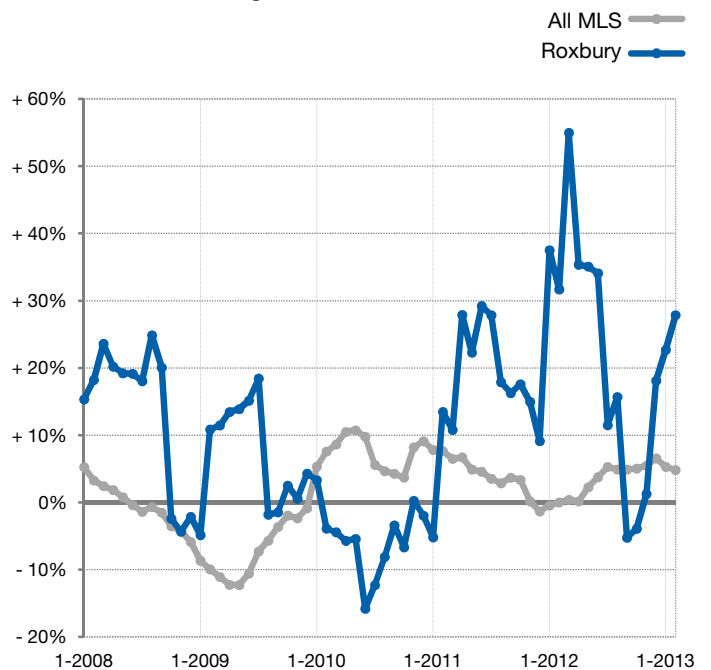
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Single-Family Properties



### Condominium Properties



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# Local Market Update – February 2013

A RESEARCH TOOL PROVIDED BY THE GREATER BOSTON ASSOCIATION OF REALTORS®



## Seaport District

**- 100.0%**      **- 100.0%**      **- 40.0%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

Year-Over-Year  
Change in  
**Median Sales Price**  
All Properties

Year-Over-Year  
Change in  
**Inventory of Homes**  
All Properties

### Single-Family Properties

|  | February |      |       | Year to Date |      |       |
|--|----------|------|-------|--------------|------|-------|
|  | 2012     | 2013 | + / - | 2012         | 2013 | + / - |
| Closed Sales                             | 0        | 0    | --    | 0            | 0    | --    |
| Median Sales Price*                      | \$0      | \$0  | --    | \$0          | \$0  | --    |
| Inventory of Homes for Sale              | 0        | 0    | --    | --           | --   | --    |
| Months Supply of Inventory               | 0.0      | 0.0  | --    | --           | --   | --    |
| Days on Market Until Sale                | 0        | 0    | --    | 0            | 0    | --    |
| Percent of Original List Price Received* | 0.0%     | 0.0% | --    | 0.0%         | 0.0% | --    |
| New Listings                             | 0        | 0    | --    | 0            | 0    | --    |

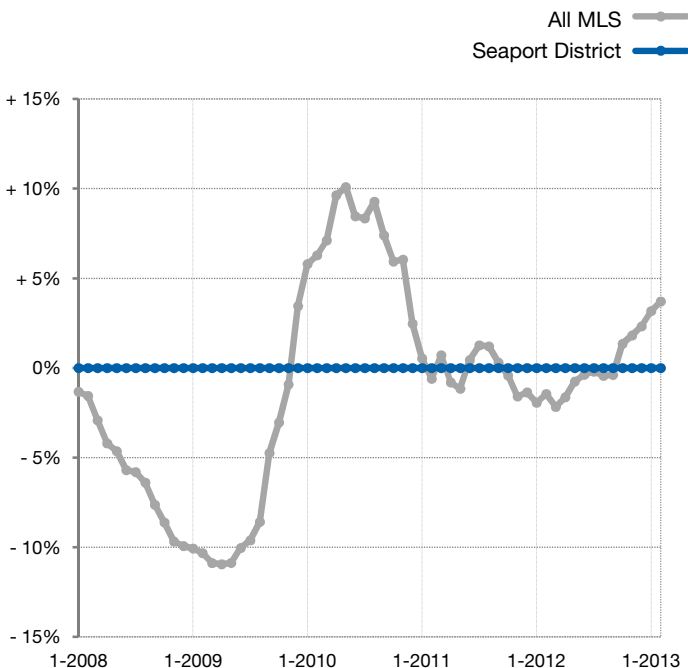
### Condominium Properties

|  | February  |      |          | Year to Date |      |          |
|--|-----------|------|----------|--------------|------|----------|
|  | 2012      | 2013 | + / -    | 2012         | 2013 | + / -    |
| Closed Sales                             | 6         | 0    | - 100.0% | 10           | 0    | - 100.0% |
| Median Sales Price*                      | \$762,500 | \$0  | - 100.0% | \$762,500    | \$0  | - 100.0% |
| Inventory of Homes for Sale              | 20        | 12   | - 40.0%  | --           | --   | --       |
| Months Supply of Inventory               | 4.1       | 1.6  | - 60.3%  | --           | --   | --       |
| Days on Market Until Sale                | 229       | 0    | - 100.0% | 176          | 0    | - 100.0% |
| Percent of Original List Price Received* | 95.4%     | 0.0% | - 100.0% | 95.2%        | 0.0% | - 100.0% |
| New Listings                             | 4         | 6    | + 50.0%  | 10           | 10   | 0.0%     |

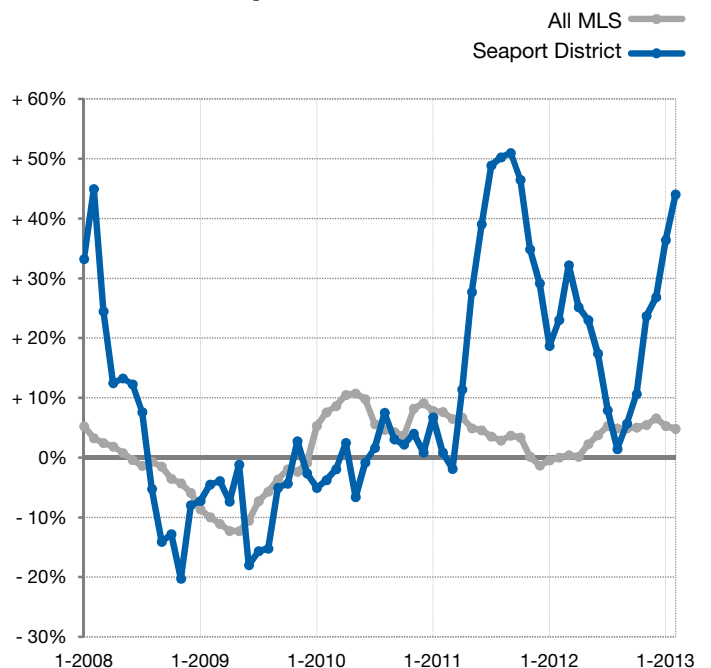
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Single-Family Properties



### Condominium Properties



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# Local Market Update – February 2013

A RESEARCH TOOL PROVIDED BY THE GREATER BOSTON ASSOCIATION OF REALTORS®



## South Boston

**- 23.1%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

**- 15.7%**

Year-Over-Year  
Change in  
**Median Sales Price**  
All Properties

**- 54.5%**

Year-Over-Year  
Change in  
**Inventory of Homes**  
All Properties

### Single-Family Properties

|  | February  |                  |         | Year to Date |                  |         |
|--|-----------|------------------|---------|--------------|------------------|---------|
|  | 2012      | 2013             | + / -   | 2012         | 2013             | + / -   |
| Closed Sales                             | 2         | 2                | 0.0%    | 3            | 4                | + 33.3% |
| Median Sales Price*                      | \$352,150 | <b>\$271,000</b> | - 23.0% | \$375,000    | <b>\$373,000</b> | - 0.5%  |
| Inventory of Homes for Sale              | 8         | 7                | - 12.5% | --           | --               | --      |
| Months Supply of Inventory               | 1.8       | <b>1.9</b>       | + 3.4%  | --           | --               | --      |
| Days on Market Until Sale                | 98        | <b>19</b>        | - 81.1% | 94           | <b>34</b>        | - 64.2% |
| Percent of Original List Price Received* | 92.9%     | <b>102.7%</b>    | + 10.6% | 92.6%        | <b>98.0%</b>     | + 5.9%  |
| New Listings                             | 5         | 6                | + 20.0% | 11           | 9                | - 18.2% |

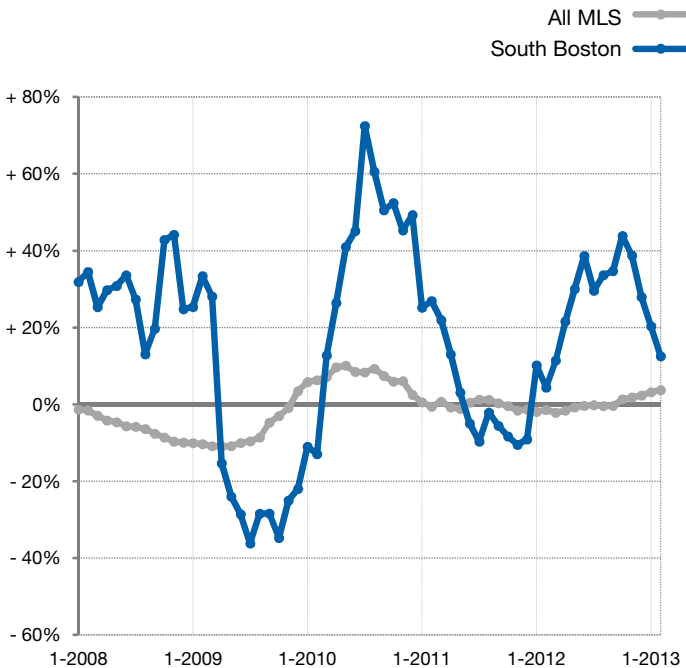
### Condominium Properties

|  | February  |                  |         | Year to Date |                  |         |
|--|-----------|------------------|---------|--------------|------------------|---------|
|  | 2012      | 2013             | + / -   | 2012         | 2013             | + / -   |
| Closed Sales                             | 24        | 18               | - 25.0% | 51           | 46               | - 9.8%  |
| Median Sales Price*                      | \$460,750 | <b>\$402,500</b> | - 12.6% | \$435,000    | <b>\$439,500</b> | + 1.0%  |
| Inventory of Homes for Sale              | 170       | 74               | - 56.5% | --           | --               | --      |
| Months Supply of Inventory               | 4.4       | <b>1.6</b>       | - 64.9% | --           | --               | --      |
| Days on Market Until Sale                | 99        | <b>70</b>        | - 29.7% | 110          | <b>54</b>        | - 51.1% |
| Percent of Original List Price Received* | 96.7%     | <b>96.8%</b>     | + 0.1%  | 96.6%        | <b>96.5%</b>     | - 0.2%  |
| New Listings                             | 50        | 67               | + 34.0% | 121          | 102              | - 15.7% |

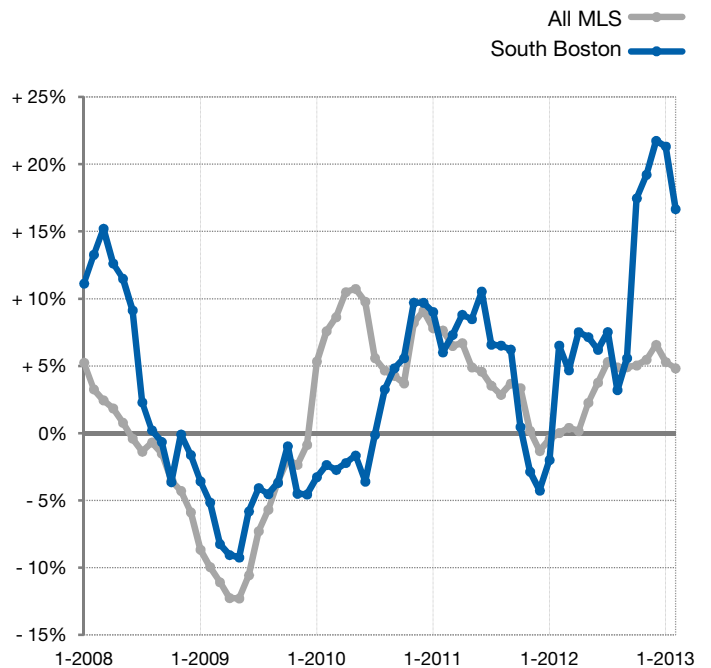
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Single-Family Properties



### Condominium Properties



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# Local Market Update – February 2013

A RESEARCH TOOL PROVIDED BY THE GREATER BOSTON ASSOCIATION OF REALTORS®



## South End/Bay Village

**- 44.0%**

**+ 58.1%**

**- 49.6%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

Year-Over-Year  
Change in  
**Median Sales Price**  
All Properties

Year-Over-Year  
Change in  
**Inventory of Homes**  
All Properties

### Single-Family Properties

|  | February |                    |         | Year to Date |                    |           |
|--|----------|--------------------|---------|--------------|--------------------|-----------|
|  | 2012     | 2013               | + / -   | 2012         | 2013               | + / -     |
| Closed Sales                             | 0        | 1                  | --      | 1            | 1                  | 0.0%      |
| Median Sales Price*                      | \$0      | <b>\$1,875,000</b> | --      | \$125,000    | <b>\$1,875,000</b> | + 1400.0% |
| Inventory of Homes for Sale              | 18       | 11                 | - 38.9% | --           | --                 | --        |
| Months Supply of Inventory               | 4.6      | 3.0                | - 34.3% | --           | --                 | --        |
| Days on Market Until Sale                | 0        | 13                 | --      | 164          | 13                 | - 92.1%   |
| Percent of Original List Price Received* | 0.0%     | 101.4%             | --      | 78.2%        | 101.4%             | + 29.6%   |
| New Listings                             | 7        | 4                  | - 42.9% | 10           | 7                  | - 30.0%   |

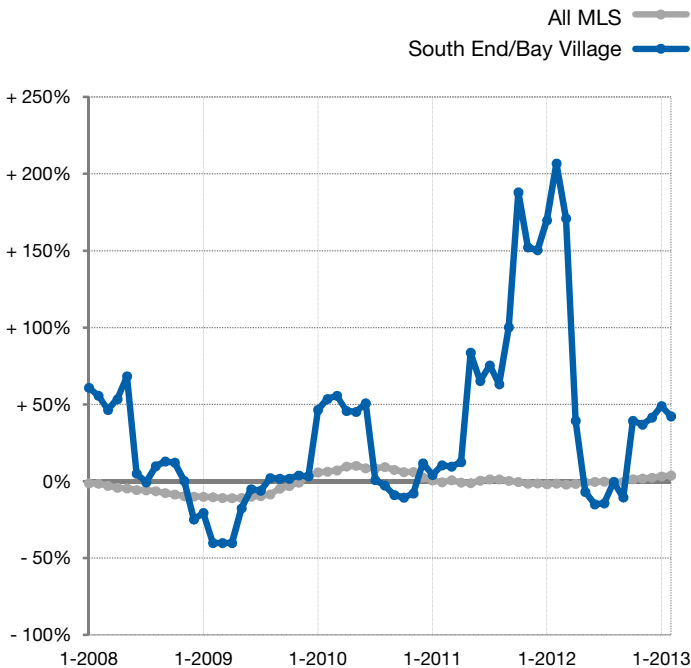
### Condominium Properties

|  | February  |                  |         | Year to Date |                  |         |
|--|-----------|------------------|---------|--------------|------------------|---------|
|  | 2012      | 2013             | + / -   | 2012         | 2013             | + / -   |
| Closed Sales                             | 25        | 13               | - 48.0% | 47           | 13               | - 72.3% |
| Median Sales Price*                      | \$487,500 | <b>\$734,000</b> | + 50.6% | \$510,000    | <b>\$734,000</b> | + 43.9% |
| Inventory of Homes for Sale              | 121       | 59               | - 51.2% | --           | --               | --      |
| Months Supply of Inventory               | 2.9       | 1.3              | - 55.9% | --           | --               | --      |
| Days on Market Until Sale                | 102       | 59               | - 42.1% | 92           | 59               | - 36.0% |
| Percent of Original List Price Received* | 94.1%     | 98.5%            | + 4.7%  | 95.1%        | 98.5%            | + 3.5%  |
| New Listings                             | 69        | 48               | - 30.4% | 100          | 88               | - 12.0% |

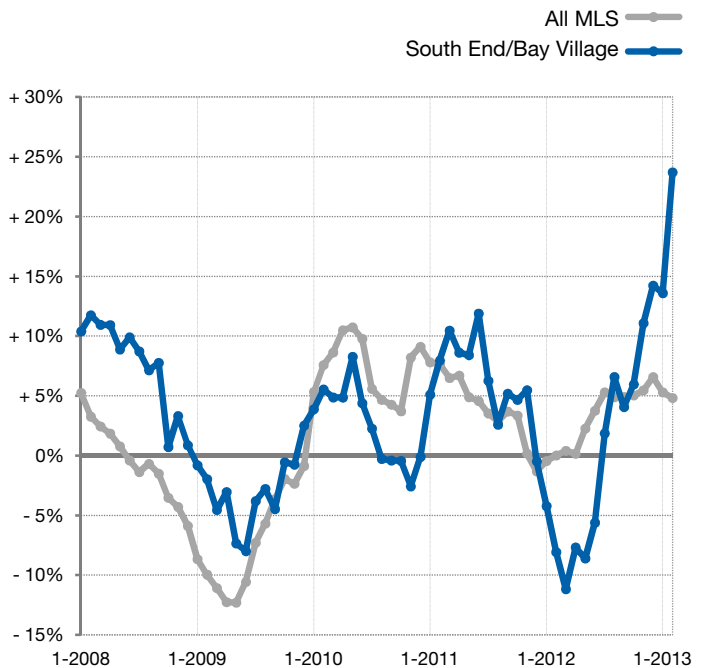
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Single-Family Properties



### Condominium Properties



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# Local Market Update – February 2013

A RESEARCH TOOL PROVIDED BY THE GREATER BOSTON ASSOCIATION OF REALTORS®



## Waterfront

**- 71.4%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

**- 15.8%**

Year-Over-Year  
Change in  
**Median Sales Price**  
All Properties

**- 35.6%**

Year-Over-Year  
Change in  
**Inventory of Homes**  
All Properties

### Single-Family Properties

|  | February |      |       | Year to Date |      |       |
|--|----------|------|-------|--------------|------|-------|
|  | 2012     | 2013 | + / - | 2012         | 2013 | + / - |
| Closed Sales                             | 0        | 0    | --    | 0            | 0    | --    |
| Median Sales Price*                      | \$0      | \$0  | --    | \$0          | \$0  | --    |
| Inventory of Homes for Sale              | 0        | 0    | --    | --           | --   | --    |
| Months Supply of Inventory               | 0.0      | 0.0  | --    | --           | --   | --    |
| Days on Market Until Sale                | 0        | 0    | --    | 0            | 0    | --    |
| Percent of Original List Price Received* | 0.0%     | 0.0% | --    | 0.0%         | 0.0% | --    |
| New Listings                             | 0        | 0    | --    | 0            | 0    | --    |

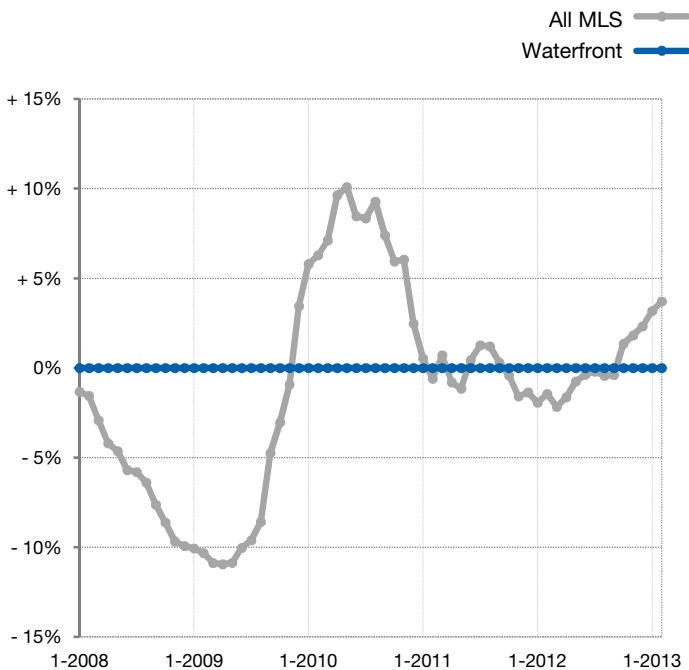
### Condominium Properties

|  | February  |           |         | Year to Date |           |         |
|--|-----------|-----------|---------|--------------|-----------|---------|
|  | 2012      | 2013      | + / -   | 2012         | 2013      | + / -   |
| Closed Sales                             | 7         | 2         | - 71.4% | 14           | 3         | - 78.6% |
| Median Sales Price*                      | \$682,000 | \$574,500 | - 15.8% | \$662,500    | \$634,000 | - 4.3%  |
| Inventory of Homes for Sale              | 59        | 38        | - 35.6% | --           | --        | --      |
| Months Supply of Inventory               | 5.6       | 2.8       | - 49.6% | --           | --        | --      |
| Days on Market Until Sale                | 184       | 95        | - 48.6% | 134          | 63        | - 52.7% |
| Percent of Original List Price Received* | 90.7%     | 91.9%     | + 1.3%  | 92.2%        | 94.6%     | + 2.6%  |
| New Listings                             | 15        | 16        | + 6.7%  | 34           | 28        | - 17.6% |

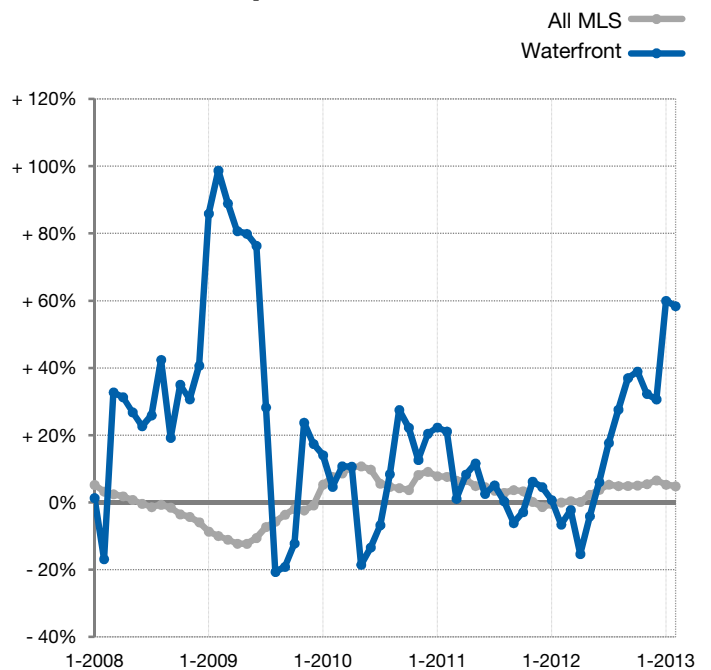
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Single-Family Properties



### Condominium Properties



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# Local Market Update – February 2013

A RESEARCH TOOL PROVIDED BY THE GREATER BOSTON ASSOCIATION OF REALTORS®



## West Roxbury

**+ 33.3%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

**- 25.7%**

Year-Over-Year  
Change in  
**Median Sales Price**  
All Properties

**- 38.3%**

Year-Over-Year  
Change in  
**Inventory of Homes**  
All Properties

### Single-Family Properties

|  | February  |                  |         | Year to Date |                  |         |
|--|-----------|------------------|---------|--------------|------------------|---------|
|  | 2012      | 2013             | + / -   | 2012         | 2013             | + / -   |
| Closed Sales                             | 4         | 6                | + 50.0% | 16           | 7                | - 56.3% |
| Median Sales Price*                      | \$501,750 | <b>\$306,250</b> | - 39.0% | \$377,500    | <b>\$295,000</b> | - 21.9% |
| Inventory of Homes for Sale              | 61        | <b>34</b>        | - 44.3% | --           | --               | --      |
| Months Supply of Inventory               | 4.5       | <b>2.1</b>       | - 53.6% | --           | --               | --      |
| Days on Market Until Sale                | 52        | <b>57</b>        | + 9.6%  | 107          | <b>50</b>        | - 53.8% |
| Percent of Original List Price Received* | 92.4%     | <b>100.6%</b>    | + 8.8%  | 89.3%        | <b>100.6%</b>    | + 12.6% |
| New Listings                             | 24        | <b>23</b>        | - 4.2%  | 37           | <b>36</b>        | - 2.7%  |

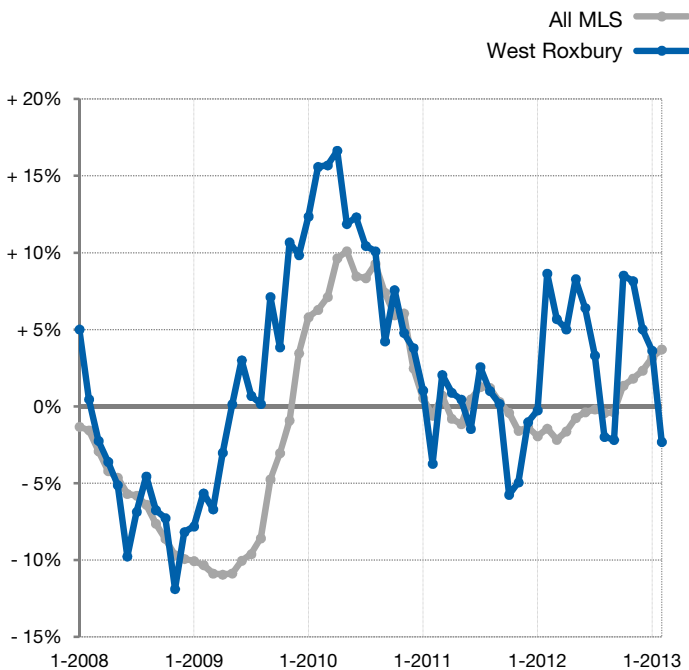
### Condominium Properties

|  | February  |                  |         | Year to Date |                  |         |
|--|-----------|------------------|---------|--------------|------------------|---------|
|  | 2012      | 2013             | + / -   | 2012         | 2013             | + / -   |
| Closed Sales                             | 2         | 2                | 0.0%    | 6            | 2                | - 66.7% |
| Median Sales Price*                      | \$254,875 | <b>\$324,000</b> | + 27.1% | \$316,250    | <b>\$324,000</b> | + 2.5%  |
| Inventory of Homes for Sale              | 20        | <b>16</b>        | - 20.0% | --           | --               | --      |
| Months Supply of Inventory               | 4.6       | <b>2.1</b>       | - 54.1% | --           | --               | --      |
| Days on Market Until Sale                | 105       | <b>49</b>        | - 53.1% | 92           | <b>49</b>        | - 46.9% |
| Percent of Original List Price Received* | 96.3%     | <b>99.4%</b>     | + 3.2%  | 95.3%        | <b>99.4%</b>     | + 4.3%  |
| New Listings                             | 8         | <b>8</b>         | 0.0%    | 12           | <b>14</b>        | + 16.7% |

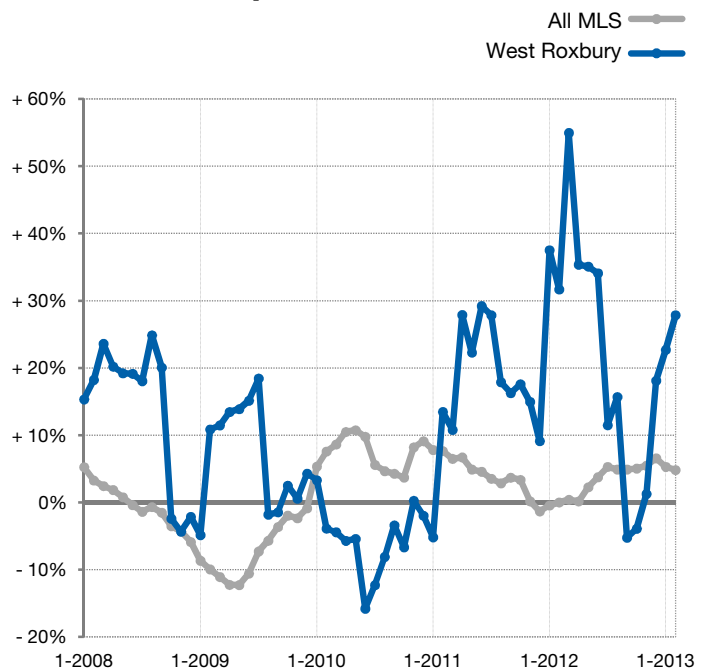
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Single-Family Properties



### Condominium Properties



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# Local Market Update – February 2013

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Greater Boston Association of Realtors®

**+ 0.7%**

Year-Over-Year  
Change in  
Closed Sales  
All Properties

**- 38.7%**

Year-Over-Year  
Change in  
Median Sales Price  
All Properties

**- 38.2%**

Year-Over-Year  
Change in  
Inventory of Homes  
All Properties

### Single-Family Properties

|  | February  |                  |         | Year to Date |                  |         |
|--|-----------|------------------|---------|--------------|------------------|---------|
|  | 2012      | 2013             | + / -   | 2012         | 2013             | + / -   |
| Closed Sales                             | 464       | <b>429</b>       | - 7.5%  | 987          | <b>1,033</b>     | + 4.7%  |
| Median Sales Price*                      | \$395,000 | <b>\$429,900</b> | + 8.8%  | \$402,000    | <b>\$430,000</b> | + 7.0%  |
| Inventory of Homes for Sale              | 4,040     | <b>2,592</b>     | - 35.8% | --           | --               | --      |
| Months Supply of Inventory               | 8.7       | <b>6.0</b>       | - 30.6% | --           | --               | --      |
| Days on Market Until Sale                | 134       | <b>109</b>       | - 18.6% | 132          | <b>109</b>       | - 17.5% |
| Percent of Original List Price Received* | 91.2%     | <b>94.1%</b>     | + 3.2%  | 90.8%        | <b>93.9%</b>     | + 3.4%  |
| New Listings                             | 1,319     | <b>1,026</b>     | - 22.2% | 2,282        | <b>1,929</b>     | - 15.5% |

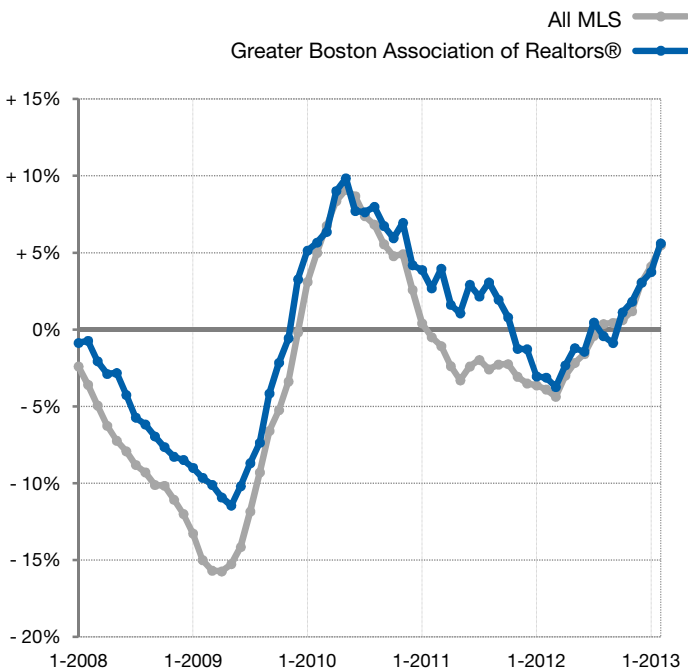
### Condominium Properties

|  | February  |                  |         | Year to Date |                  |         |
|--|-----------|------------------|---------|--------------|------------------|---------|
|  | 2012      | 2013             | + / -   | 2012         | 2013             | + / -   |
| Closed Sales                             | 384       | <b>425</b>       | + 10.7% | 796          | <b>936</b>       | + 17.6% |
| Median Sales Price*                      | \$370,000 | <b>\$350,750</b> | - 5.2%  | \$360,000    | <b>\$360,000</b> | 0.0%    |
| Inventory of Homes for Sale              | 3,257     | <b>1,915</b>     | - 41.2% | --           | --               | --      |
| Months Supply of Inventory               | 8.5       | <b>4.5</b>       | - 46.9% | --           | --               | --      |
| Days on Market Until Sale                | 123       | <b>93</b>        | - 24.6% | 124          | <b>90</b>        | - 27.1% |
| Percent of Original List Price Received* | 93.4%     | <b>96.8%</b>     | + 3.6%  | 93.2%        | <b>96.3%</b>     | + 3.4%  |
| New Listings                             | 1,141     | <b>964</b>       | - 15.5% | 2,095        | <b>1,878</b>     | - 10.4% |

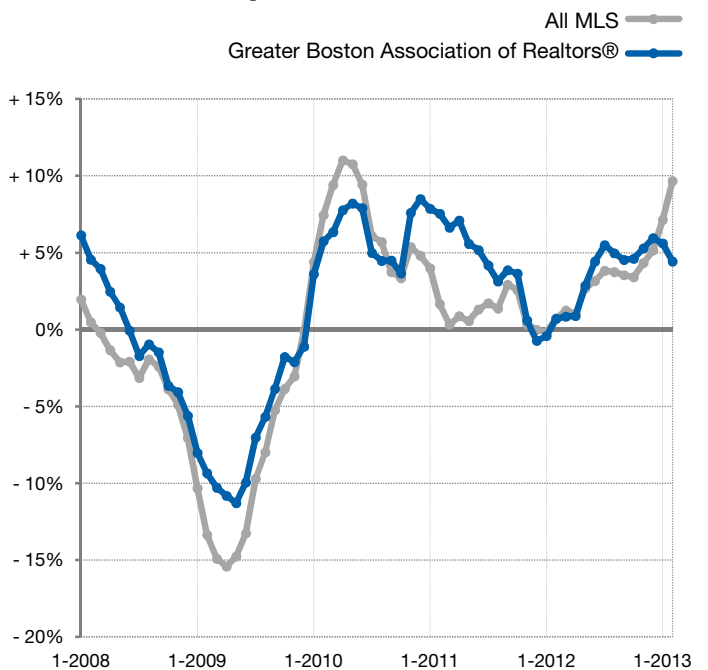
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Single-Family Properties



### Condominium Properties



\*\* Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period. | All data from the Berkshire County Multiple Listing Service, Cape Cod & Islands Association of REALTORS®, Inc. and MLS Property Information Network, Inc. | Provided by MAR. Powered by 10K Research and Marketing.

# Local Market Update – February 2013

A RESEARCH TOOL PROVIDED BY THE GREATER BOSTON ASSOCIATION OF REALTORS®



## Brookline

**- 10.7%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

**- 14.0%**

Year-Over-Year  
Change in  
**Median Sales Price**  
All Properties

**- 38.4%**

Year-Over-Year  
Change in  
**Inventory of Homes**  
All Properties

### Single-Family Properties

|  | February    |                    |         | Year to Date |                    |         |
|--|-------------|--------------------|---------|--------------|--------------------|---------|
|  | 2012        | 2013               | + / -   | 2012         | 2013               | + / -   |
| Closed Sales                             | 8           | 3                  | - 62.5% | 16           | 11                 | - 31.3% |
| Median Sales Price*                      | \$1,021,250 | <b>\$1,020,000</b> | - 0.1%  | \$1,021,250  | <b>\$1,078,000</b> | + 5.6%  |
| Inventory of Homes for Sale              | 77          | <b>67</b>          | - 13.0% | --           | --                 | --      |
| Months Supply of Inventory               | 5.6         | <b>4.6</b>         | - 18.5% | --           | --                 | --      |
| Days on Market Until Sale                | 80          | <b>111</b>         | + 38.9% | 110          | <b>118</b>         | + 7.5%  |
| Percent of Original List Price Received* | 89.9%       | <b>93.9%</b>       | + 4.4%  | 92.9%        | <b>90.2%</b>       | - 2.8%  |
| New Listings                             | 26          | <b>20</b>          | - 23.1% | 44           | <b>41</b>          | - 6.8%  |

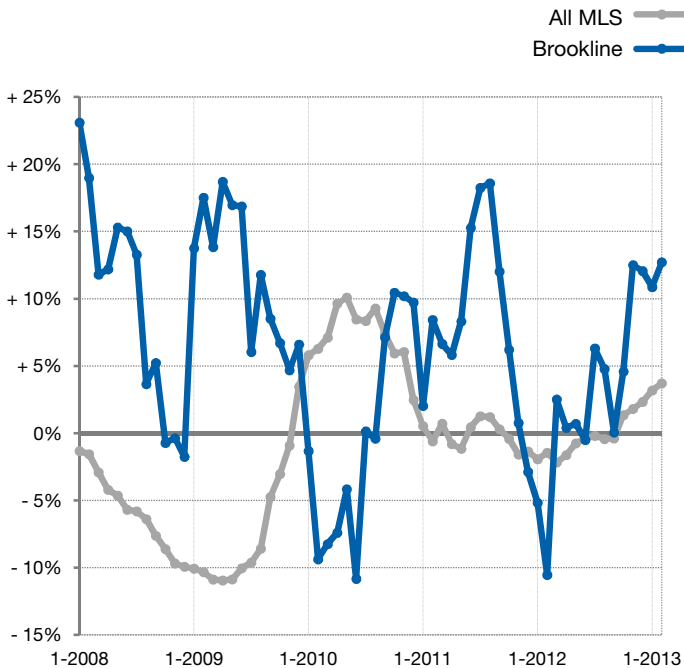
### Condominium Properties

|  | February  |                  |         | Year to Date |                  |         |
|--|-----------|------------------|---------|--------------|------------------|---------|
|  | 2012      | 2013             | + / -   | 2012         | 2013             | + / -   |
| Closed Sales                             | 20        | <b>22</b>        | + 10.0% | 36           | <b>38</b>        | + 5.6%  |
| Median Sales Price*                      | \$447,000 | <b>\$414,250</b> | - 7.3%  | \$447,000    | <b>\$431,250</b> | - 3.5%  |
| Inventory of Homes for Sale              | 134       | <b>63</b>        | - 53.0% | --           | --               | --      |
| Months Supply of Inventory               | 3.4       | <b>1.3</b>       | - 59.9% | --           | --               | --      |
| Days on Market Until Sale                | 100       | <b>41</b>        | - 58.8% | 115          | <b>39</b>        | - 65.9% |
| Percent of Original List Price Received* | 94.5%     | <b>99.7%</b>     | + 5.5%  | 92.3%        | <b>99.4%</b>     | + 7.7%  |
| New Listings                             | 90        | <b>54</b>        | - 40.0% | 131          | <b>106</b>       | - 19.1% |

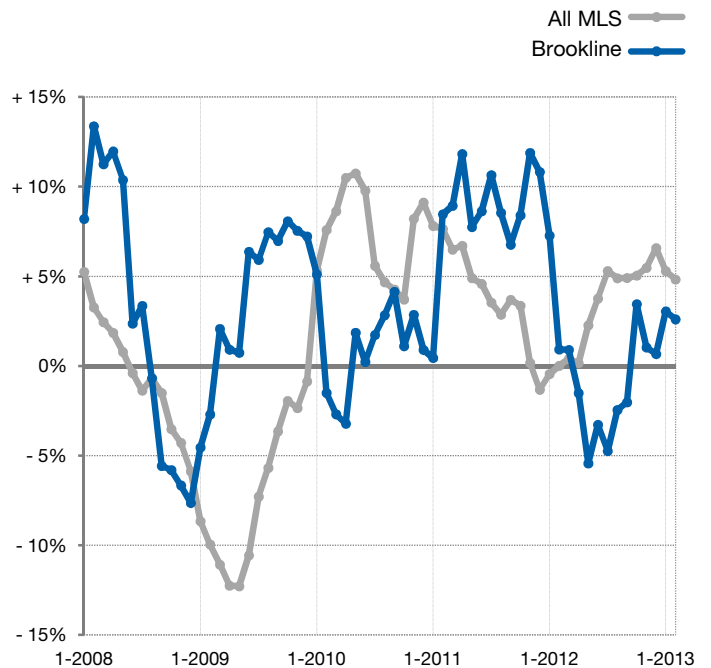
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Single-Family Properties



### Condominium Properties



\*\* Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period. | All data from MLS Property Information Network, Inc. Provided by the Greater Boston Association of REALTORS® and the Massachusetts Association of REALTORS®. Powered by 10K Research and Marketing.

# Local Market Update – February 2013

A RESEARCH TOOL PROVIDED BY THE GREATER BOSTON ASSOCIATION OF REALTORS®



## Cambridge

**- 19.4%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

**+ 8.3%**

Year-Over-Year  
Change in  
**Median Sales Price**  
All Properties

**- 16.7%**

Year-Over-Year  
Change in  
**Inventory of Homes**  
All Properties

### Single-Family Properties

|  | February  |                  |         | Year to Date |                  |         |
|--|-----------|------------------|---------|--------------|------------------|---------|
|  | 2012      | 2013             | + / -   | 2012         | 2013             | + / -   |
| Closed Sales                             | 5         | 4                | - 20.0% | 10           | 9                | - 10.0% |
| Median Sales Price*                      | \$885,000 | <b>\$850,500</b> | - 3.9%  | \$918,000    | <b>\$711,000</b> | - 22.5% |
| Inventory of Homes for Sale              | 22        | <b>22</b>        | 0.0%    | --           | --               | --      |
| Months Supply of Inventory               | 2.4       | <b>2.0</b>       | - 16.4% | --           | --               | --      |
| Days on Market Until Sale                | 76        | <b>21</b>        | - 72.4% | 77           | <b>41</b>        | - 46.1% |
| Percent of Original List Price Received* | 94.8%     | <b>94.3%</b>     | - 0.5%  | 95.2%        | <b>96.0%</b>     | + 0.9%  |
| New Listings                             | 17        | <b>8</b>         | - 52.9% | 22           | <b>23</b>        | + 4.5%  |

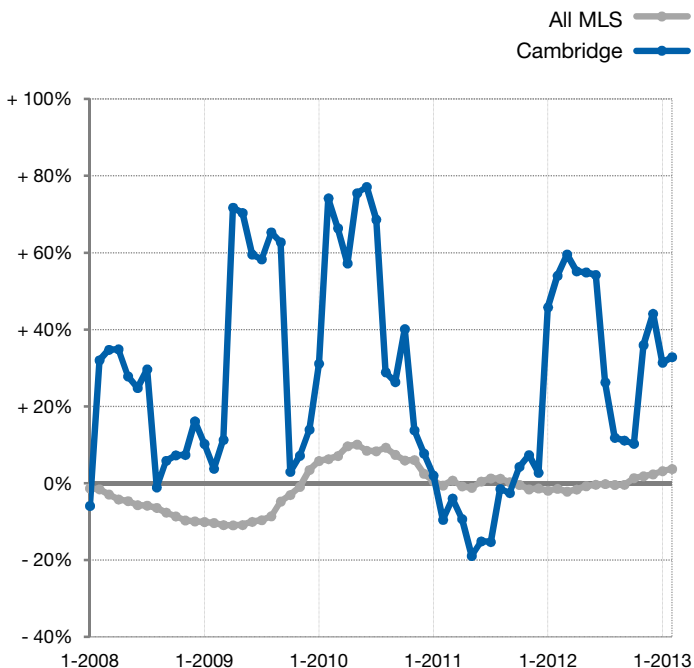
### Condominium Properties

|  | February  |                  |         | Year to Date |                  |         |
|--|-----------|------------------|---------|--------------|------------------|---------|
|  | 2012      | 2013             | + / -   | 2012         | 2013             | + / -   |
| Closed Sales                             | 26        | <b>21</b>        | - 19.2% | 60           | <b>65</b>        | + 8.3%  |
| Median Sales Price*                      | \$452,500 | <b>\$475,000</b> | + 5.0%  | \$428,000    | <b>\$445,000</b> | + 4.0%  |
| Inventory of Homes for Sale              | 134       | <b>108</b>       | - 19.4% | --           | --               | --      |
| Months Supply of Inventory               | 2.2       | <b>1.5</b>       | - 31.4% | --           | --               | --      |
| Days on Market Until Sale                | 94        | <b>46</b>        | - 50.9% | 79           | <b>50</b>        | - 37.3% |
| Percent of Original List Price Received* | 94.3%     | <b>99.6%</b>     | + 5.6%  | 95.6%        | <b>97.8%</b>     | + 2.3%  |
| New Listings                             | 70        | <b>59</b>        | - 15.7% | 115          | <b>132</b>       | + 14.8% |

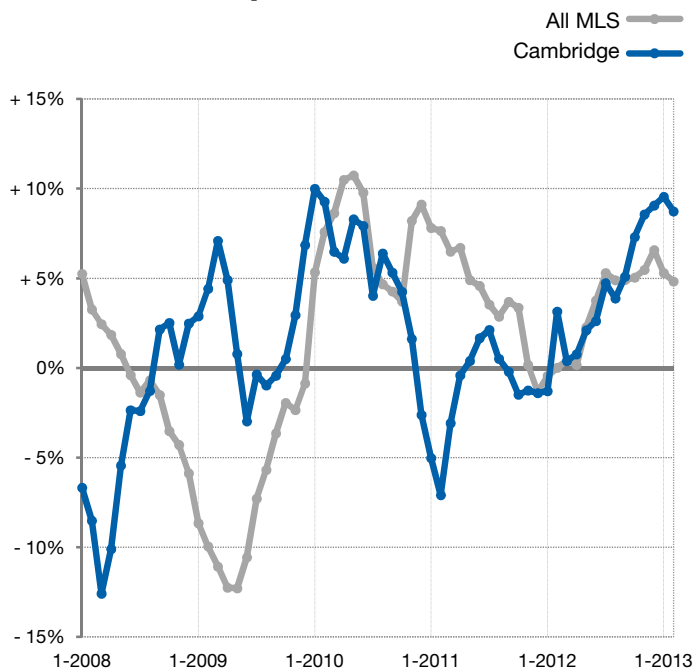
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Single-Family Properties



### Condominium Properties



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# Local Market Update – February 2013

A RESEARCH TOOL PROVIDED BY THE GREATER BOSTON ASSOCIATION OF REALTORS®



## Newton

**+ 21.6%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

**- 11.6%**

Year-Over-Year  
Change in  
**Median Sales Price**  
All Properties

**- 46.7%**

Year-Over-Year  
Change in  
**Inventory of Homes**  
All Properties

### Single-Family Properties

|  | February  |                  |         | Year to Date |                  |         |
|--|-----------|------------------|---------|--------------|------------------|---------|
|  | 2012      | 2013             | + / -   | 2012         | 2013             | + / -   |
| Closed Sales                             | 27        | <b>27</b>        | 0.0%    | 66           | <b>50</b>        | - 24.2% |
| Median Sales Price*                      | \$755,000 | <b>\$850,000</b> | + 12.6% | \$769,000    | <b>\$795,250</b> | + 3.4%  |
| Inventory of Homes for Sale              | 216       | <b>127</b>       | - 41.2% | --           | --               | --      |
| Months Supply of Inventory               | 4.7       | <b>2.3</b>       | - 50.5% | --           | --               | --      |
| Days on Market Until Sale                | 118       | <b>106</b>       | - 10.9% | 115          | <b>99</b>        | - 13.8% |
| Percent of Original List Price Received* | 92.1%     | <b>95.0%</b>     | + 3.2%  | 91.2%        | <b>93.6%</b>     | + 2.7%  |
| New Listings                             | 113       | <b>73</b>        | - 35.4% | 181          | <b>129</b>       | - 28.7% |

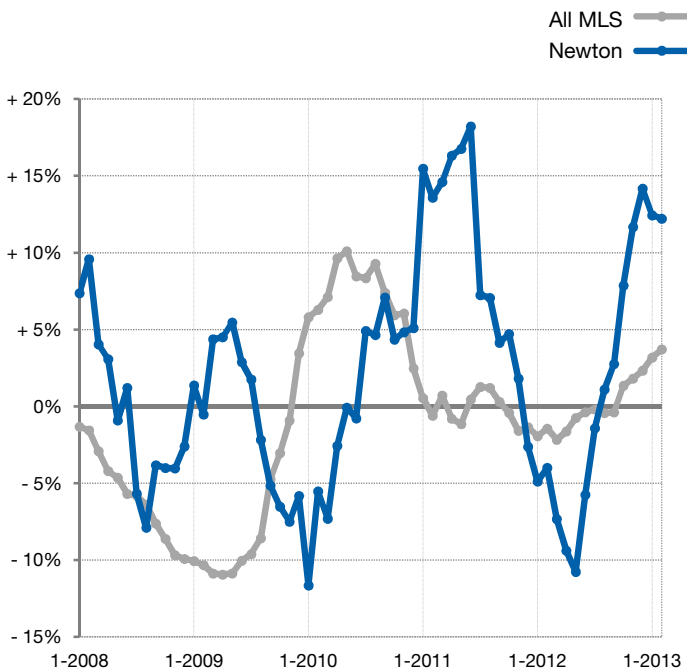
### Condominium Properties

|  | February  |                  |         | Year to Date |                  |         |
|--|-----------|------------------|---------|--------------|------------------|---------|
|  | 2012      | 2013             | + / -   | 2012         | 2013             | + / -   |
| Closed Sales                             | 10        | <b>18</b>        | + 80.0% | 25           | <b>42</b>        | + 68.0% |
| Median Sales Price*                      | \$568,750 | <b>\$462,500</b> | - 18.7% | \$500,500    | <b>\$460,000</b> | - 8.1%  |
| Inventory of Homes for Sale              | 114       | <b>49</b>        | - 57.0% | --           | --               | --      |
| Months Supply of Inventory               | 5.4       | <b>1.8</b>       | - 67.4% | --           | --               | --      |
| Days on Market Until Sale                | 133       | <b>93</b>        | - 30.1% | 126          | <b>95</b>        | - 24.4% |
| Percent of Original List Price Received* | 92.9%     | <b>95.3%</b>     | + 2.6%  | 93.3%        | <b>95.1%</b>     | + 1.9%  |
| New Listings                             | 44        | <b>34</b>        | - 22.7% | 76           | <b>70</b>        | - 7.9%  |

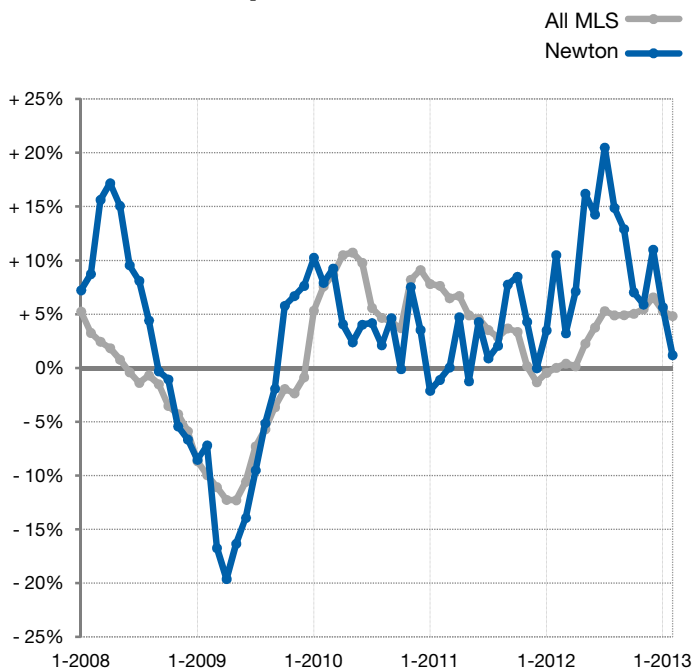
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Single-Family Properties



### Condominium Properties



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# Local Market Update – February 2013

A RESEARCH TOOL PROVIDED BY THE GREATER BOSTON ASSOCIATION OF REALTORS®



## Somerville

**- 17.4%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

**- 3.9%**

Year-Over-Year  
Change in  
**Median Sales Price**  
All Properties

**- 51.2%**

Year-Over-Year  
Change in  
**Inventory of Homes**  
All Properties

### Single-Family Properties

|  | February  |                  |         | Year to Date |                  |         |
|--|-----------|------------------|---------|--------------|------------------|---------|
|  | 2012      | 2013             | + / -   | 2012         | 2013             | + / -   |
| Closed Sales                             | 3         | 3                | 0.0%    | 8            | 6                | - 25.0% |
| Median Sales Price*                      | \$289,000 | <b>\$309,000</b> | + 6.9%  | \$322,000    | <b>\$423,750</b> | + 31.6% |
| Inventory of Homes for Sale              | 22        | 6                | - 72.7% | --           | --               | --      |
| Months Supply of Inventory               | 3.5       | 0.8              | - 77.7% | --           | --               | --      |
| Days on Market Until Sale                | 134       | 58               | - 56.6% | 148          | 44               | - 70.4% |
| Percent of Original List Price Received* | 92.7%     | 105.1%           | + 13.4% | 94.5%        | 103.0%           | + 8.9%  |
| New Listings                             | 10        | 4                | - 60.0% | 16           | 11               | - 31.3% |

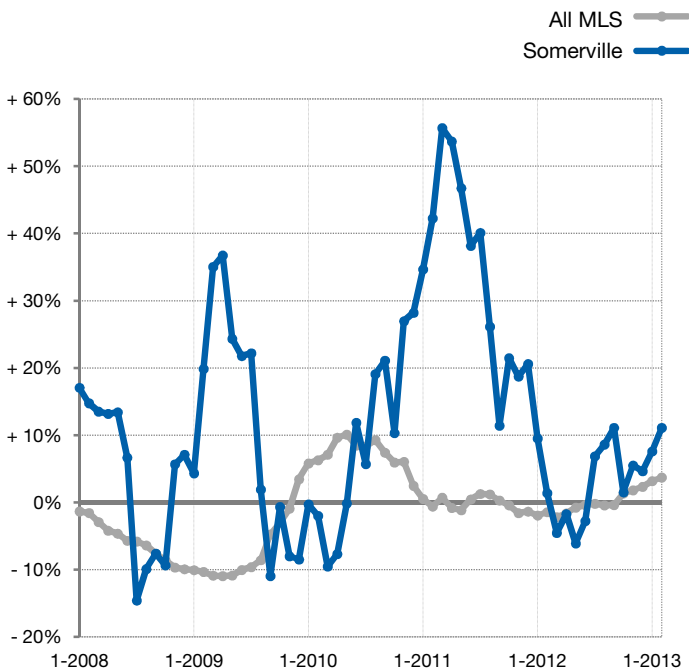
### Condominium Properties

|  | February  |                  |         | Year to Date |                  |         |
|--|-----------|------------------|---------|--------------|------------------|---------|
|  | 2012      | 2013             | + / -   | 2012         | 2013             | + / -   |
| Closed Sales                             | 20        | 16               | - 20.0% | 35           | 35               | 0.0%    |
| Median Sales Price*                      | \$382,500 | <b>\$386,450</b> | + 1.0%  | \$380,000    | <b>\$415,000</b> | + 9.2%  |
| Inventory of Homes for Sale              | 105       | 56               | - 46.7% | --           | --               | --      |
| Months Supply of Inventory               | 3.5       | 1.5              | - 58.0% | --           | --               | --      |
| Days on Market Until Sale                | 116       | 69               | - 40.6% | 116          | 68               | - 41.2% |
| Percent of Original List Price Received* | 94.5%     | 99.2%            | + 4.9%  | 93.2%        | 98.7%            | + 6.0%  |
| New Listings                             | 44        | 38               | - 13.6% | 73           | 68               | - 6.8%  |

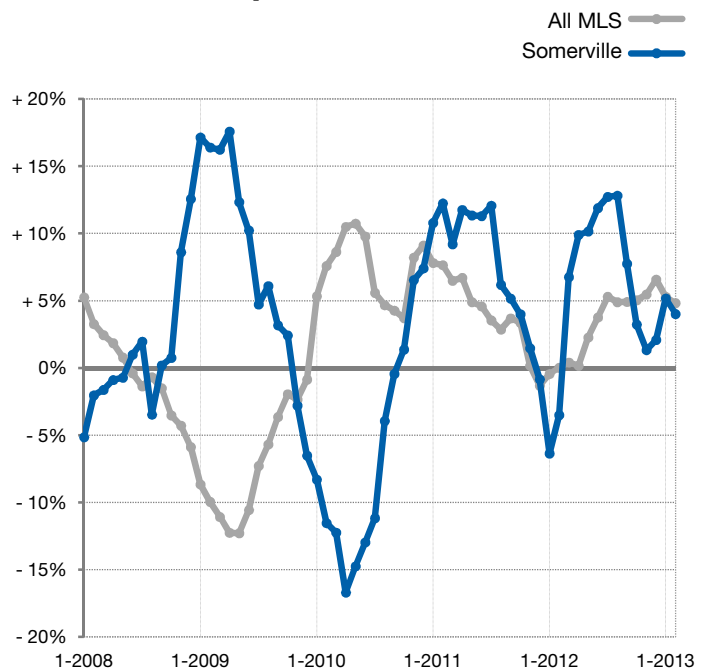
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Single-Family Properties



### Condominium Properties



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