

GBAR

REAL ESTATE REWIND



Region I Metro	Total SF Properties Sold (2nd Q '11)	Difference from 2nd Q '10	Median Price (2nd Q '11)	Difference from 2nd Q '10	Average Days on Market (2nd Q '11)	Total Under Agreements (2nd Q '11)	Total SF on Market (2nd Q '11)	Difference from 2nd Q '10	Total SF Properties Sold (2nd Q '10)	Median Price (2nd Q '10)	Average Days on Market (2nd Q '10)	Total Under Agreements (2nd Q '10)	Total SF on Market (2nd Q '10)
Boston	285	-12.0%	\$360,000	-5.3%	105	324	433	-6.3%	324	\$380,000	82	352	462
Brookline	42	-19.2%	\$1,438,000	21.9%	151	77	94	5.6%	52	\$1,180,000	72	62	89
Cambridge	32	-8.6%	\$873,000	-12.7%	44	57	48	-15.8%	35	\$1,000,000	59	46	57
Chelsea	12	9.1%	\$245,000	16.7%	87	17	19	18.8%	11	\$210,000	52	13	16
Everett	20	-20.0%	\$215,000	-15.7%	117	29	44	-2.2%	25	\$255,000	67	26	45
Malden	54	8.0%	\$266,000	-5.8%	108	73	63	-8.7%	50	\$282,500	61	62	69
Medford	63	6.8%	\$349,000	-4.4%	94	75	93	10.7%	59	\$365,000	66	65	84
Milton	56	-17.6%	\$471,000	2.1%	105	74	148	24.4%	68	\$461,500	112	86	119
Newton	165	-9.8%	\$806,000	10.4%	80	223	252	8.6%	183	\$730,000	67	203	232
Revere	33	-40.0%	\$201,000	-18.0%	76	52	90	-2.2%	55	\$245,000	80	64	92
Somerville	19	-24.0%	\$410,000	-14.6%	77	25	28	-12.5%	25	\$480,000	65	29	32
Winthrop	17	-15.0%	\$355,000	6.3%	121	19	34	-19.0%	20	\$334,000	110	21	42
Region Total	798	-12.0%			97	1,045	1,346	0.5%	907		74	1,029	1,339
GBREB Total	2,722	-14.7%	\$479,200	2.0%	104	3,436	5,007	4.4%	3,191	\$470,000	87	3,444	4,796
State Total	10,338	-17.9%	\$305,000	-1.6%	136	13,748	30,493	-0.5%	12,591	\$310,000	115	14,597	30,645

Region II North	Total SF Properties Sold (2nd Q '11)	Difference from 2nd Q '10	Median Price (2nd Q '11)	Difference from 2nd Q '10	Average Days on Market (2nd Q '11)	Total Under Agreements (2nd Q '11)	Total SF on Market (2nd Q '11)	Difference from 2nd Q '10	Total SF Properties Sold (2nd Q '10)	Median Price (2nd Q '10)	Average Days on Market (2nd Q '10)	Total Under Agreements (2nd Q '10)	Total SF on Market (2nd Q '10)
Acton	46	-35.2%	\$490,000	-8.1%	69	56	118	47.5%	71	\$533,000	70	71	80
Arlington	74	-26.7%	\$529,000	5.8%	58	109	57	3.6%	101	\$500,000	55	115	55
Bedford	29	-3.3%	\$520,000	-4.1%	83	40	58	45.0%	30	\$542,000	59	35	40
Belmont	48	-5.9%	\$734,000	2.2%	50	67	46	7.0%	51	\$718,000	79	62	43
Boxboro	9	-18.2%	\$575,000	47.4%	86	12	20	-4.8%	11	\$390,000	199	11	21
Burlington	40	-34.4%	\$380,000	-1.3%	87	46	75	-5.1%	61	\$385,000	85	62	79
Concord	51	0.0%	\$690,000	1.5%	115	78	112	-18.2%	51	\$680,000	85	67	137
Hudson	32	-34.7%	\$259,000	-10.2%	85	37	66	-7.0%	49	\$288,500	104	41	71
Lexington	123	-8.2%	\$750,000	3.7%	85	147	133	-2.9%	134	\$723,000	96	134	137
Lincoln	11	0.0%	\$935,000	-25.2%	141	14	43	4.9%	11	\$1,250,000	221	9	41
Maynard	27	-20.6%	\$294,000	-9.0%	93	30	56	19.1%	34	\$322,920	99	36	47
Stow	32	113.3%	\$522,000	16.6%	218	34	56	12.0%	15	\$447,500	168	22	50
Sudbury	55	7.8%	\$678,000	4.7%	193	61	145	-3.3%	51	\$647,500	142	63	150
Waltham	73	-22.3%	\$389,000	-6.6%	129	79	127	29.6%	94	\$416,500	57	87	98
Watertown	26	36.8%	\$438,000	-13.3%	55	25	36	24.1%	19	\$505,000	48	24	29
Wayland	47	4.4%	\$564,000	-6.0%	138	53	108	1.9%	45	\$600,000	135	51	106
Weston	34	-15.0%	\$1,063,000	-2.3%	126	46	127	2.4%	40	\$1,088,575	214	38	124
Winchester	55	-21.4%	\$760,000	16.7%	81	61	91	-1.1%	70	\$651,500	85	85	92
Region Total	812	-13.4%			105	995	1,474	5.3%	938		111	1013	1,400
GBREB Total	2,722	-14.7%	\$479,200	2.0%	104	3,436	5,007	4.4%	3,191	\$470,000	87	3,444	4,796
State Total	10,338	-17.9%	\$305,000	-1.6%	136	13,748	30,493	-0.5%	12,591	\$310,000	115	14,597	30,645

Region III West	Total SF Properties Sold (2nd Q '11)	Difference from 2nd Q '10	Median Price (2nd Q '11)	Difference from 2nd Q '10	Average Days on Market (2nd Q '11)	Total Under Agreements (2nd Q '11)	Total SF on Market (2nd Q '11)	Difference from 2nd Q '10	Total SF Properties Sold (2nd Q '10)	Median Price (2nd Q '10)	Average Days on Market (2nd Q '10)	Total Under Agreements (2nd Q '10)	Total SF on Market (2nd Q '10)
Ashland	26	-48.0%	\$399,000	21.7%	107	30	48	-7.7%	50	\$327,750	73	51	52
Dover	14	-17.6%	\$921,000	0.7%	202	14	74	21.3%	17	\$915,000	165	21	61
Framingham	111	-25.0%	\$291,000	-9.0%	101	146	220	42.0%	148	\$319,950	76	153	209
Holliston	42	-2.3%	\$387,000	-8.9%	109	51	66	10.0%	43	\$425,000	82	35	60
Hopkinton	36	-21.7%	\$587,000	17.2%	103	55	107	21.6%	46	\$501,000	131	57	88
Natick	90	-6.3%	\$436,000	15.9%	80	99	111	8.8%	96	\$376,250	57	98	102
Needham	97	-11.0%	\$675,000	1.0%	79	108	158	19.7%	109	\$668,000	72	120	132
Sherborn	19	0.0%	\$775,000	-1.3%	199	21	74	17.5%	19	\$785,000	70	19	63
Wellesley	99	-17.5%	\$1,051,000	13.0%	130	124	165	-10.3%	120	\$930,000	113	117	184
Region Total	534	-17.6%			123	648	1,023	7.6%	648		93	671	951
GBREB Total	2,722	-14.7%	\$479,200	2.0%	104	3,436	5,007	4.4%	3,191	\$470,000	87	3,444	4,796
State Total	10,338	-17.9%	\$305,000	-1.6%	136	13,748	30,493	-0.5%	12,591	\$310,000	115	14,597	30,645

Region IV South	Total SF Properties Sold (2nd Q '11)	Difference from 2nd Q '10	Median Price (2nd Q '11)	Difference from 2nd Q '10	Average Days on Market (2nd Q '11)	Total Under Agreements (2nd Q '11)	Total SF on Market (2nd Q '11)	Difference from 2nd Q '10	Total SF Properties Sold (2nd Q '10)	Median Price (2nd Q '10)	Average Days on Market (2nd Q '10)	Total Under Agreements (2nd Q '10)	Total SF on Market (2nd Q '10)
Bellingham	35	-16.7%	\$238,000	-7.9%	158	47	101	17.4%	42	\$258,500	85	40	86
Canton	34	-22.7%	\$403,000	-9.9%	107	49	102	3.0%	44	\$447,500	116	54	99
Dedham	52	-3.7%	\$345,000	-1.0%	93	71	117	-1.7%	54	\$348,500	81	64	119
Foxboro	36	-12.2%	\$355,000	0.7%	110	35	64	-4.5%	41	\$352,500	104	39	67
Franklin	64	-22.0%	\$400,000	2.8%	95	81	144	10.8%	82	\$389,000	85	87	130
Mansfield	45	36.4%	\$375,000	22.1%	97	56	67	-10.7%	33	\$307,000	84	39	75
Medfield	38	-17.4%	\$540,000	-7.0%	86	52	79	21.5%	46	\$580,625	105	42	65
Medway	29	-40.8%	\$340,000	-5.6%	156	34	70	9.4%	49	\$360,000	127	40	64
Millis	23	35.3%	\$336,000	9.4%	159	25	45	-8.2%	17	\$307,000	132	18	49
Norfolk	22	-35.3%	\$436,000	-0.9%	185	33	88	11.4%	34	\$440,000	107	35	79
Norwood	49	-21.0%	\$335,000	-14.1%	84	56	75	1.4%	62	\$390,000	71	67	74
Sharon	48	-15.8%	\$374,000	-5.1%	89	65	104	28.4%	57	\$394,000	98	60	81
Walpole	53	-25.4%	\$416,000	15.6%	113	68	121	34.4%	71	\$360,000	73	70	90
Westwood	24	-40.0%	\$474,000	-10.0%	67	41	80	-8.0%	40	\$526,500	88	49	87
Wrentham	26	0.0%	\$390,000	-15.2%	144	35	72	22.0%	26	\$460,000	85	27	59
Region Total	578	-17.2%			116	748	1,329	8.6%	698		96	731	1,224
GBREB Total	2,722	-14.7%	\$479,200	2.0%	104	3,436	5,007	4.4%	3,191	\$470,000	87	3,444	4,796
State Total	10,338	-17.9%	\$305,000	-1.6%	136	13,748	30,493	-0.5%	12,591	\$310,000	115	14,597	30,645