

GBAR

REAL ESTATE REWIND



1st Quarter 2009 - Condo

Region I Metro	Total CC Properties Sold (1st Q '09)	Difference from 1st Q '08	Median Price (1st Q '09)	Difference from 1st Q '08	Average Days on Market (1st Q '09)	Total Under Agreements (1st Q '09)	Total CC on Market (1st Q '09)	Difference from 1st Q '08	Total CC Properties Sold (1st Q '08)	Median Price (1st Q '08)	Average Days on Market (1st Q '08)	Total Under Agreements (1st Q '08)	Total CC on Market (1st Q '08)
Boston	518	-21.3%	\$301,750	-21.6%	123	844	2,095	-11.8%	658	\$385,000	115	1,097	2,375
Brookline	73	-3.9%	\$468,000	8.2%	116	118	211	-9.1%	76	\$432,500	110	140	232
Cambridge	60	-41.7%	\$405,000	1.3%	76	120	289	-10.5%	103	\$400,000	95	181	323
Chelsea	16	6.7%	\$117,500	-41.3%	157	40	69	-45.7%	15	\$200,000	164	26	127
Everett	17	-15.0%	\$104,000	-60.6%	188	31	43	-51.7%	20	\$264,000	182	24	89
Malden	20	-13.0%	\$206,200	-17.5%	124	37	54	-48.6%	23	\$250,000	118	47	105
Medford	24	-27.3%	\$256,000	-14.7%	101	45	65	4.8%	33	\$300,000	206	41	62
Milton	2	100.0%	\$362,500	-10.5%	93	4	17	-5.6%	1	\$405,000	182	3	18
Newton	27	-41.3%	\$402,000	-15.3%	114	49	156	19.1%	46	\$474,500	127	69	131
Revere	22	22.2%	\$152,000	-24.0%	176	36	88	-35.8%	18	\$200,000	115	37	137
Somerville	27	-47.1%	\$393,000	15.9%	165	76	130	-27.4%	51	\$339,000	139	87	179
Winthrop	17	54.5%	\$162,000	-34.7%	98	24	48	-15.8%	11	\$248,000	155	15	57
Region Total	823	-22.0%		-13.0%		1,424	3265	-14.9%	1055			1,767	3,835
GBREB Total	1,117	-22.6%	\$300,000	-13.0%	130	1,876	4,626	-15.4%	1,443	\$345,000	128	2,329	5,471
State Total	2,178	-21.5%	\$215,000	-18.3%	175	3,517	11,122	-25.5%	2,774	\$263,000	166	4,427	14,920

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Region II North	Total CC Properties Sold (1st Q '09)	Difference from 1st Q '08	Median Price (1st Q '09)	Difference from 1st Q '08	Average Days on Market (1st Q '09)	Total Under Agreementst (1st Q '09)	Total CC on Market (2nd Q '08)	Difference from 1st Q '08	Total CC Properties Sold (1st Q '08)	Median Price (1st Q '08)	Average Days on Market (1st Q '08)	Total Under Agreements (1st Q '08)	Total CC on Market (1st Q '08)
Acton	10	-23.1%	\$158,500	-19.9%	203	18	59	-25.3%	13	\$198,000	145	19	79
Arlington	19	-52.5%	\$351,500	3.5%	119	39	41	-37.9%	40	\$339,500	110	59	66
Bedford	3	0.0%	\$595,000	224.3%	88	3	10	-66.7%	3	\$183,500	243	3	30
Belmont	9	0.0%	\$315,000	-32.2%	155	21	38	-25.5%	9	\$464,500	140	13	51
Boxboro	5	-28.6%	\$84,500	-25.9%	158	5	23	-32.4%	7	\$114,000	156	7	34
Burlington	1	0.0%	\$421,965	-29.7%	142	0	14	7.7%	1	\$600,000	169	3	13
Concord	5	-37.5%	\$307,500	-18.5%	71	9	26	-23.5%	8	\$377,450	224	8	34
Hudson	9	-40.0%	\$140,000	-27.1%	377	11	70	-1.4%	15	\$192,000	263	17	71
Lexington	7	40.0%	\$345,000	-16.9%	78	9	31	14.8%	5	\$415,000	99	8	27
Lincoln	3	N/A	\$443,500	N/A	108	2	7	-30.0%	0	N/A	N/A	1	10
Maynard	7	75.0%	\$214,900	-30.7%	300	9	22	-45.0%	4	\$309,950	57	5	40
Stow	8	33.3%	\$340,945	-12.7%	107	4	13	18.2%	6	\$390,385	238	4	11
Sudbury	6	200.0%	\$556,705	-6.0%	175	2	22	10.0%	2	\$592,420	128	1	20
Waltham	24	-38.5%	\$308,945	4.7%	115	44	99	-2.0%	39	\$295,000	121	53	101
Watertown	25	-40.5%	\$325,000	-2.9%	139	34	76	-17.4%	42	\$334,850	100	59	92
Wayland	1	-75.0%	\$437,500	-1.1%	97	4	24	14.3%	4	\$442,500	211	4	21
Weston	1	-75.0%	\$1,416,705	335.2%	111	0	14	75.0%	4	\$325,500	254	4	8
Winchester	8	0.0%	\$566,000	50.7%	111	10	22	-55.1%	8	\$375,500	127	10	49
Region Total	151	-28.1%				224	611	-19.3%	210			278	757
GBREB Total	1,117	-22.6%	\$300,000	-13.0%	130	1,876	4,626	-15.4%	1,443	\$345,000	128	2,329	5,471
State Total	2,178	-21.5%	\$215,000	-18.3%	175	3,517	11,122	-25.5%	2,774	\$263,000	166	4,427	14,920

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Region III West	Total CC Properties Sold (1st Q '09)	Difference from 1st Q '08	Median Price (1st Q '09)	Difference from 1st Q '08	Average Days on Market (1st Q '09)	Total Under Agreementst (1st Q '09)	Total CC on Market (1st Q '09)	Difference from 1st Q '08	Total CC Properties Sold (1st Q '08)	Median Price (1st Q '08)	Average Days on Market (1st Q '08)	Total Under Agreements (1st Q '08)	Total CC on Market (1st Q '08)
Ashland	11	-47.6%	\$330,000	13.8%	85	11	39	-18.8%	21	\$290,000	150	30	48
Dover	0	-100.0%	N/A	#VALUE!	N/A	0	6	-14.3%	1	\$432,500	163	1	7
Framingham	39	56.0%	\$85,000	-32.0%	132	60	88	-49.4%	25	\$125,000	135	57	174
Holliston	2	-66.7%	\$206,000	109.1%	194	6	21	-16.0%	6	\$98,500	108	8	25
Hopkinton	3	-40.0%	\$235,000	-29.9%	288	5	34	13.3%	5	\$335,000	258	6	30
Natick	14	0.0%	\$409,950	80.6%	100	26	88	3.5%	14	\$227,000	164	39	85
Needham	7	40.0%	\$306,000	-46.2%	192	9	27	-12.9%	5	\$569,000	132	8	31
Sherborn	0	N/A	N/A	N/A	N/A	0	9	-10.0%	0	N/A	N/A	0	10
Wellesley	7	600.0%	\$455,000	-50.5%	237	8	22	-12.0%	1	\$920,000	665	4	25
Region Total	83	6.4%				125	334	-23.2%	78			153	435
GBREB Total	1,117	-22.6%	\$300,000	-13.0%	130	1,876	4,626	-15.4%	1,443	\$345,000	128	2,329	5,471
State Total	2,178	-21.5%	\$215,000	-18.3%	175	3,517	11,122	-25.5%	2,774	\$263,000	166	4,427	14,920

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Region IV South	Total CC Properties Sold (1st Q '09)	Difference from 1st Q '08	Median Price (1st Q '09)	Difference from 1st Q '08	Average Days on Market (1st Q '09)	Total Under Agreementst (1st Q '09)	Total CC on Market (1st Q '09)	Difference from 1st Q '08	Total CC Properties Sold (1st Q '08)	Median Price (1st Q '08)	Average Days on Market (1st Q '08)	Total Under Agreements (1st Q '08)	Total CC on Market (1st Q '08)
Bellingham	3	-75.0%	\$80,000	-66.5%	138	10	26	-13.3%	12	\$238,700	200	13	30
Canton	14	-39.1%	\$175,000	-30.0%	168	22	54	-27.0%	23	\$250,000	202	24	74
Dedham	1	-66.7%	\$860,900	291.3%	275	3	20	0.0%	3	\$220,000	111	3	20
Foxboro	1	-66.7%	\$195,000	18.5%	51	3	22	22.2%	3	\$164,500	258	4	18
Franklin	10	-41.2%	\$291,888	16.8%	160	19	114	3.6%	17	\$250,000	95	24	110
Mansfield	6	-53.8%	\$215,000	-6.5%	129	10	37	48.0%	13	\$230,000	111	18	25
Medfield	2	100.0%	\$143,000	-74.6%	63	3	12	-42.9%	1	\$563,000	286	5	21
Medway	2	0.0%	\$314,450	13.5%	550	5	13	-31.6%	2	\$276,950	406	2	19
Millis	4	100.0%	\$181,000	-44.3%	65	5	28	250.0%	2	\$325,000	163	6	8
Norfolk	1	-75.0%	\$475,000	-3.9%	5	4	13	-27.8%	4	\$494,185	56	4	18
Norwood	10	11.1%	\$242,500	-26.5%	194	12	31	-27.9%	9	\$329,900	296	14	43
Sharon	3	50.0%	\$145,000	-52.1%	120	3	12	-33.3%	2	\$302,500	81	2	18
Walpole	3	-57.1%	\$265,000	8.2%	331	3	27	-3.6%	7	\$245,000	93	10	28
Westwood	0	N/A	N/A	0.0%	N/A	0	1	0.0%	0	N/A	N/A	0	0
Wrentham	0	-100.0%	N/A	N/A	N/A	1	6	-50.0%	2	\$234,250	60	2	12
Region Total	60	-40.0%				103	416	-6.3%	100			131	444
GBREB Total	1,117	-22.6%	\$300,000	-13.0%	130	1,876	4,626	-15.4%	1,443	\$345,000	128	2,329	5,471
State Total	2,178	-21.5%	\$215,000	-18.3%	175	3,517	11,122	-25.5%	2,774	\$263,000	166	4,427	14,920