

# GBAR

## REAL ESTATE REWIND



### 2<sup>nd</sup> Quarter 2008 – Condo

Region I Metro	Total CC Properties Sold (2nd Q '08)	Difference from 2nd Q '07	Median Price (2nd Q '08)	Difference from 2nd Q '07	Average Days on Market (2nd Q '08)	Total Under Agreements (2nd Q '08)	Total CC on Market (2nd Q '08)	Difference from 2nd Q '07	Total CC Properties Sold (2nd Q '07)	Median Price (2nd Q '07)	Average Days on Market (2nd Q '07)	Total Under Agreements (2nd Q '07)	Total CC on Market (2nd Q '07)
Boston	1226	-17.6%	\$390,000	2.6%	103	1,572	2,448	-6.1%	1488	\$380,250	108	1,841	2,606
Brookline	171	-21.9%	\$440,000	-4.8%	91	234	189	-18.5%	219	\$462,000	97	274	232
Cambridge	238	-31.4%	\$428,250	7.1%	113	308	299	-16.2%	347	\$400,000	80	396	357
Chelsea	20	-52.4%	\$155,000	-29.2%	159	32	152	-3.8%	42	\$219,000	192	50	158
Everett	13	-51.9%	\$128,000	-42.7%	180	34	73	-21.5%	27	\$223,500	135	33	93
Malden	44	33.3%	\$268,375	12.3%	109	53	97	-12.6%	33	\$239,000	94	44	111
Medford	37	-42.2%	\$266,500	-15.3%	120	54	90	-27.4%	64	\$314,500	143	61	124
Milton	3	-62.5%	\$385,000	18.5%	101	6	18	-10.0%	8	\$325,000	136	9	20
Newton	84	-3.4%	\$436,500	-4.6%	82	109	134	-28.0%	87	\$457,500	128	112	186
Revere	37	-31.5%	\$225,000	1.7%	133	51	132	-9.0%	54	\$221,200	91	71	145
Somerville	104	-22.4%	\$342,000	-2.3%	98	151	147	-29.3%	134	\$350,000	100	172	208
Winthrop	16	-5.9%	\$205,000	-27.0%	138	16	60	-29.4%	17	\$281,000	120	19	85
<b>Region Total</b>	<b>1993</b>	<b>-20.9%</b>				<b>2,620</b>	<b>3839</b>	<b>-11.2%</b>	<b>2520</b>			<b>3,082</b>	<b>4,325</b>
<b>GBREB Total</b>	<b>2,637</b>	<b>-21.6%</b>	<b>\$360,000</b>	<b>0.2%</b>	<b>111</b>	<b>3,478</b>	<b>5,474</b>	<b>-11.2%</b>	<b>3,363</b>	<b>\$359,450</b>	<b>110</b>	<b>4,037</b>	<b>6,166</b>
<b>State Total</b>	<b>4,802</b>	<b>-23.6%</b>	<b>\$285,000</b>	<b>-0.9%</b>	<b>146</b>	<b>6090</b>	<b>15,357</b>	<b>-8.9%</b>	<b>6,283</b>	<b>\$287,500</b>	<b>134</b>	<b>7,396</b>	<b>16,864</b>

<b>Region II North</b>	<b>Total CC Properties Sold (2nd Q '08)</b>	<b>Difference from 2nd Q '07</b>	<b>Median Price (2nd Q '08)</b>	<b>Difference from 2nd Q '07</b>	<b>Average Days on Market (2nd Q '08)</b>	<b>Total Under Agreements (2nd Q '08)</b>	<b>Total CC on Market (2nd Q '08)</b>	<b>Difference from 2nd Q '07</b>	<b>Total CC Properties Sold (2nd Q '07)</b>	<b>Median Price (2nd Q '07)</b>	<b>Average Days on Market (2nd Q '07)</b>	<b>Total Under Agreements (2nd Q '07)</b>	<b>Total CC on Market (2nd Q '07)</b>
Acton	24	33.3%	\$289,250	5.2%	176	29	88	-17.0%	18	\$275,000	158	30	106
Arlington	76	28.8%	\$349,950	0.7%	83	106	59	-34.4%	59	\$347,500	89	72	90
Bedford	13	160.0%	\$375,180	3.6%	133	21	15	-55.9%	5	\$362,000	169	8	34
Belmont	18	-35.7%	\$345,000	-15.8%	103	26	40	-33.3%	28	\$409,500	129	39	60
Boxboro	9	-18.2%	\$100,000	-25.9%	72	15	34	9.7%	11	\$135,000	105	7	31
Burlington	6	-68.4%	\$394,390	-5.2%	62	7	20	0.0%	19	\$416,000	177	20	20
Concord	10	-44.4%	\$365,000	-25.5%	208	11	30	-41.2%	18	\$490,250	83	13	51
Hudson	15	-62.5%	\$192,500	0.5%	246	14	66	-23.3%	40	\$191,617	137	44	86
Lexington	9	28.6%	\$440,000	44.3%	77	16	32	23.1%	7	\$305,000	39	13	26
Lincoln	3	200.0%	\$499,000	18.8%	114	4	11	0.0%	1	\$420,000	294	5	11
Maynard	8	-33.3%	\$305,200	8.4%	175	9	37	27.6%	12	\$281,500	150	13	29
Stow	5	66.7%	\$359,900	-15.9%	354	4	13	0.0%	3	\$428,000	73	2	13
Sudbury	4	33.3%	\$565,760	-39.6%	127	11	22	22.2%	3	\$935,925	0	3	18
Waltham	63	-38.8%	\$293,680	-20.3%	90	81	97	2.1%	103	\$368,500	91	112	95
Watertown	82	-8.9%	\$350,000	7.4%	81	100	85	-19.0%	90	\$325,750	88	95	105
Wayland	2	-66.7%	\$545,000	-22.4%	188	5	28	40.0%	6	\$702,500	204	8	20
Weston	3	-93.5%	\$499,000	61.0%	326	4	11	10.0%	46	\$310,000	34	47	10
Winchester	24	0.0%	\$379,950	0.0%	117	36	41	-6.8%	24	\$380,000	140	31	44
<b>Region Total</b>	<b>374</b>	<b>-24.1%</b>				<b>499</b>	<b>729</b>	<b>-14.1%</b>	<b>493</b>			<b>562</b>	<b>849</b>
<b>GBREB Total</b>	<b>2,637</b>	<b>-21.6%</b>	<b>\$360,000</b>	<b>0.2%</b>	<b>111</b>	<b>3,478</b>	<b>5,474</b>	<b>-11.2%</b>	<b>3,363</b>	<b>\$359,450</b>	<b>110</b>	<b>4,037</b>	<b>6,166</b>
<b>State Total</b>	<b>4,802</b>	<b>-23.6%</b>	<b>\$285,000</b>	<b>-0.9%</b>	<b>146</b>	<b>6090</b>	<b>15,357</b>	<b>-8.9%</b>	<b>6,283</b>	<b>\$287,500</b>	<b>134</b>	<b>7,396</b>	<b>16,864</b>

<b>Region III West</b>	<b>Total CC Properties Sold (2nd Q '08)</b>	<b>Difference from 2nd Q '07</b>	<b>Median Price (2nd Q '08)</b>	<b>Difference from 2nd Q '07</b>	<b>Average Days on Market (2nd Q '08)</b>	<b>Total Under Agreements (2nd Q '08)</b>	<b>Total CC on Market (2nd Q '08)</b>	<b>Difference from 2nd Q '07</b>	<b>Total CC Properties Sold (2nd Q '07)</b>	<b>Median Price (2nd Q '07)</b>	<b>Average Days on Market (2nd Q '07)</b>	<b>Total Under Agreements (2nd Q '07)</b>	<b>Total CC on Market (2nd Q '07)</b>
Ashland	36	-7.7%	\$283,750	-9.9%	121	33	47	-16.1%	39	\$315,000	117	44	56
Dover	1	0.0%	\$425,000	-4.5%	252	1	10	150.0%	1	\$445,000	112	2	4
Framingham	45	50.0%	\$122,000	-39.5%	162	75	160	-33.3%	30	\$201,750	106	34	240
Holliston	7	16.7%	\$119,000	-59.2%	55	5	26	44.4%	6	\$291,450	226	9	18
Hopkinton	7	-22.2%	\$365,000	0.0%	155	12	39	-2.5%	9	\$365,000	106	13	40
Natick	34	-19.0%	\$228,500	-7.7%	88	37	79	-21.8%	42	\$247,500	139	63	101
Needham	11	-15.4%	\$577,000	14.3%	177	22	24	-41.5%	13	\$505,000	162	18	41
Sherborn	1	N/A	\$235,000	N/A	789	1	9	-18.2%	0	N/A	N/A	0	11
Wellesley	6	-14.3%	\$570,500	9.2%	286	12	25	-34.2%	7	\$522,600	248	10	38
<b>Region Total</b>	<b>148</b>	<b>0.7%</b>				<b>198</b>	<b>419</b>	<b>-23.7%</b>	<b>147</b>			<b>193</b>	<b>549</b>
<b>GBREB Total</b>	<b>2,637</b>	<b>-21.6%</b>	<b>\$360,000</b>	<b>0.2%</b>	<b>111</b>	<b>3,478</b>	<b>5,474</b>	<b>-11.2%</b>	<b>3,363</b>	<b>\$359,450</b>	<b>110</b>	<b>4,037</b>	<b>6,166</b>
<b>State Total</b>	<b>4,802</b>	<b>-23.6%</b>	<b>\$285,000</b>	<b>-0.9%</b>	<b>146</b>	<b>6090</b>	<b>15,357</b>	<b>-8.9%</b>	<b>6,283</b>	<b>\$287,500</b>	<b>134</b>	<b>7,396</b>	<b>16,864</b>

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<b>Region IV South</b>													
Bellingham	8	14.3%	\$214,000	-16.7%	116	17	33	-2.9%	7	\$257,000	211	10	34
Canton	24	-11.1%	\$267,500	6.2%	134	35	87	47.5%	27	\$252,000	138	31	59
Dedham	3	-75.0%	\$217,000	-14.9%	125	6	25	-21.9%	12	\$255,000	154	14	32
Foxboro	1	-90.9%	\$139,900	-50.0%	86	2	23	15.0%	11	\$280,000	139	11	20
Franklin	25	-10.7%	\$265,000	7.6%	174	36	101	-7.3%	28	\$246,250	130	33	109
Mansfield	8	-55.6%	\$224,500	38.2%	119	7	40	-4.8%	18	\$162,500	135	18	42
Medfield	6	-14.3%	\$221,200	-19.6%	232	7	18	28.6%	7	\$275,000	80	7	14
Medway	4	0.0%	\$422,400	82.9%	168	3	22	-4.3%	4	\$231,000	99	2	23
Millis	6	-57.1%	\$232,500	-5.6%	21	5	20	122.2%	14	\$246,250	195	13	9
Norfolk	4	-33.3%	\$493,250	17.6%	122	3	18	63.6%	6	\$419,325	365	6	11
Norwood	14	-54.8%	\$222,500	-31.5%	138	17	38	-2.6%	31	\$325,000	194	25	39
Sharon	4	-20.0%	\$296,000	-33.3%	176	5	20	100.0%	5	\$444,000	150	6	10
Walpole	11	-52.2%	\$291,000	-3.0%	227	13	28	-3.4%	23	\$300,000	107	17	29
Westwood	0	N/A	N/A	0.0%	N/A	0	0	0.0%	0	N/A	N/A	0	0
Wrentham	4	-60.0%	\$245,950	-0.1%	58	5	14	16.7%	10	\$246,250	133	7	12
<b>Region Total</b>	<b>122</b>	<b>-39.9%</b>				<b>161</b>	<b>487</b>	<b>9.9%</b>	<b>203</b>			<b>200</b>	<b>443</b>
<b>GBREB Total</b>	<b>2,637</b>	<b>-21.6%</b>	<b>\$360,000</b>	<b>0.2%</b>	<b>111</b>	<b>3,478</b>	<b>5,474</b>	<b>-11.2%</b>	<b>3,363</b>	<b>\$359,450</b>	<b>110</b>	<b>4,037</b>	<b>6,166</b>
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