

# GBAR

## REAL ESTATE REWIND



Region I Metro	Total CC Properties Sold (3rd Q '09)	Difference from 3rd Q '08	Median Price (3rd Q '09)	Difference from 3rd Q '08	Average Days on Market (3rd Q '09)	Total Under Agreements (3rd Q '09)	Total CC on Market (3rd Q '09)	Difference from 3rd Q '08	Total CC Properties Sold (3rd Q '08)	Median Price (3rd Q '08)	Average Days on Market (3rd Q '08)	Total Under Agreements (3rd Q '08)	Total CC on Market (3rd Q '08)
Boston	1238	-1.1%	\$355,000	-4.1%	102	1,151	1,988	-1.3%	1252	\$370,000	99	1,178	2014
Brookline	171	-5.0%	\$475,000	11.0%	76	138	180	-1.6%	180	\$427,750	85	134	183
Cambridge	267	-3.6%	\$419,000	6.1%	71	195	253	-5.6%	277	\$395,000	80	209	268
Chelsea	21	0.0%	\$150,000	-8.0%	198	30	80	-46.7%	21	\$163,000	169	39	150
Everett	17	-22.7%	\$188,000	-7.1%	89	21	39	-48.7%	22	\$202,450	101	27	76
Malden	25	-34.2%	\$165,000	-31.7%	99	53	57	-29.6%	38	\$241,500	138	47	81
Medford	54	3.8%	\$296,250	0.9%	108	65	59	-18.1%	52	\$293,750	140	49	72
Milton	1	-66.7%	\$667,875	69.1%	51	0	26	62.5%	3	\$395,000	239	2	16
Newton	77	-18.1%	\$435,000	2.5%	109	73	183	27.1%	94	\$424,500	89	67	144
Revere	35	-14.6%	\$151,000	-25.6%	126	49	81	-26.4%	41	\$202,900	117	53	110
Somerville	152	32.2%	\$350,000	-1.4%	72	125	165	54.2%	115	\$355,000	101	80	107
Winthrop	19	72.7%	\$239,900	18.8%	101	20	52	-16.1%	11	\$202,000	104	18	62
<b>Region Total</b>	<b>2077</b>	<b>-1.4%</b>			<b>100</b>	<b>1,920</b>	<b>3163</b>	<b>-3.7%</b>	<b>2106</b>		<b>122</b>	<b>1,903</b>	<b>3,283</b>
<b>GBREB Total</b>	<b>2,845</b>	<b>2.0%</b>	<b>\$341,250</b>	<b>-1.7%</b>	<b>101</b>	<b>2,670</b>	<b>4,559</b>	<b>-5.2%</b>	<b>2,788</b>	<b>\$347,200</b>	<b>104</b>	<b>2,579</b>	<b>4811</b>
<b>State Total</b>	<b>5,025</b>	<b>2.3%</b>	<b>\$273,000</b>	<b>-2.5%</b>	<b>136</b>	<b>5,151</b>	<b>11,600</b>	<b>-17.1%</b>	<b>4,914</b>	<b>\$280,000</b>	<b>139</b>	<b>4,989</b>	<b>13,991</b>

Condo 3rd Quarter 2009

<b>Region II North</b>	<b>Total CC Properties Sold (3rd Q '09)</b>	<b>Difference from 3rd Q '08</b>	<b>Median Price (3rd Q '09)</b>	<b>Difference from 3rd Q '08</b>	<b>Average Days on Market (3rd Q '09)</b>	<b>Total Under Agreementst (3rd Q '09)</b>	<b>Total CC on Market (3rd Q '09)</b>	<b>Difference from 3rd Q '08</b>	<b>Total CC Properties Sold (3rd Q '08)</b>	<b>Median Price (3rd Q '08)</b>	<b>Average Days on Market (3rd Q '08)</b>	<b>Total Under Agreements (3rd Q '08)</b>	<b>Total CC on Market (3rd Q '08)</b>
Acton	27	17.4%	\$227,000	10.7%	135	27	63	-20.3%	23	\$205,000	149	28	79
Arlington	78	-3.7%	\$337,000	-8.9%	67	73	63	8.6%	81	\$370,000	51	51	58
Bedford	4	-63.6%	\$517,500	3.5%	74	2	22	29.4%	11	\$500,000	142	5	17
Belmont	22	-4.3%	\$366,000	-2.4%	88	20	43	-6.5%	23	\$375,000	122	20	46
Boxboro	9	80.0%	\$110,450	3.2%	112	9	24	-11.1%	5	\$107,000	51	7	27
Burlington	11	83.3%	\$415,000	8.5%	251	11	18	38.5%	6	\$382,500	76	10	13
Concord	10	11.1%	\$342,000	-20.5%	154	8	21	-30.0%	9	\$430,000	235	11	30
Hudson	14	-26.3%	\$282,500	76.6%	122	25	68	6.3%	19	\$160,000	344	24	64
Lexington	28	133.3%	\$494,500	16.3%	92	18	41	28.1%	12	\$425,200	76	10	32
Lincoln	6	100.0%	\$380,000	-12.6%	174	7	9	-18.2%	3	\$435,000	71	2	11
Maynard	10	66.7%	\$230,000	-13.1%	91	9	26	-23.5%	6	\$264,750	178	2	34
Stow	4	-33.3%	\$309,810	-12.5%	105	4	19	46.2%	6	\$354,130	153	13	13
Sudbury	6	-33.3%	\$550,860	-6.3%	239	6	28	27.3%	9	\$587,625	219	5	22
Waltham	114	78.1%	\$320,000	1.3%	73	97	91	3.4%	64	\$316,000	106	71	88
Watertown	78	1.3%	\$304,000	-9.3%	77	66	89	8.5%	77	\$335,000	81	63	82
Wayland	9	28.6%	\$482,500	4.9%	119	8	26	30.0%	7	\$460,000	168	10	20
Weston	7	250.0%	\$605,000	51.3%	202	6	14	55.6%	2	\$400,000	69	5	9
Winchester	20	-25.9%	\$342,500	-11.0%	95	22	34	0.0%	27	\$385,000	120	19	34
<b>Region Total</b>	<b>457</b>	<b>17.2%</b>			<b>126</b>	<b>418</b>	<b>699</b>	<b>2.9%</b>	<b>390</b>		<b>134</b>	<b>356</b>	<b>679</b>
<b>GBREB Total</b>	<b>2,845</b>	<b>2.0%</b>	<b>\$341,250</b>	<b>-1.7%</b>	<b>101</b>	<b>2,670</b>	<b>4,559</b>	<b>-5.2%</b>	<b>2,788</b>	<b>\$347,200</b>	<b>104</b>	<b>2,579</b>	<b>4811</b>
<b>State Total</b>	<b>5,025</b>	<b>2.3%</b>	<b>\$273,000</b>	<b>-2.5%</b>	<b>136</b>	<b>5,151</b>	<b>11,600</b>	<b>-17.1%</b>	<b>4,914</b>	<b>\$280,000</b>	<b>139</b>	<b>4,989</b>	<b>13,991</b>

Condo 3rd Quarter 2009

<b>Region III West</b>	<b>Total CC Properties Sold (3rd Q '09)</b>	<b>Difference from 3rd Q '08</b>	<b>Median Price (3rd Q '09)</b>	<b>Difference from 3rd Q '08</b>	<b>Average Days on Market (3rd Q '09)</b>	<b>Total Under Agreementst (3rd Q '09)</b>	<b>Total CC on Market (3rd Q '09)</b>	<b>Difference from 3rd Q '08</b>	<b>Total CC Properties Sold (3rd Q '08)</b>	<b>Median Price (3rd Q '08)</b>	<b>Average Days on Market (3rd Q '08)</b>	<b>Total Under Agreements (3rd Q '08)</b>	<b>Total CC on Market (3rd Q '08)</b>
Ashland	21	-22.2%	\$309,500	-3.3%	75	24	34	-5.6%	27	\$320,000	84	31	36
Dover	3	0.0%	\$370,000	-16.9%	287	3	5	-16.7%	3	\$445,000	196	3	6
Framingham	36	-26.5%	\$80,500	-10.5%	134	43	66	-39.4%	49	\$89,900	128	83	109
Holliston	3	-40.0%	\$50,000	-53.7%	206	5	18	-21.7%	5	\$107,900	187	4	23
Hopkinton	10	-16.7%	\$377,950	21.5%	206	9	31	-13.9%	12	\$311,000	133	17	36
Natick	40	33.3%	\$194,500	-17.1%	105	41	102	20.0%	30	\$234,500	103	30	85
Needham	13	-27.8%	\$565,000	-1.1%	146	11	21	-12.5%	18	\$571,500	195	10	24
Sherborn	2	N/A	\$221,250	N/A	1134	2	6	-33.3%	0	N/A	N/A	0	9
Wellesley	10	11.1%	\$565,000	21.5%	115	10	28	21.7%	9	\$465,000	338	9	23
<b>Region Total</b>	<b>138</b>	<b>-9.8%</b>			<b>268</b>	<b>148</b>	<b>311</b>	<b>-11.4%</b>	<b>153</b>		<b>152</b>	<b>187</b>	<b>351</b>
<b>GBREB Total</b>	<b>2,845</b>	<b>2.0%</b>	<b>\$341,250</b>	<b>-1.7%</b>	<b>101</b>	<b>2,670</b>	<b>4,559</b>	<b>-5.2%</b>	<b>2,788</b>	<b>\$347,200</b>	<b>104</b>	<b>2,579</b>	<b>4811</b>
<b>State Total</b>	<b>5,025</b>	<b>2.3%</b>	<b>\$273,000</b>	<b>-2.5%</b>	<b>136</b>	<b>5,151</b>	<b>11,600</b>	<b>-17.1%</b>	<b>4,914</b>	<b>\$280,000</b>	<b>139</b>	<b>4,989</b>	<b>13,991</b>

Condo 3rd Quarter 2009

<b>Region IV South</b>	<b>Total CC Properties Sold (3rd Q '09)</b>	<b>Difference from 3rd Q '08</b>	<b>Median Price (3rd Q '09)</b>	<b>Difference from 3rd Q '08</b>	<b>Average Days on Market (3rd Q '09)</b>	<b>Total Under Agreementst (3rd Q '09)</b>	<b>Total CC on Market (3rd Q '09)</b>	<b>Difference from 3rd Q '08</b>	<b>Total CC Properties Sold (3rd Q '08)</b>	<b>Median Price (3rd Q '08)</b>	<b>Average Days on Market (3rd Q '08)</b>	<b>Total Under Agreements (3rd Q '08)</b>	<b>Total CC on Market (3rd Q '08)</b>
Bellingham	11	-15.4%	\$234,000	-5.3%	237	11	24	-14.3%	13	\$247,000	106	12	28
Canton	38	46.2%	\$211,250	-25.8%	79	41	41	-53.9%	26	\$284,750	89	19	89
Dedham	6	-14.3%	\$210,000	-20.8%	129	11	22	-12.0%	7	\$265,000	92	7	25
Foxboro	10	100.0%	\$203,125	-41.8%	110	9	17	-22.7%	5	\$349,000	114	6	22
Franklin	35	16.7%	\$225,000	-9.5%	231	32	117	-0.8%	30	\$248,500	162	22	118
Mansfield	12	71.4%	\$203,750	43.0%	210	11	27	-34.1%	7	\$142,500	128	12	41
Medfield	3	-25.0%	\$345,000	122.2%	329	4	13	-35.0%	4	\$155,300	94	5	20
Medway	4	100.0%	\$188,440	1.0%	191	4	7	-69.6%	2	\$186,500	157	4	23
Millis	6	50.0%	\$222,000	-4.3%	242	5	24	14.3%	4	\$232,000	115	7	21
Norfolk	8	60.0%	\$365,350	-16.6%	112	5	19	0.0%	5	\$438,000	341	2	19
Norwood	15	0.0%	\$260,000	2.0%	194	21	25	-34.2%	15	\$255,000	156	16	38
Sharon	5	-28.6%	\$380,000	49.0%	133	4	13	8.3%	7	\$255,000	264	9	12
Walpole	14	27.3%	\$268,750	-11.9%	157	18	29	0.0%	11	\$305,000	84	7	29
Westwood	0	N/A	N/A	0.0%	N/A	0	0	-100.0%	0	N/A	N/A	0	1
Wrentham	6	100.0%	\$192,500	-12.5%	100	8	8	-33.3%	3	\$220,000	187	5	12
<b>Region Total</b>	<b>173</b>	<b>24.5%</b>			<b>164</b>	<b>184</b>	<b>386</b>	<b>-22.5%</b>	<b>139</b>		<b>139</b>	<b>133</b>	<b>498</b>
<b>GBREB Total</b>	<b>2,845</b>	<b>2.0%</b>	<b>\$341,250</b>	<b>-1.7%</b>	<b>101</b>	<b>2,670</b>	<b>4,559</b>	<b>-5.2%</b>	<b>2,788</b>	<b>\$347,200</b>	<b>104</b>	<b>2,579</b>	<b>4811</b>
<b>State Total</b>	<b>5,025</b>	<b>2.3%</b>	<b>\$273,000</b>	<b>-2.5%</b>	<b>136</b>	<b>5,151</b>	<b>11,600</b>	<b>-17.1%</b>	<b>4,914</b>	<b>\$280,000</b>	<b>139</b>	<b>4,989</b>	<b>13,991</b>