

# GBAR

## REAL ESTATE REWIND



Region I Metro	Total SF Properties Sold (1st Q '11)	Difference from 1st Q '10	Median Price (1st Q '11)	Difference from 1st Q '10	Average Days on Market (1st Q '11)	Total Under Agreements (1st Q '11)	Total SF on Market (1st Q '11)	Difference from 1st Q '10	Total SF Properties Sold (1st Q '10)	Median Price (1st Q '10)	Average Days on Market (1st Q '10)	Total Under Agreements (1st Q '10)	Total SF on Market (1st Q '10)
Boston	129	-14.0%	\$339,000	6.3%	102	222	358	-13.1%	150	\$319,000	90	254	412
Brookline	25	19.0%	\$1,050,000	-9.8%	159	37	79	8.2%	21	\$1,163,500	143	34	73
Cambridge	19	-5.0%	\$708,000	-24.1%	136	23	48	-7.7%	20	\$932,500	93	20	52
Chelsea	8	-20.0%	\$205,000	-3.9%	125	10	22	29.4%	10	\$213,350	111	12	17
Everett	16	6.7%	\$230,000	-6.1%	83	19	42	27.3%	15	\$245,000	98	24	33
Malden	27	-20.6%	\$250,000	-0.5%	142	37	63	3.3%	34	\$251,250	119	42	61
Medford	37	5.7%	\$342,000	-0.6%	95	57	71	6.0%	35	\$344,000	109	54	67
Milton	36	-5.3%	\$416,000	6.7%	115	43	101	17.4%	38	\$390,000	105	61	86
Newton	75	2.7%	\$820,000	16.3%	113	108	211	11.6%	73	\$705,000	75	125	189
Revere	35	-22.2%	\$215,000	-8.5%	143	49	65	-12.2%	45	\$235,000	80	70	74
Somerville	8	-42.9%	\$544,000	63.5%	57	11	25	0.0%	14	\$332,750	98	22	25
Winthrop	10	-28.6%	\$265,000	-12.7%	184	16	27	-40.0%	14	\$303,400	124	17	45
<b>Region Total</b>	<b>425</b>	<b>-9.4%</b>			<b>121</b>	<b>632</b>	<b>1,112</b>	<b>-1.9%</b>	<b>469</b>		<b>104</b>	<b>735</b>	<b>1,134</b>
<b>GBREB Total</b>	<b>1,366</b>	<b>-5.2%</b>	<b>\$415,000</b>	<b>3.2%</b>	<b>130</b>	<b>2,022</b>	<b>3,542</b>	<b>-2.8%</b>	<b>1,441</b>	<b>\$402,000</b>	<b>107</b>	<b>2,244</b>	<b>3,645</b>
<b>State Total</b>	<b>6,024</b>	<b>-9.4%</b>	<b>\$276,250</b>	<b>-2.7%</b>	<b>150</b>	<b>9,465</b>	<b>24,555</b>	<b>-1.1%</b>	<b>6,650</b>	<b>\$284,000</b>	<b>133</b>	<b>9,606</b>	<b>24,834</b>

Region II North	Total SF Properties Sold (1st Q '11)	Difference from 1st Q '10	Median Price (1st Q '11)	Difference from 1st Q '10	Average Days on Market (1st Q '11)	Total Under Agreements (1st Q '11)	Total SF on Market (1st Q '11)	Difference from 1st Q '10	Total SF Properties Sold (1st Q '10)	Median Price (1st Q '10)	Average Days on Market (1st Q '10)	Total Under Agreements (1st Q '10)	Total SF on Market (1st Q '10)
Acton	24	-17.2%	\$465,000	-2.1%	139	35	73	23.7%	29	\$474,900	78	37	59
Arlington	30	-14.3%	\$531,000	16.7%	84	47	49	-12.5%	35	\$454,900	56	70	56
Bedford	12	33.3%	\$528,000	10.5%	132	18	34	21.4%	9	\$478,000	83	16	28
Belmont	14	-12.5%	\$735,000	16.7%	77	29	42	16.7%	16	\$629,750	94	30	36
Boxboro	4	0.0%	\$459,000	1.2%	68	6	9	-50.0%	4	\$453,500	81	5	18
Burlington	27	68.8%	\$360,000	-8.2%	116	25	49	-18.3%	16	\$392,000	104	31	60
Concord	31	93.8%	\$593,000	-7.2%	158	35	99	-9.2%	16	\$638,700	115	25	109
Hudson	20	25.0%	\$269,000	13.1%	132	31	47	-33.8%	16	\$237,750	67	36	71
Lexington	41	-12.8%	\$708,000	-5.0%	117	74	109	-16.8%	47	\$745,000	89	70	131
Lincoln	7	40.0%	\$995,000	12.4%	219	9	23	-37.8%	5	\$885,000	157	3	37
Maynard	21	5.0%	\$317,000	11.4%	116	22	38	-19.1%	20	\$284,450	70	23	47
Stow	8	-33.3%	\$369,000	-23.9%	260	17	57	29.5%	12	\$484,750	119	19	44
Sudbury	18	-18.2%	\$556,000	-11.2%	151	24	112	-9.7%	22	\$626,250	194	26	124
Waltham	39	-2.5%	\$366,000	0.5%	71	54	91	-5.2%	40	\$364,000	79	72	96
Watertown	18	28.6%	\$384,000	-8.6%	89	22	26	8.3%	14	\$420,000	82	12	24
Wayland	15	-21.1%	\$466,000	-2.9%	208	26	74	-16.9%	19	\$480,000	185	25	89
Weston	16	-5.9%	\$1,319,000	5.5%	206	23	116	0.0%	17	\$1,250,000	140	27	116
Winchester	22	-8.3%	\$681,000	-9.2%	120	38	69	-23.3%	24	\$750,000	85	41	90
<b>Region Total</b>	<b>367</b>	<b>1.7%</b>			<b>137</b>	<b>535</b>	<b>1117</b>	<b>-9.6%</b>	<b>361</b>		<b>104</b>	<b>568</b>	<b>1,235</b>
<b>GBREB Total</b>	<b>1,366</b>	<b>-5.2%</b>	<b>\$415,000</b>	<b>3.2%</b>	<b>130</b>	<b>2,022</b>	<b>3,542</b>	<b>-2.8%</b>	<b>1,441</b>	<b>\$402,000</b>	<b>107</b>	<b>2,244</b>	<b>3,645</b>
<b>State Total</b>	<b>6,024</b>	<b>-9.4%</b>	<b>\$276,250</b>	<b>-2.7%</b>	<b>150</b>	<b>9,465</b>	<b>24,555</b>	<b>-1.1%</b>	<b>6,650</b>	<b>\$284,000</b>	<b>133</b>	<b>9,606</b>	<b>24,834</b>

Region III West	Total SF Properties Sold (1st Q '11)	Difference from 1st Q '10	Median Price (1st Q '11)	Difference from 1st Q '10	Average Days on Market (1st Q '11)	Total Under Agreements (1st Q '11)	Total SF on Market (1st Q '11)	Difference from 1st Q '10	Total SF Properties Sold (1st Q '10)	Median Price (1st Q '10)	Average Days on Market (1st Q '10)	Total Under Agreements (1st Q '10)	Total SF on Market (1st Q '10)
Ashland	19	111.1%	\$392,000	-11.9%	70	25	35	-36.4%	9	\$445,000	237	29	55
Dover	4	-55.6%	\$1,124,000	54.0%	134	12	67	13.6%	9	\$730,000	197	14	59
Framingham	64	-17.9%	\$296,000	2.8%	103	98	165	-8.8%	78	\$288,000	88	112	181
Holliston	25	25.0%	\$390,000	16.2%	146	35	64	10.3%	20	\$335,625	97	32	58
Hopkinton	17	-5.6%	\$418,000	-15.1%	178	29	75	0.0%	18	\$492,500	112	29	75
Natick	46	4.5%	\$375,000	-15.5%	127	56	109	-0.9%	44	\$443,750	99	64	110
Needham	36	-25.0%	\$629,000	-3.7%	138	91	120	4.3%	48	\$653,000	106	91	115
Sherborn	7	0.0%	\$690,000	-1.4%	187	11	67	21.8%	7	\$700,000	193	11	55
Wellesley	49	11.4%	\$835,000	-9.7%	181	65	164	-15.0%	44	\$925,000	171	79	193
<b>Region Total</b>	<b>267</b>	<b>-3.6%</b>			<b>140</b>	<b>422</b>	<b>866</b>	<b>-3.9%</b>	<b>277</b>		<b>144</b>	<b>461</b>	<b>901</b>
<b>GBREB Total</b>	<b>1,366</b>	<b>-5.2%</b>	<b>\$415,000</b>	<b>3.2%</b>	<b>130</b>	<b>2,022</b>	<b>3,542</b>	<b>-2.8%</b>	<b>1,441</b>	<b>\$402,000</b>	<b>107</b>	<b>2,244</b>	<b>3,645</b>
<b>State Total</b>	<b>6,024</b>	<b>-9.4%</b>	<b>\$276,250</b>	<b>-2.7%</b>	<b>150</b>	<b>9,465</b>	<b>24,555</b>	<b>-1.1%</b>	<b>6,650</b>	<b>\$284,000</b>	<b>133</b>	<b>9,606</b>	<b>24,834</b>

Region IV South	Total SF Properties Sold (1st Q '11)	Difference from 1st Q '10	Median Price (1st Q '11)	Difference from 1st Q '10	Average Days on Market (1st Q '11)	Total Under Agreements (1st Q '11)	Total SF on Market (1st Q '11)	Difference from 1st Q '10	Total SF Properties Sold (1st Q '10)	Median Price (1st Q '10)	Average Days on Market (1st Q '10)	Total Under Agreements (1st Q '10)	Total SF on Market (1st Q '10)
Bellingham	25	0.0%	\$228,000	-3.0%	129	33	77	0.0%	25	\$235,000	83	36	77
Canton	26	-21.2%	\$451,000	18.7%	154	30	73	-20.7%	33	\$380,000	94	36	92
Dedham	34	-19.0%	\$289,000	-24.6%	150	39	85	-7.6%	42	\$383,250	116	48	92
Foxboro	19	26.7%	\$305,000	-22.8%	146	31	56	-3.4%	15	\$395,000	224	23	58
Franklin	38	11.8%	\$324,000	-14.6%	158	47	124	-11.4%	34	\$379,500	124	52	140
Mansfield	15	-31.8%	\$259,000	-25.7%	144	20	68	25.9%	22	\$348,750	99	28	54
Medfield	16	-15.8%	\$518,000	12.6%	134	25	62	-10.1%	19	\$459,900	117	35	69
Medway	17	6.3%	\$290,000	-11.1%	112	28	62	3.3%	16	\$326,250	221	27	60
Millis	9	50.0%	\$300,000	-2.4%	111	10	36	5.9%	6	\$307,500	106	17	34
Norfolk	12	-33.3%	\$469,500	26.9%	156	14	74	4.2%	18	\$369,950	144	19	71
Norwood	17	-15.0%	\$310,000	-10.9%	122	35	53	-13.1%	20	\$347,850	66	36	61
Sharon	26	30.0%	\$511,000	29.3%	135	38	86	0.0%	20	\$395,200	93	33	86
Walpole	25	-10.7%	\$440,000	22.2%	160	41	93	2.2%	28	\$359,950	94	46	91
Westwood	16	-15.8%	\$515,000	-4.6%	260	24	65	-8.5%	19	\$540,000	163	21	71
Wrentham	12	-29.4%	\$460,000	58.1%	153	18	62	14.8%	17	\$291,000	115	23	54
<b>Region Total</b>	<b>307</b>	<b>-8.1%</b>			<b>148</b>	<b>433</b>	<b>1,076</b>	<b>-3.1%</b>	<b>334</b>		<b>124</b>	<b>480</b>	<b>1,110</b>
<b>GBREB Total</b>	<b>1,366</b>	<b>-5.2%</b>	<b>\$415,000</b>	<b>3.2%</b>	<b>130</b>	<b>2,022</b>	<b>3,542</b>	<b>-2.8%</b>	<b>1,441</b>	<b>\$402,000</b>	<b>107</b>	<b>2,244</b>	<b>3,645</b>
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