

GREATER BOSTON REAL ESTATE BOARD

GBAR

REAL ESTATE REWIND



Region I Metro	Total SF Properties Sold (1st Q '10)	Difference from 1st Q '09	Median Price (1st Q '10)	Difference from 1st Q '09	Average Days on Market (1st Q '10)	Total Under Agreements (1st Q '10)	Total SF on Market (1st Q '10)	Difference from 1st Q '09	Total SF Properties Sold (1st Q '09)	Median Price (1st Q '09)	Average Days on Market (1st Q '09)	Total Under Agreements (1st Q '09)	Total SF on Market (1st Q '09)
Boston	150	14.5%	\$319,000	19.9%	90	254	412	-1.2%	131	\$266,000	139	219	417
Brookline	21	133.3%	\$1,163,500	-4.6%	143	34	73	-6.4%	9	\$1,220,000	79	18	78
Cambridge	20	66.7%	\$932,500	0.5%	93	20	52	-3.7%	12	\$927,500	108	18	54
Chelsea	10	42.9%	\$213,350	33.3%	111	12	17	-15.0%	7	\$160,000	198	14	20
Everett	15	-46.4%	\$245,000	18.1%	98	24	33	-34.0%	28	\$207,500	173	40	50
Malden	34	-2.9%	\$251,250	6.0%	119	42	61	-29.9%	35	\$237,000	103	55	87
Medford	35	29.6%	\$344,000	2.7%	109	54	67	42.6%	27	\$334,840	81	44	47
Milton	38	40.7%	\$390,000	-16.7%	105	61	86	-6.5%	27	\$468,000	179	38	92
Newton	73	58.7%	\$705,000	-4.1%	75	125	189	-16.4%	46	\$735,000	91	103	226
Revere	45	12.5%	\$235,000	9.3%	80	70	74	-18.7%	40	\$215,000	184	68	91
Somerville	14	100.0%	\$332,750	-21.9%	98	22	25	-7.4%	7	\$426,000	138	10	27
Winthrop	14	16.7%	\$303,400	7.5%	124	17	45	45.2%	12	\$282,250	102	16	31
Region Total	469	23.1%			104	735	1,134	-7.0%	381		131	643	1,220
GBREB Total	1,441	25.7%	\$401,625	5.0%	106	2,244	3,645	-2.7%	1,146	\$382,500	141	1,847	3,748
State Total	6,650	18.5%	\$284,000	10.9%	133	9,606	24,834	-3.0%	5,611	\$256,000	152	8,284	25,613

Single Family 1st Quarter 2010

Region II North	Total SF Properties Sold (1st Q '10)	Difference from 1st Q '09	Median Price (1st Q '10)	Difference from 1st Q '09	Average Days on Market (1st Q '10)	Total Under Agreements (1st Q '10)	Total SF on Market (1st Q '10)	Difference from 1st Q '09	Total SF Properties Sold (1st Q '09)	Median Price (1st Q '09)	Average Days on Market (1st Q '09)	Total Under Agreements (1st Q '09)	Total SF on Market (1st Q '09)
Acton	29	11.5%	\$474,900	-9.2%	78	37	59	1.7%	26	\$523,000	163	36	58
Arlington	35	40.0%	\$454,900	-9.9%	56	70	56	12.0%	25	\$505,000	92	36	50
Bedford	9	-35.7%	\$478,000	-0.7%	83	16	28	40.0%	14	\$481,500	84	11	20
Belmont	16	45.5%	\$629,750	2.1%	94	30	36	-29.4%	11	\$617,000	200	19	51
Boxboro	4	0.0%	\$453,500	-16.1%	81	5	18	28.6%	4	\$540,500	80	6	14
Burlington	16	0.0%	\$392,000	8.9%	104	31	60	5.3%	16	\$360,000	129	23	57
Concord	16	6.7%	\$638,700	-25.1%	115	25	109	5.8%	15	\$852,500	277	24	103
Hudson	16	-20.0%	\$237,750	-14.5%	67	36	71	73.2%	20	\$278,025	160	24	41
Lexington	47	11.9%	\$745,000	29.0%	89	70	131	-8.4%	42	\$577,500	136	59	143
Lincoln	5	-28.6%	\$885,000	-12.4%	157	3	37	5.7%	7	\$1,010,000	141	5	35
Maynard	20	81.8%	\$284,450	7.3%	70	23	47	30.6%	11	\$265,000	164	21	36
Stow	12	33.3%	\$484,750	-1.1%	119	19	44	37.5%	9	\$490,000	267	11	32
Sudbury	22	15.8%	\$626,250	20.4%	194	26	124	6.9%	19	\$520,000	155	21	116
Waltham	40	42.9%	\$364,000	0.7%	79	72	96	54.8%	28	\$361,500	86	47	62
Watertown	14	27.3%	\$420,000	3.1%	82	12	24	33.3%	11	\$407,500	71	21	18
Wayland	19	5.6%	\$480,000	-19.0%	185	25	89	11.3%	18	\$592,500	184	26	80
Weston	17	41.7%	\$1,250,000	51.1%	140	27	116	9.4%	12	\$827,500	161	16	106
Winchester	24	20.0%	\$750,000	19.7%	85	41	90	-10.0%	20	\$626,800	182	30	100
Region Total	361	17.2%			104	568	1235	10.1%	308		152	436	1,122
GBREB Total	1,441	25.7%	\$401,625	5.0%	106	2,244	3,645	-2.7%	1,146	\$382,500	141	1,847	3,748
State Total	6,650	18.5%	\$284,000	10.9%	133	9,606	24,834	-3.0%	5,611	\$256,000	152	8,284	25,613

Single Family 1st Quarter 2010

Region III West	Total SF Properties Sold (1st Q '10)	Difference from 1st Q '09	Median Price (1st Q '10)	Difference from 1st Q '09	Average Days on Market (1st Q '10)	Total Under Agreements (1st Q '10)	Total SF on Market (1st Q '10)	Difference from 1st Q '09	Total SF Properties Sold (1st Q '09)	Median Price (1st Q '09)	Average Days on Market (1st Q '09)	Total Under Agreements (1st Q '09)	Total SF on Market (1st Q '09)
Ashland	9	-40.0%	\$445,000	64.8%	237	29	55	14.6%	15	\$270,000	138	28	48
Dover	9	125.0%	\$730,000	-13.9%	197	14	59	7.3%	4	\$847,500	444	10	55
Framingham	78	14.7%	\$288,000	7.2%	88	112	181	0.6%	68	\$268,550	149	107	180
Holliston	20	33.3%	\$335,625	6.5%	97	32	58	-15.9%	15	\$315,000	200	31	69
Hopkinton	18	28.6%	\$492,500	5.2%	112	29	75	4.2%	14	\$468,000	134	31	72
Natick	44	51.7%	\$443,750	22.6%	99	64	110	0.0%	29	\$362,000	100	45	110
Needham	48	20.0%	\$653,000	-0.5%	106	91	115	15.0%	40	\$656,250	114	70	100
Sherborn	7	133.3%	\$700,000	-10.8%	193	11	55	34.1%	3	\$785,000	251	5	41
Wellesley	44	109.5%	\$925,000	-2.1%	171	79	193	7.2%	21	\$945,000	122	35	180
Region Total	277	32.5%			144	461	901	5.4%	209		184	362	855
GBREB Total	1,441	25.7%	\$401,625	5.0%	106	2,244	3,645	-2.7%	1,146	\$382,500	141	1,847	3,748
State Total	6,650	18.5%	\$284,000	10.9%	133	9,606	24,834	-3.0%	5,611	\$256,000	152	8,284	25,613

Single Family 1st Quarter 2010

Region IV South	Total SF Properties Sold (1st Q '10)	Difference from 1st Q '09	Median Price (1st Q '10)	Difference from 1st Q '09	Average Days on Market (1st Q '10)	Total Under Agreements (1st Q '10)	Total SF on Market (1st Q '10)	Difference from 1st Q '09	Total SF Properties Sold (1st Q '09)	Median Price (1st Q '09)	Average Days on Market (1st Q '09)	Total Under Agreements (1st Q '09)	Total SF on Market (1st Q '09)
Bellingham	25	25.0%	\$235,000	-11.5%	83	36	77	18.5%	20	\$265,500	176	31	65
Canton	33	106.3%	\$380,000	-10.6%	94	36	92	41.5%	16	\$425,000	170	26	65
Dedham	42	82.6%	\$383,250	14.7%	116	48	92	46.0%	23	\$334,000	141	44	63
Foxboro	15	25.0%	\$395,000	0.3%	224	23	58	-12.1%	12	\$393,750	206	15	66
Franklin	34	21.4%	\$379,500	-4.5%	124	52	140	18.6%	28	\$397,500	120	43	118
Mansfield	22	83.3%	\$348,750	3.3%	99	28	54	5.9%	12	\$337,500	126	21	51
Medfield	19	72.7%	\$459,900	-1.5%	117	35	69	-1.4%	11	\$467,000	165	25	70
Medway	16	-15.8%	\$326,250	30.5%	221	27	60	-4.8%	19	\$250,000	131	27	63
Millis	6	-14.3%	\$307,500	13.9%	106	17	34	21.4%	7	\$270,000	86	14	28
Norfolk	18	200.0%	\$369,950	-10.3%	144	19	71	0.0%	6	\$412,500	174	18	71
Norwood	20	25.0%	\$347,850	9.4%	66	36	61	32.6%	16	\$317,950	83	24	46
Sharon	20	-4.8%	\$395,200	16.2%	93	33	86	2.4%	21	\$340,000	171	29	84
Walpole	28	64.7%	\$359,950	14.3%	94	46	91	23.0%	17	\$315,000	170	40	74
Westwood	19	-32.1%	\$540,000	-14.8%	163	21	71	-6.6%	28	\$634,000	144	32	76
Wrentham	17	41.7%	\$291,000	-41.4%	115	23	54	-30.8%	12	\$496,500	93	17	78
Region	334	34.7%			124	480	1,110	9.0%	248		144	406	1,018
GBREB Total	1,441	25.7%	\$401,625	5.0%	106	2,244	3,645	-2.7%	1,146	\$382,500	141	1,847	3,748
State Total	6,650	18.5%	\$284,000	10.9%	133	9,606	24,834	-3.0%	5,611	\$256,000	152	8,284	25,613