

# GBAR

## REAL ESTATE REWIND



### TOTAL SINGLE FAMILY SALES - 2008

Region I Metro	Total SF Properties Sold (2008)	Difference from 2007	Median Price (2008)	Difference from 2007	Average Days on Market (2008)	Total Under Agreements (2008)	Quarterly Average of SF Listing (2008)	Difference from 2007	Total SF Properties Sold (2007)	Median Price (2007)	Average Days on Market (2007)	Total Under Agreements (2007)	Quarterly Average SF Listings (2007)
Boston	907	-12.9%	\$349,000	-8.2%	111	1083	523	-10.9%	1041	\$380,000	107	1187	587
Brookline	124	-33.7%	\$1,030,000	-6.4%	105	127	58	-14.7%	187	\$1,100,000	140	188	68
Cambridge	109	-18.0%	\$755,000	14.6%	85	123	48	0.0%	133	\$659,000	96	147	48
Chelsea	30	66.7%	\$195,000	-32.6%	157	53	34	-11.7%	18	\$289,250	129	23	41
Everett	99	15.1%	\$250,000	-19.0%	145	135	79	0.0%	86	\$308,500	152	111	79
Malden	176	-12.9%	\$290,000	-10.9%	114	230	113	-3.5%	202	\$325,500	112	244	128
Medford	224	-6.7%	\$356,500	-7.6%	90	255	76	-20.8%	240	\$386,000	87	276	96
Newton	498	-19.3%	\$755,000	-2.8%	74	521	151	-11.7%	617	\$777,000	99	653	171
Revere	207	28.6%	\$243,000	-19.6%	142	291	166	-3.5%	161	\$302,400	137	229	172
Somerville	80	-11.1%	\$399,750	-11.2%	107	95	29	-34.1%	90	\$449,950	122	98	44
Watertown	75	-19.4%	\$419,000	-8.9%	82	83	22	-18.5%	93	\$460,000	90	99	27
Winthrop	54	-22.9%	\$326,500	-3.4%	168	60	34	-12.8%	70	\$338,000	118	76	39
<b>Region Total</b>	<b>2583</b>	<b>-12.1%</b>				<b>3056</b>	<b>1333</b>	<b>-11.1%</b>	<b>2938</b>			<b>3331</b>	<b>1500</b>
<b>GBREB Total</b>	<b>8,771</b>	<b>-15.4%</b>	<b>\$450,000</b>	<b>-6.3%</b>	<b>115</b>	<b>9,722</b>	<b>4,618</b>	<b>-9.8%</b>	<b>10,365</b>	<b>\$480,000</b>	<b>119</b>	<b>11,097</b>	<b>5119</b>
<b>State Total</b>	<b>36,138</b>	<b>-13.1%</b>	<b>\$311,000</b>	<b>-10.0%</b>	<b>144</b>	<b>39,240</b>	<b>32,069</b>	<b>-5.8%</b>	<b>41,583</b>	<b>\$345,500</b>	<b>139</b>	<b>43,216</b>	<b>34039</b>

<b>Region II North</b>	<b>Total SF Properties Sold (2008)</b>	<b>Difference from 2007</b>	<b>Median Price (2008)</b>	<b>Difference from 2007</b>	<b>Average Days on Market (2008)</b>	<b>Total Under Agreements (2008)</b>	<b>Quarterly Average of SF Listings (2008)</b>	<b>Difference from 2007</b>	<b>Total SF Properties Sold (2007)</b>	<b>Median Price (2007)</b>	<b>Average Days on Market (2007)</b>	<b>Total Under Agreements (2007)</b>	<b>Quarterly Average of SF Listings (2007)</b>
Acton	150	-10.2%	\$554,050	0.8%	91	160	77	11.6%	167	\$549,900	121	172	69
Arlington	218	-24.8%	\$475,000	0.5%	49	229	40	-23.1%	290	\$472,500	68	294	52
Bedford	99	-29.3%	\$541,000	4.2%	88	104	32	-31.9%	140	\$519,000	131	143	47
Belmont	120	-25.5%	\$693,725	0.5%	81	114	42	-19.2%	161	\$690,000	104	172	52
Boxboro	27	-25.0%	\$625,000	4.5%	96	34	20	17.6%	36	\$598,000	150	36	17
Burlington	136	-20.5%	\$367,500	-12.0%	113	140	56	-22.2%	171	\$417,500	143	175	72
Concord	142	-17.9%	\$712,500	-12.4%	141	152	91	-18.0%	173	\$813,000	159	173	111
Hudson	105	-23.4%	\$285,000	-19.0%	167	117	72	-22.6%	137	\$352,000	139	137	93
Lexington	306	-11.3%	\$749,950	7.8%	98	314	120	-0.8%	345	\$696,000	114	355	121
Lincoln	42	-12.5%	\$983,750	-12.0%	159	46	33	13.8%	48	\$1,117,500	163	47	29
Maynard	76	-8.4%	\$311,000	-6.6%	144	84	49	6.5%	83	\$333,000	111	75	46
Stow	57	-24.0%	\$505,000	3.5%	193	63	53	-5.4%	75	\$488,000	143	71	56
Sudbury	165	-25.0%	\$604,000	-8.2%	160	169	114	-10.9%	220	\$657,750	171	228	128
Waltham	265	-12.0%	\$396,600	-2.6%	85	280	80	-13.0%	301	\$407,000	88	323	92
Wayland	116	-15.3%	\$505,000	-15.8%	137	137	94	16.0%	137	\$600,000	153	138	81
Weston	98	-35.9%	\$1,327,500	2.9%	152	114	83	-7.8%	153	\$1,290,000	162	156	90
Winchester	198	-11.6%	\$731,575	8.1%	108	210	91	0.0%	224	\$676,750	101	227	91
<b>Region Total</b>	<b>2320</b>	<b>-18.9%</b>				<b>2467</b>	<b>1147</b>	<b>-8.0%</b>	<b>2861</b>			<b>2922</b>	<b>1247</b>
<b>GBREB Total</b>	<b>8,771</b>	<b>55.9%</b>	<b>\$450,000</b>	<b>-6.3%</b>	<b>115</b>	<b>9,722</b>	<b>4,618</b>	<b>-9.8%</b>	<b>5,627</b>	<b>\$480,000</b>	<b>119</b>	<b>5,846</b>	<b>5119</b>
<b>State Total</b>	<b>36,138</b>	<b>-13.1%</b>	<b>\$311,000</b>	<b>-10.0%</b>	<b>144</b>	<b>39,240</b>	<b>32,069</b>	<b>-5.8%</b>	<b>41,583</b>	<b>\$345,500</b>	<b>139</b>	<b>43,216</b>	<b>34039</b>

<b>Region III West</b>	<b>Total SF Properties Sold (2008)</b>	<b>Difference from 2007</b>	<b>Median Price (2008)</b>	<b>Difference from 2007</b>	<b>Average Days on Market (2008)</b>	<b>Total Under Agreements (2008)</b>	<b>Quarterly Average of SF Listings (2008)</b>	<b>Difference from 2007</b>	<b>Total SF Properties Sold (2007)</b>	<b>Median Price (2007)</b>	<b>Average Days on Market (2007)</b>	<b>Total Under Agreements (2007)</b>	<b>Quarterly Average of SF Listings (2007)</b>
Ashland	119	-9.2%	\$420,600	0.1%	111	130	64	0.0%	131	\$420,000	119	141	64
Dover	61	-12.9%	\$1,005,000	-5.0%	224	68	60	-4.8%	70	\$1,057,500	194	75	63
Framingham	469	-0.6%	\$329,000	-8.6%	118	555	233	-11.4%	472	\$360,000	104	519	263
Holliston	105	-38.6%	\$350,000	-10.3%	110	112	62	-7.5%	171	\$390,000	135	171	67
Hopkinton	130	-30.1%	\$569,500	-1.8%	131	134	68	-19.0%	186	\$580,000	144	199	84
Natick	234	-20.4%	\$420,000	-4.0%	104	256	110	-6.0%	294	\$437,500	102	310	117
Needham	267	-28.4%	\$659,000	5.2%	88	285	102	-4.7%	373	\$626,500	96	386	107
Sherborn	40	-13.0%	\$710,000	7.0%	167	47	50	-5.7%	46	\$663,500	237	44	53
Wellesley	271	-19.8%	\$1,102,000	14.8%	107	270	121	-6.2%	338	\$960,000	105	361	129
<b>Region Total</b>	<b>1696</b>	<b>-18.5%</b>				<b>1857</b>	<b>870</b>	<b>-8.1%</b>	<b>2081</b>			<b>2206</b>	<b>947</b>
<b>GBREB Total</b>	<b>8,771</b>	<b>92.1%</b>	<b>\$450,000</b>	<b>-6.3%</b>	<b>115</b>	<b>9,722</b>	<b>4,618</b>	<b>-9.8%</b>	<b>4,566</b>	<b>\$480,000</b>	<b>119</b>	<b>4,844</b>	<b>5119</b>
<b>State Total</b>	<b>36,138</b>	<b>-13.1%</b>	<b>\$311,000</b>	<b>-10.0%</b>	<b>144</b>	<b>39,240</b>	<b>32,069</b>	<b>-5.8%</b>	<b>41,583</b>	<b>\$345,500</b>	<b>139</b>	<b>43,216</b>	<b>34039</b>

<b>Region IV South</b>	<b>Total SF Properties Sold (2008)</b>	<b>Difference from 2007</b>	<b>Median Price (2008)</b>	<b>Difference from 2007</b>	<b>Average Days on Market (2008)</b>	<b>Total Under Agreements (2008)</b>	<b>Quarterly Average of SF Listings (2008)</b>	<b>Difference from 2007</b>	<b>Total SF Properties Sold (2007)</b>	<b>Median Price (2007)</b>	<b>Average Days on Market (2007)</b>	<b>Total Under Agreements (2007)</b>	<b>Quarterly Average of SF Listings (2007)</b>
Bellingham	130	5.7%	\$260,000	-15.9%	131	141	88	2.3%	123	\$309,000	133	143	86
Canton	118	-16.9%	\$452,250	7.7%	142	136	85	-23.4%	142	\$420,000	149	154	111
Dedham	215	-0.5%	\$360,000	-1.1%	110	245	98	-19.0%	216	\$364,000	111	229	121
Foxboro	110	-9.1%	\$353,000	-14.9%	137	117	80	6.7%	121	\$415,000	153	132	75
Franklin	240	-14.6%	\$397,500	-13.4%	126	257	131	-13.2%	281	\$459,000	109	286	151
Mansfield	120	-28.6%	\$391,750	1.8%	124	127	59	-26.3%	168	\$384,950	126	175	80
Medfield	100	-23.7%	\$597,500	9.1%	142	101	55	-6.8%	131	\$547,500	137	136	59
Medway	112	-10.4%	\$352,500	-8.4%	149	123	77	-9.4%	125	\$385,000	165	131	85
Millis	62	-6.1%	\$335,250	-6.6%	119	62	32	-22.0%	66	\$358,750	151	78	41
Milton	230	5.5%	\$456,000	3.7%	109	250	104	-14.8%	218	\$439,850	120	238	122
Norfolk	92	-23.3%	\$472,000	10.7%	156	89	77	-17.2%	120	\$426,500	158	129	93
Norwood	136	-4.9%	\$359,950	-3.4%	114	148	58	-12.1%	143	\$372,500	115	142	66
Sharon	159	-3.6%	\$365,000	-14.1%	144	175	92	-23.3%	165	\$425,000	156	180	120
Walpole	149	-24.4%	\$383,000	-9.2%	118	151	86	-10.4%	197	\$422,000	116	217	96
Westwood	120	-23.6%	\$498,950	-9.3%	146	131	72	75.6%	157	\$550,000	114	152	41
Wrentham	79	-29.5%	\$425,000	-9.1%	163	89	74	-5.1%	112	\$467,500	172	116	78
<b>Region Total</b>	<b>2172</b>	<b>-12.6%</b>				<b>2342</b>	<b>1268</b>	<b>-11.0%</b>	<b>2485</b>			<b>2638</b>	<b>1425</b>
<b>GBREB Total</b>	<b>8,771</b>	<b>253.0%</b>	<b>\$450,000</b>	<b>-6.3%</b>	<b>115</b>	<b>9,722</b>	<b>4,618</b>	<b>-9.8%</b>	<b>2,485</b>	<b>\$480,000</b>	<b>119</b>	<b>2,638</b>	<b>5119</b>
<b>State Total</b>	<b>36,138</b>	<b>-13.1%</b>	<b>\$311,000</b>	<b>-10.0%</b>	<b>144</b>	<b>39,240</b>	<b>32,069</b>	<b>-5.8%</b>	<b>41,583</b>	<b>\$345,500</b>	<b>139</b>	<b>43,216</b>	<b>34039</b>