

GBAR

REAL ESTATE REWIND



TOTAL CONDO SALES - 2008

Region I Metro	Total CC Properties Sold 2008	Difference from 2007	Median Price 2008	Difference from 2007	Average Days on Market 2008	Total Under Agreements 2008	Quarterly Average of CC Listings 2008	Difference from 2007	Total CC Properties Sold 2007	Median Price 2007	Average Days on Market 2007	Total Under Agreements 2007	Quarterly Average of CC Listings 2007
Boston	3,854	-14.8%	\$372,000	-0.8%	104	4,375	2098	-11.2%	4,524	\$375,000	107	4,883	2362
Brookline	513	-22.6%	\$439,000	-3.5%	93	572	185	-14.4%	663	\$455,000	91	689	216
Cambridge	747	-25.3%	\$414,000	-1.4%	92	774	278	-15.5%	1000	\$420,000	81	1064	329
Chelsea	82	-15.5%	\$161,950	-24.7%	155	117	130	-12.8%	97	\$215,000	163	119	149
Everett	71	-1.4%	\$175,000	-22.7%	145	104	72	-21.7%	72	\$226,250	143	91	92
Malden	132	8.2%	\$237,000	-2.1%	130	156	85	-20.6%	122	\$242,000	115	150	107
Medford	149	-24.4%	\$295,000	-1.7%	146	158	77	-26.0%	197	\$300,000	137	212	104
Newton	259	-11.6%	\$438,998	-3.5%	96	273	127	-15.3%	293	\$455,000	133	314	150
Revere	120	-26.4%	\$201,200	-17.9%	131	153	116	-15.3%	163	\$245,000	126	229	137
Somerville	324	-21.7%	\$350,000	0.0%	106	343	131	-29.9%	414	\$350,000	105	439	187
Watertown	231	-24.8%	\$345,000	5.8%	84	242	80	-18.4%	307	\$326,000	78	299	98
Winthrop	50	-25.4%	\$241,500	-12.5%	134	62	56	-26.3%	67	\$276,000	133	83	76
Region Total	6532	-17.5%			1416	7,329	3435	-14.3%	7919			8,572	4,007
GBREB Total	8,490					9,513	4,919	-13.5%	10,321			11,165	5,687
State Total	15,628	-21.1%	\$271,500	-3.7%	149	3,122	14,053	-11.5%	19,798	\$282,000	135	3,898	15,876

Region II North	Total CC Properties Sold 2008	Difference from 2007	Median Price 2008	Difference from 2007	Average Days on Market 2008	Total Under Agreements 2008	Quarterly Average of CC Listings 2008	Difference from 2007	Total CC Properties Sold 2007	Median Price 2007	Average Days on Market 2007	Total Under Agreements 2007	Quarterly Average of CC Listings 2007
Acton	79	-22.5%	\$233,000	1.3%	154	86	75	-20.2%	102	\$230,000	132	104	94
Arlington	226	11.9%	\$353,625	-0.2%	79	230	56	-27.3%	202	\$354,250	80	224	77
Bedford	32	6.7%	\$403,125	-8.7%	143	33	17	-37.0%	30	\$441,750	132	32	27
Belmont	68	-17.1%	\$362,000	-10.5%	139	68	43	-14.0%	82	\$404,388	130	95	50
Boxboro	28	3.7%	\$100,250	-27.4%	100	36	29	-6.5%	27	\$138,000	113	26	31
Burlington	20	-41.2%	\$414,450	-3.1%	129	20	15	-16.7%	34	\$427,500	163	42	18
Concord	35	-18.6%	\$395,000	-14.1%	211	38	27	-43.8%	43	\$460,000	100	44	48
Hudson	65	-48.4%	\$185,000	-5.7%	309	67	58	-31.0%	126	\$196,250	153	114	84
Lexington	34	-2.9%	\$425,200	-3.0%	110	45	28	16.7%	35	\$438,500	97	38	24
Lincoln	6	-57.1%	\$439,000	0.9%	93	9	10	0.0%	14	\$435,000	167	17	10
Maynard	22	-15.4%	\$272,000	-1.4%	151	19	34	3.0%	26	\$276,000	136	29	33
Stow	22	83.3%	\$361,700	-14.4%	207	25	12	-7.7%	12	\$422,500	127	14	13
Sudbury	23	91.7%	\$587,625	-28.5%	137	18	21	31.3%	12	\$821,868	80	28	16
Waltham	210	-25.8%	\$315,000	-13.0%	101	232	89	-8.2%	283	\$362,000	92	296	97
Wayland	17	-37.0%	\$455,000	-27.2%	189	19	22	22.2%	27	\$625,000	166	26	18
Weston	11	-82.8%	\$499,000	59.4%	204	14	10	11.1%	64	\$313,075	56	69	9
Winchester	68	-26.9%	\$384,500	-0.9%	126	71	36	-12.2%	93	\$388,000	112	95	41
Region Total	966	-20.3%				1030	582	-15.7%	1212			1293	690
GBREB Total	8,490					9,513	4,919	-13.5%	10,321			11,165	5,687
State Total	15,628	-21.1%	\$271,500	-3.7%	149	3,122	14,053	-11.5%	19,798	\$282,000	135	3,898	15,876

Region III West	Total CC Properties Sold 2008	Difference from 2007	Median Price 2008	Difference from 2007	Average Days on Market 2008	Total Under Agreements 2008	Quarterly Average of CC Listings 2008	Difference from 2007	Total CC Properties Sold 2007	Median Price 2007	Average Days on Market 2007	Total Under Agreements 2007	Quarterly Average of CC Listings 2007
Ashland	101	-19.8%	\$295,000	-3.0%	111	110	39	-30.8%	126	\$304,250	114	126	56
Dover	6	0.0%	\$438,750	-0.3%	175	6	7	26.1%	6	\$440,000	214	6	6
Framingham	157	25.6%	\$95,000	-52.4%	139	247	135	-38.4%	125	\$199,400	113	145	219
Holliston	23	-17.9%	\$112,000	-43.9%	110	20	24	27.6%	28	\$199,500	196	29	19
Hopkinton	31	-18.4%	\$364,000	13.7%	153	36	33	-8.3%	38	\$320,150	130	44	36
Natick	115	-11.5%	\$250,000	7.0%	101	123	81	-13.9%	130	\$233,650	139	150	94
Needham	40	-16.7%	\$573,000	14.0%	178	41	25	-30.8%	48	\$502,500	159	58	37
Sherborn	1	N/A	\$235,000	N/A	789	1	9	-17.8%	0	N/A	N/A	0	11
Wellesley	24	-29.4%	\$502,000	-6.3%	276	28	22	-38.3%	34	\$536,000	212	27	35
Region Total	498	-6.9%				612	375	-26.9%	535			585	513
GBREB Total	8,490					9,513	4,919	-13.5%	10,321			11,165	5,687
State Total	15,628	-21.1%	\$271,500	-3.7%	149	3,122	14,053	-11.5%	19,798	\$282,000	135	3,898	15,876

Region IV South	Total CC Properties Sold 2008	Difference from 2007	Median Price 2008	Difference from 2007	Average Days on Market 2008	Total Under Agreements 2008	Quarterly Average of CC Listings 2008	Difference from 2007	Total CC Properties Sold 2007	Median Price 2007	Average Days on Market 2007	Total Under Agreements 2007	Quarterly Average of CC Listings 2007
	Bellingham	42	-4.5%	\$238,000	-7.4%	125	47	30	-1.7%	44	\$257,000	145	48
Canton	89	-3.3%	\$257,000	8.1%	133	99	77	38.3%	92	\$237,650	127	98	56
Dedham	19	-50.0%	\$242,500	-2.0%	115	21	22	-9.5%	38	\$247,500	134	40	24
Foxboro	14	-48.1%	\$340,000	30.8%	143	15	18	12.5%	27	\$260,000	111	29	16
Franklin	93	-19.1%	\$258,500	-1.0%	175	102	113	13.0%	115	\$261,000	126	131	100
Mansfield	43	-37.7%	\$205,000	7.3%	120	46	36	-5.3%	69	\$191,000	122	73	38
Medfield	17	-15.0%	\$282,400	2.5%	138	20	18	12.5%	20	\$275,500	100	24	16
Medway	15	0.0%	\$192,500	-26.5%	195	14	19	0.0%	15	\$262,000	167	17	19
Millis	15	-51.6%	\$230,250	-6.0%	69	21	18	100.0%	31	\$245,000	152	30	9
Milton	10	-44.4%	\$391,250	20.4%	150	14	17	0.0%	18	\$325,000	204	20	17
Norfolk	15	-37.5%	\$488,515	5.1%	176	16	18	50.0%	24	\$464,790	207	34	12
Norwood	54	-30.8%	\$246,000	-23.4%	187	59	37	-15.9%	78	\$321,000	166	80	44
Sharon	18	12.5%	\$260,000	33.0%	195	19	15	25.0%	16	\$195,500	132	15	12
Walpole	33	-34.0%	\$287,000	-1.2%	143	32	27	-12.9%	50	\$290,500	131	55	31
Westwood	0	N/A	N/A	#VALUE!	N/A	0	1	N/A	0	N/A	N/A	0	0
Wrentham	17	-5.6%	\$220,000	-8.7%	158	17	11	0.0%	18	\$241,000	120	21	11
Region Total	494	-24.6%				542	477	9.7%	655			715	435
GBREB Total	8,490					9,513	4,919	-13.5%	10,321			11,165	5,687
State Total	15,628	-21.1%	\$271,500	-3.7%	149	3,122	14,053	-11.5%	19,798	\$282,000	135	3,898	15,876