



2016 Year End Sales Summary

24 School Street
Boston, MA 02108

617-267-5465



Citywide

2016

Sales Summary

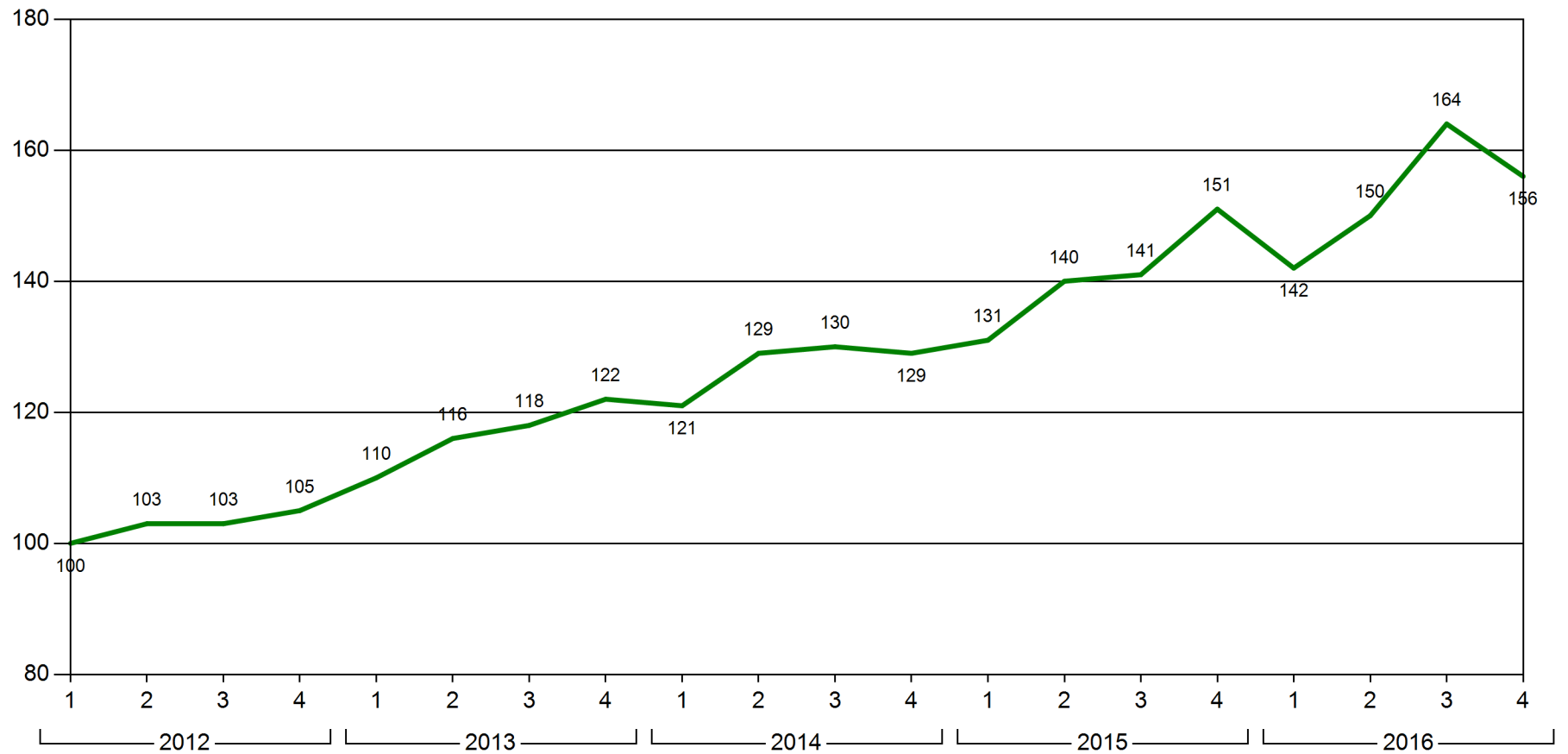
24 School Street
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617-267-5465

LINK

Citywide

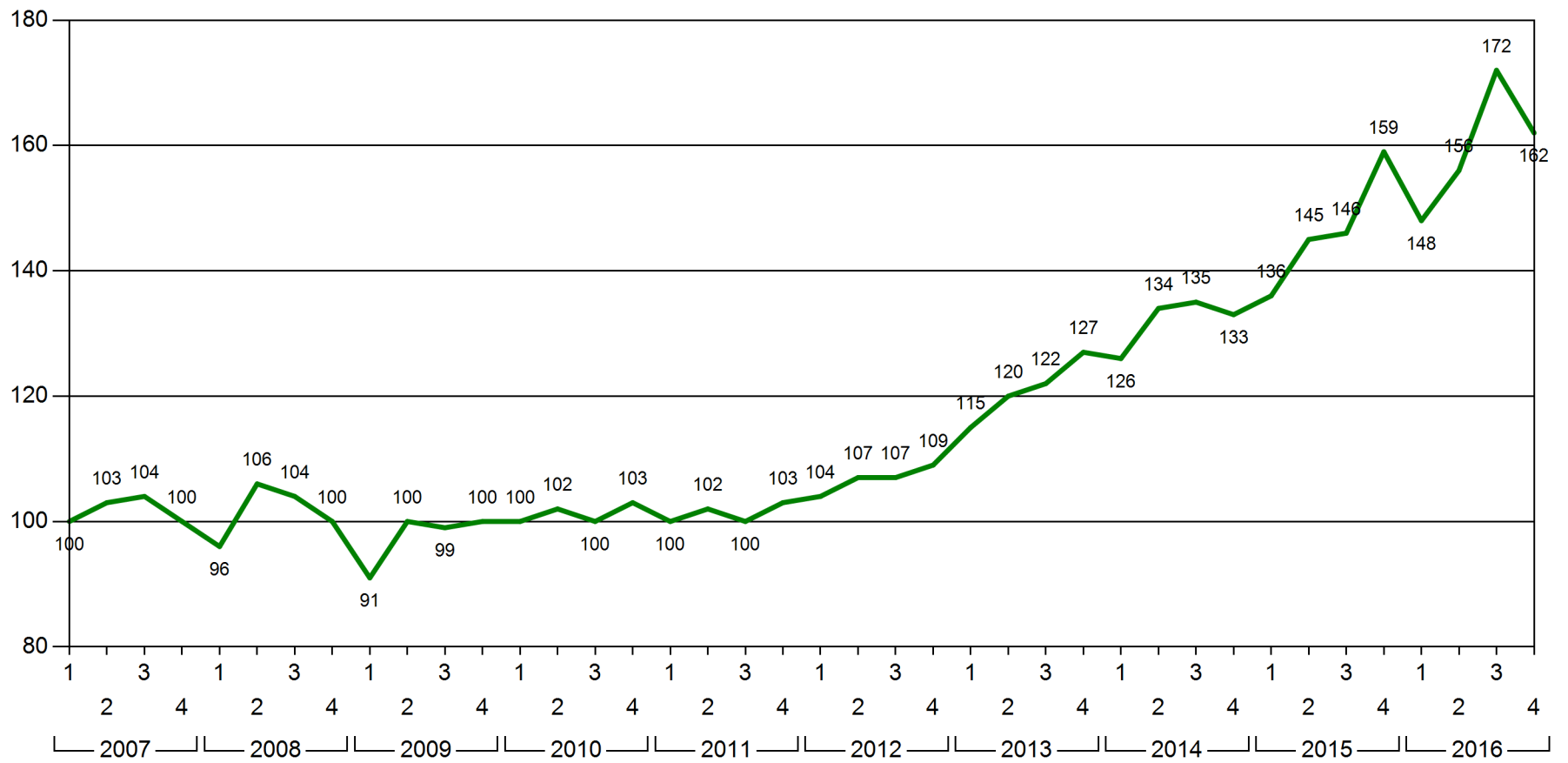
Five Year Price Index
(Appreciation Rate)



LINK

Citywide

Ten Year Price Index
(Appreciation Rate)

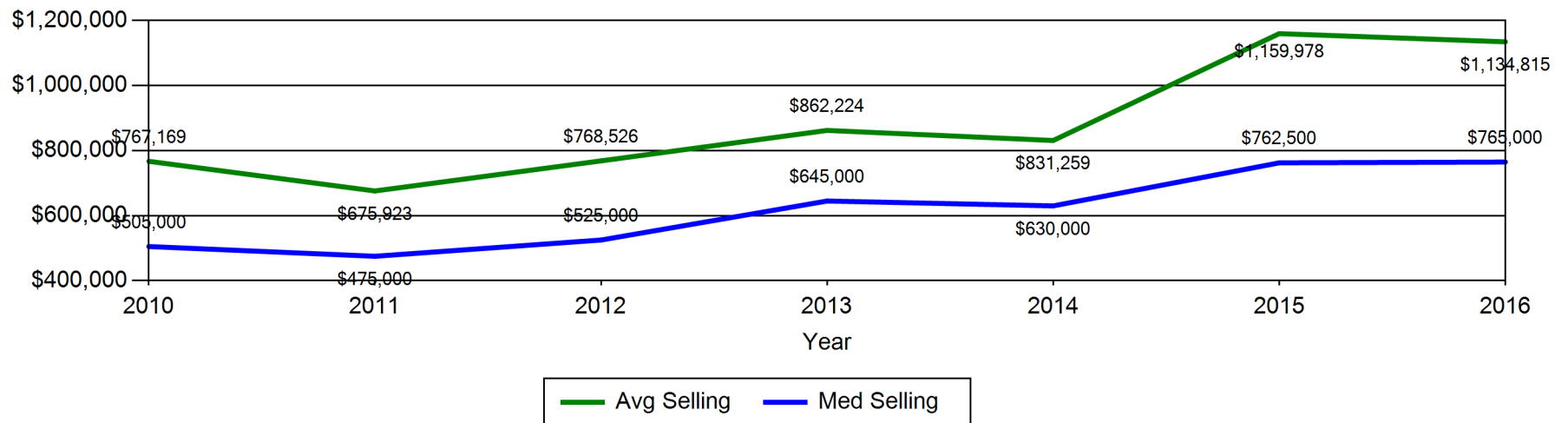


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Citywide Quarterly Sales Summary Fourth Quarter 2016

Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg Psf	%+-	Med Psf	%+-	Avg DOM
2010	583	-3.32 %	\$767,169	18.25 %	\$505,000	7.91 %	\$597.49	3.29 %	\$556.32	1.04 %	101
2011	566	-2.92 %	\$675,923	-11.89 %	\$475,000	-5.94 %	\$591.74	-0.96 %	\$547.70	-1.55 %	98
2012	760	34.28 %	\$768,526	13.70 %	\$525,000	10.53 %	\$630.44	6.54 %	\$594.54	8.55 %	67
2013	870	14.47 %	\$862,224	12.19 %	\$645,000	22.86 %	\$725.73	15.11 %	\$712.42	19.83 %	36
2014	662	-23.91 %	\$831,259	-3.59 %	\$630,000	-2.33 %	\$724.86	-0.12 %	\$685.68	-3.75 %	48
2015	827	24.92 %	\$1,159,978	39.54 %	\$762,500	21.03 %	\$902.29	24.48 %	\$849.85	23.94 %	44
2016	731	-11.61 %	\$1,134,815	-2.17 %	\$765,000	0.33 %	\$920.33	2.00 %	\$863.64	1.62 %	38

Average and Median Selling Prices



LINK

2016 Fourth Quarter Sales Summary

City	Sales	%+-	Avg Sell	%+-	Med Sell	%+-	Avg Psf	%+-	Med Psf	%+-	D O M
Back Bay	117	14.71 %	\$1,580,644	-7.22 %	\$960,000	-20.88 %	\$1,141.62	0.66 %	\$1,081.87	6.38 %	54
Beacon Hill	29	-25.64 %	\$758,310	-7.14 %	\$680,000	0.74 %	\$985.09	9.19 %	\$1,003.60	12.94 %	27
Charlestown	88	7.32 %	\$752,463	19.54 %	\$623,688	14.44 %	\$650.59	3.26 %	\$656.32	1.90 %	35
Fenway	58	123.08 %	\$581,240	11.27 %	\$541,900	10.48 %	\$908.01	39.88 %	\$931.88	42.08 %	28
Midtown	84	127.03 %	\$2,569,370	89.64 %	\$1,831,650	75.28 %	\$1,410.58	38.97 %	\$1,302.65	31.13 %	19
North End	23	21.05 %	\$712,565	31.58 %	\$655,000	24.79 %	\$878.79	13.03 %	\$867.77	15.87 %	37
Seaport	28	-75.86 %	\$1,148,304	-52.64 %	\$914,500	-63.03 %	\$881.26	-35.38 %	\$805.31	-42.59 %	76
South Boston	150	-1.32 %	\$639,496	9.09 %	\$637,500	13.43 %	\$634.05	13.30 %	\$636.20	15.66 %	29
South End	120	-43.66 %	\$1,041,058	2.36 %	\$841,444	-1.59 %	\$921.45	-0.37 %	\$925.13	-2.54 %	32
Waterfront	29	-6.45 %	\$1,209,862	5.73 %	\$875,000	0.57 %	\$976.04	6.60 %	\$901.74	7.99 %	77
West End	5	-50.00 %	\$477,800	-14.71 %	\$480,000	-7.60 %	\$624.97	7.31 %	\$664.19	14.48 %	

LINK

Citywide

Sales Comparison by Number of Bedrooms Fourth Quarter 2016

Beds	Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg PSF	%+-	Med PSF	%+-	Avg DOM
Studio	2014	16	-15.79 %	\$332,625	15.10 %	\$313,000	9.06 %	\$831.38	17.40 %	\$810.01	16.89 %	87
	2015	41	156.25 %	\$503,170	51.27 %	\$499,000	59.42 %	\$975.42	17.32 %	\$1,007.68	24.40 %	28
	2016	20	-51.22 %	\$459,625	-8.65 %	\$440,000	-11.82 %	\$979.11	0.38 %	\$995.29	-1.23 %	23
One Bed	2014	219	-23.69 %	\$553,567	4.83 %	\$519,562	3.91 %	\$723.97	4.59 %	\$700.82	-0.62 %	41
	2015	257	17.35 %	\$652,121	17.80 %	\$600,000	15.48 %	\$807.30	11.51 %	\$801.89	14.42 %	40
	2016	244	-5.06 %	\$605,374	-7.17 %	\$546,850	-8.86 %	\$878.80	8.86 %	\$885.30	10.40 %	23
Two Beds	2014	341	-16.01 %	\$830,003	-5.06 %	\$695,000	-2.80 %	\$697.70	-3.03 %	\$639.88	-7.79 %	48
	2015	438	28.45 %	\$1,284,931	54.81 %	\$900,000	29.50 %	\$917.29	31.47 %	\$851.36	33.05 %	46
	2016	361	-17.58 %	\$1,093,406	-14.91 %	\$850,000	-5.56 %	\$900.06	-1.88 %	\$811.82	-4.64 %	41
Three Plus Beds	2014	83	-41.96 %	\$1,668,360	3.93 %	\$1,119,000	-22.83 %	\$818.25	0.64 %	\$771.21	-10.05 %	56
	2015	88	6.02 %	\$2,353,883	41.09 %	\$1,893,750	69.24 %	\$1,084.20	32.50 %	\$1,018.76	32.10 %	60
	2016	102	15.91 %	\$2,615,152	11.10 %	\$1,845,000	-2.57 %	\$1,069.90	-1.32 %	\$921.46	-9.55 %	59

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Citywide

Sales Comparison by Square Footage Fourth Quarter 2016

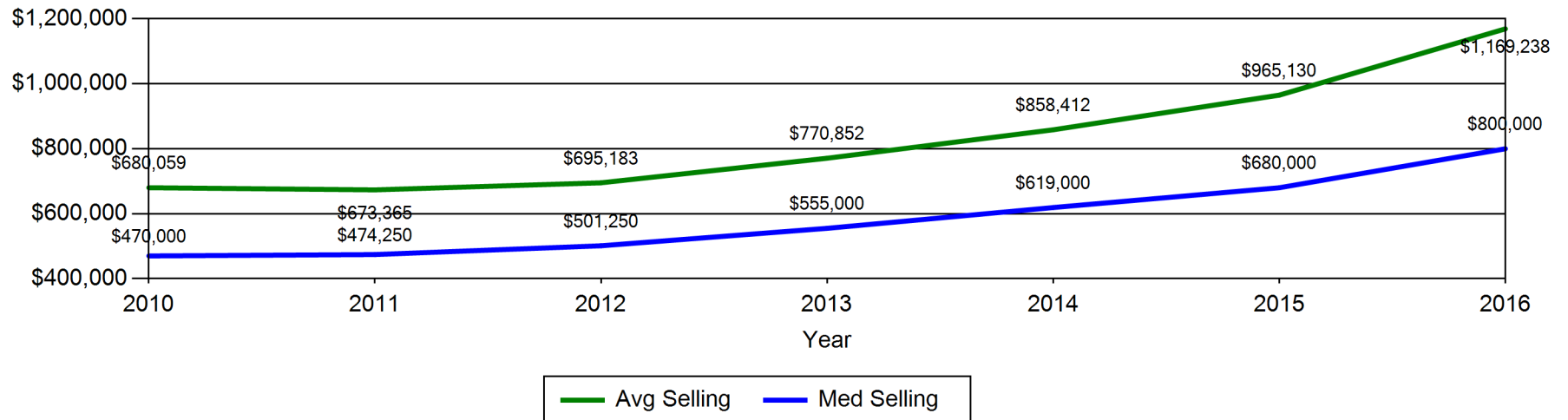
Sq Feet	Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg P S F	%+-	Med P S F	%+-	Avg D O M
7 0 0 or Less	2014	140	-4.76 %	\$402,272	0.50 %	\$405,000	3.32 %	\$749.02	4.74 %	\$719.23	2.49 %	32
	2015	165	17.86 %	\$473,896	17.80 %	\$450,000	11.11 %	\$838.68	11.97 %	\$840.00	16.79 %	34
	2016	181	9.70 %	\$483,876	2.11 %	\$476,000	5.78 %	\$890.52	6.18 %	\$899.16	7.04 %	17
7 0 1- 1 0 0 0	2014	194	-25.95 %	\$570,476	2.59 %	\$551,000	1.10 %	\$681.42	2.53 %	\$678.18	3.19 %	36
	2015	192	-1.03 %	\$642,940	12.70 %	\$611,000	10.89 %	\$769.07	12.86 %	\$748.97	10.44 %	40
	2016	173	-9.90 %	\$700,170	8.90 %	\$690,000	12.93 %	\$843.93	9.73 %	\$843.97	12.68 %	24
1 0 0 1- 1 5 0 0	2014	207	-25.54 %	\$813,729	-6.84 %	\$745,900	-15.91 %	\$671.93	-4.36 %	\$602.01	-16.68 %	47
	2015	279	34.78 %	\$949,499	16.68 %	\$885,000	18.65 %	\$784.40	16.74 %	\$731.71	21.54 %	41
	2016	238	-14.70 %	\$1,053,607	10.96 %	\$899,500	1.64 %	\$861.37	9.81 %	\$747.66	2.18 %	36
1 5 0 1- 1 8 0 0	2014	54	-34.94 %	\$1,303,731	-8.86 %	\$1,115,000	-26.40 %	\$797.44	-7.79 %	\$726.88	-20.27 %	61
	2015	80	48.15 %	\$2,009,315	54.12 %	\$1,875,500	68.21 %	\$1,202.41	50.78 %	\$1,129.69	55.42 %	53
	2016	55	-31.25 %	\$1,661,983	-17.29 %	\$1,665,000	-11.22 %	\$1,016.05	-15.50 %	\$1,070.51	-5.24 %	42
1 8 0 0- 2 4 0 0	2014	44	-20.00 %	\$1,671,397	2.05 %	\$1,707,500	13.83 %	\$817.74	0.64 %	\$812.02	7.59 %	87
	2015	85	93.18 %	\$2,471,455	47.87 %	\$2,400,000	40.56 %	\$1,217.65	48.91 %	\$1,160.34	42.90 %	79
	2016	54	-36.47 %	\$2,081,792	-15.77 %	\$1,927,000	-19.71 %	\$1,000.29	-17.85 %	\$942.18	-18.80 %	88
Over 2 4 0 0	2014	20	-35.48 %	\$3,434,140	24.07 %	\$3,382,000	23.43 %	\$1,124.61	15.50 %	\$1,151.25	20.91 %	102
	2015	26	30.00 %	\$4,689,831	36.56 %	\$4,468,431	32.12 %	\$1,600.19	42.29 %	\$1,600.55	39.03 %	60
	2016	28	7.69 %	\$5,880,518	25.39 %	\$5,347,500	19.67 %	\$1,744.05	8.99 %	\$1,833.36	14.55 %	65

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Citywide Yearly Sales Summary 2016

Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg Psf	%+-	Med Psf	%+-	Avg DOM
2010	2567	3.55 %	\$680,059	13.53 %	\$470,000	5.62 %	\$575.29	3.41 %	\$546.80	3.45 %	101
2011	2579	0.47 %	\$673,365	-0.98 %	\$474,250	0.90 %	\$582.23	1.21 %	\$545.44	-0.25 %	96
2012	3324	28.89 %	\$695,183	3.24 %	\$501,250	5.69 %	\$602.65	3.51 %	\$565.60	3.70 %	79
2013	3575	7.55 %	\$770,852	10.88 %	\$555,000	10.72 %	\$672.04	11.51 %	\$632.79	11.88 %	46
2014	3147	-11.97 %	\$858,412	11.36 %	\$619,000	11.53 %	\$726.71	8.13 %	\$680.69	7.57 %	44
2015	3211	2.03 %	\$965,130	12.43 %	\$680,000	9.85 %	\$808.90	11.31 %	\$747.96	9.88 %	44
2016	2755	-14.20 %	\$1,169,238	21.15 %	\$800,000	17.65 %	\$927.92	14.71 %	\$867.59	15.99 %	34

Average and Median Selling Prices



LINK

2016 Sales Summary

City	Sales	%+-	Avg Sell	%+-	Med Sell	%+-	Avg Psf	%+-	Med Psf	%+-	D O M
Back Bay	358	-18.45 %	\$1,656,371	5.12 %	\$1,010,250	-5.41 %	\$1,120.30	0.80 %	\$1,037.30	1.57 %	69
Beacon Hill	131	-32.12 %	\$984,583	22.52 %	\$735,000	15.02 %	\$969.78	4.63 %	\$993.26	7.96 %	48
Charlestown	269	-27.10 %	\$722,388	13.03 %	\$639,000	8.31 %	\$648.39	6.23 %	\$650.38	6.34 %	38
Fenway	114	-6.56 %	\$529,590	6.44 %	\$501,750	8.72 %	\$796.46	15.10 %	\$824.21	16.69 %	43
Midtown	530	192.82 %	\$1,897,957	41.20 %	\$1,597,500	74.59 %	\$1,303.19	40.05 %	\$1,256.87	39.65 %	10
North End	77	-23.00 %	\$608,450	2.96 %	\$535,000	2.21 %	\$812.22	7.95 %	\$817.68	10.46 %	43
Seaport	133	-27.72 %	\$1,450,847	-20.89 %	\$930,000	-25.66 %	\$1,049.92	-5.21 %	\$899.17	-8.24 %	28
South Boston	512	-29.48 %	\$651,564	11.96 %	\$615,000	12.20 %	\$589.39	7.25 %	\$584.95	6.78 %	40
South End	468	-33.14 %	\$1,064,144	8.54 %	\$847,750	5.97 %	\$911.07	4.64 %	\$917.19	4.42 %	30
Waterfront	128	-16.88 %	\$1,156,964	-3.21 %	\$840,000	-5.46 %	\$931.63	3.06 %	\$843.19	2.63 %	56
West End	35	-18.60 %	\$547,201	2.48 %	\$535,000	7.00 %	\$658.06	10.79 %	\$667.19	14.00 %	30

LINK

Citywide

Sales Comparison by Number of Bedrooms 2016

Beds	Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg PSF	%+-	Med PSF	%+-	Avg DOM
Studio	2014	73	-21.51 %	\$326,860	-3.63 %	\$315,000	-0.59 %	\$773.66	5.53 %	\$755.38	8.40 %	47
	2015	116	58.90 %	\$439,496	34.46 %	\$421,000	33.65 %	\$952.47	23.11 %	\$957.81	26.80 %	27
	2016	84	-27.59 %	\$429,400	-2.30 %	\$439,500	4.39 %	\$939.33	-1.38 %	\$939.59	-1.90 %	31
One Bed	2014	1038	-16.83 %	\$524,687	9.20 %	\$485,000	8.87 %	\$711.19	7.65 %	\$688.70	6.39 %	34
	2015	1045	0.67 %	\$592,966	13.01 %	\$530,000	9.28 %	\$786.58	10.60 %	\$768.60	11.60 %	36
	2016	902	-13.68 %	\$686,370	15.75 %	\$609,500	15.00 %	\$904.53	14.99 %	\$900.71	17.19 %	25
Two Beds	2014	1550	-8.39 %	\$850,063	8.13 %	\$685,000	8.73 %	\$707.88	7.87 %	\$650.31	8.18 %	44
	2015	1630	5.16 %	\$1,008,998	18.70 %	\$756,250	10.40 %	\$791.30	11.78 %	\$704.98	8.41 %	44
	2016	1360	-16.56 %	\$1,169,577	15.91 %	\$895,100	18.36 %	\$910.14	15.02 %	\$824.09	16.89 %	32
Three Plus Beds	2014	451	-2.17 %	\$1,743,791	7.36 %	\$1,325,000	6.00 %	\$820.35	9.25 %	\$778.60	9.52 %	61
	2015	405	-10.20 %	\$1,914,689	9.80 %	\$1,465,000	10.57 %	\$899.26	9.62 %	\$807.66	3.73 %	60
	2016	386	-4.69 %	\$2,351,484	22.81 %	\$1,830,000	24.91 %	\$1,049.58	16.72 %	\$946.59	17.20 %	56

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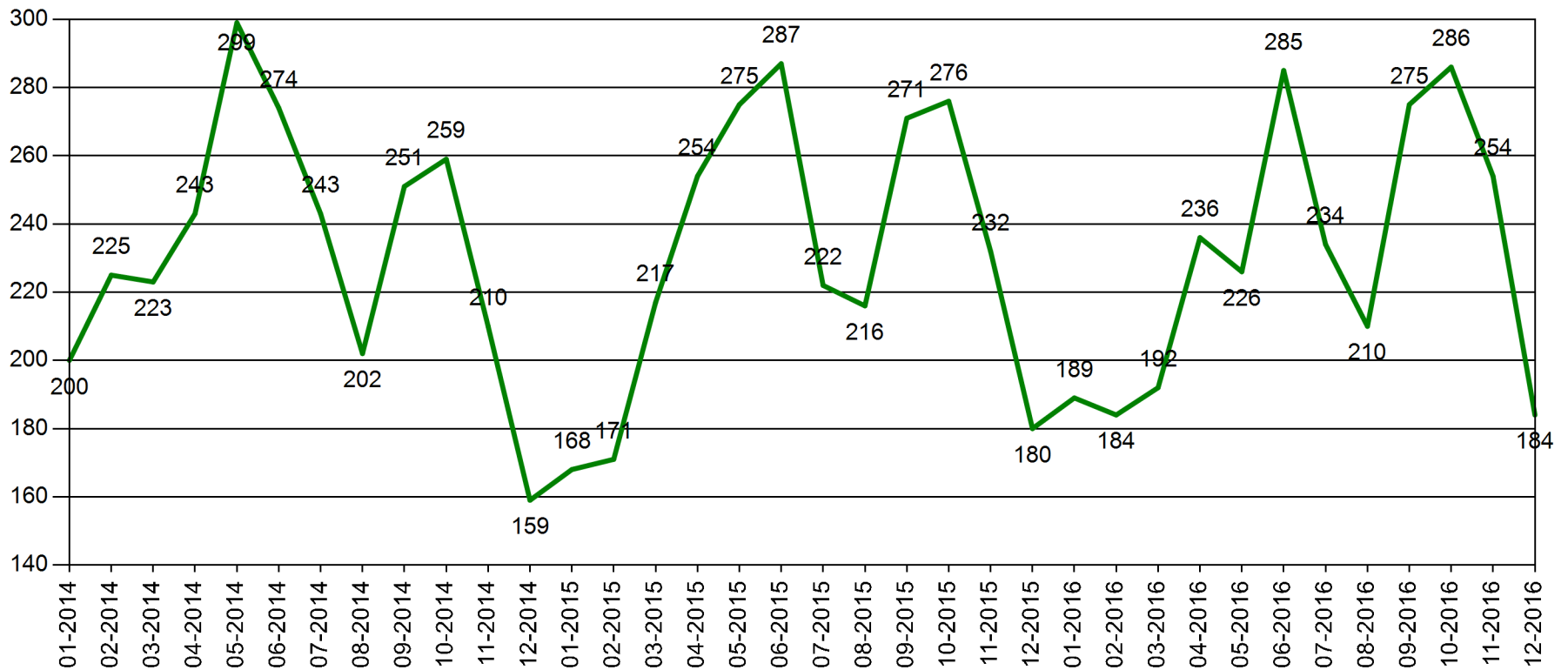
Citywide

Sales Comparison by Square Footage 2016

Sq Feet	Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg PSF	%+-	Med PSF	%+-	Avg DOM
700 or Less	2014	683	-17.81 %	\$400,283	6.79 %	\$389,900	6.24 %	\$740.18	8.83 %	\$721.48	7.19 %	31
	2015	727	6.44 %	\$450,405	12.52 %	\$435,000	11.57 %	\$821.31	10.96 %	\$812.97	12.68 %	32
	2016	533	-26.69 %	\$477,438	6.00 %	\$475,000	9.20 %	\$870.99	6.05 %	\$878.95	8.12 %	29
701-1000	2014	855	-13.02 %	\$558,780	6.71 %	\$543,500	8.70 %	\$667.39	6.28 %	\$654.30	9.72 %	32
	2015	832	-2.69 %	\$615,968	10.23 %	\$590,000	8.56 %	\$731.47	9.60 %	\$709.52	8.44 %	37
	2016	756	-9.13 %	\$724,049	17.55 %	\$691,750	17.25 %	\$867.32	18.57 %	\$828.78	16.81 %	24
1001-1500	2014	1000	-4.94 %	\$830,216	9.26 %	\$751,000	9.88 %	\$681.45	9.43 %	\$618.91	7.63 %	41
	2015	1011	1.10 %	\$888,803	7.06 %	\$799,000	6.39 %	\$729.19	7.01 %	\$661.69	6.91 %	43
	2016	877	-13.25 %	\$1,092,987	22.97 %	\$945,750	18.37 %	\$871.62	19.53 %	\$789.36	19.29 %	32
1501-1800	2014	261	-9.38 %	\$1,259,664	3.89 %	\$1,180,000	-2.48 %	\$766.62	3.66 %	\$725.31	-3.70 %	57
	2015	278	6.51 %	\$1,576,122	25.12 %	\$1,487,500	26.06 %	\$954.21	24.47 %	\$916.92	26.42 %	54
	2016	264	-5.04 %	\$1,767,425	12.14 %	\$1,712,500	15.13 %	\$1,067.54	11.88 %	\$1,052.22	14.76 %	28
1800-2400	2014	210	-10.64 %	\$1,698,481	7.59 %	\$1,685,000	13.47 %	\$838.06	7.83 %	\$842.59	12.35 %	68
	2015	252	20.00 %	\$2,054,874	20.98 %	\$1,971,500	17.00 %	\$1,003.06	19.69 %	\$973.24	15.51 %	62
	2016	217	-13.89 %	\$2,280,349	10.97 %	\$1,980,000	0.43 %	\$1,103.36	10.00 %	\$1,008.17	3.59 %	47
Over 2400	2014	106	-6.19 %	\$3,841,168	17.45 %	\$3,255,000	4.16 %	\$1,226.50	15.22 %	\$1,208.24	19.79 %	106
	2015	110	3.77 %	\$3,672,819	-4.38 %	\$3,274,500	0.60 %	\$1,233.07	0.54 %	\$1,148.68	-4.93 %	79
	2016	107	-2.73 %	\$4,652,426	26.67 %	\$4,225,000	29.03 %	\$1,400.96	13.62 %	\$1,361.68	18.54 %	111

LINK

Citywide Inventory Fourth Quarter 2016





FIRST REPUBLIC BANK
LINK

Luxury Condominium Report
2016



Luxury Condominiums

2016

Sales Summary

24 School Street
Boston, MA 02108

617-267-5465

LUXE CONDOMINIUMS

HOTEL LUXE

BATTERY WHARF
CARLTON HOUSE, THE
FOUR SEASONS
INTERCONTINENTAL, THE
MANDARIN, THE
MILLENNIUM PLACE
RITZ TOWER I
RITZ TOWER II
ROWES WHARF
W BOSTON

LUXE FULL SERVICE

1 CHARLES ST SOUTH
180 BEACON
330 BEACON ST
44 PRINCE
45 PROVINCE
ALBERT A POPE
ATELIER 505
BELVEDERE
BRYANT BACK BAY, THE
BURROUGHS WHARF
CHURCH COURT
CLARENDON, THE
GRANDVIEW
HERITAGE
MILLENNIUM TOWER
SEPIA THE CONDOS @ INK BLOCK
SIENA THE CONDOS @ INK BLOCK
TRINITY PLACE
TWENTY TWO LIBERTY

LUXE BOUTIQUE

1-3 COMMONWEALTH
100 BEACON
109 COMMONWEALTH
24 COMMONWEALTH
274 BEACON
45 COMMONWEALTH
49-51 COMMONWEALTH
AMORY ON THE PARK
BRADLEY MANSION, THE
BURRAGE MANSION
CHANEL NO. 6
FOUR51 MARLBOROUGH
LE JARDIN
MAISON VERNON
RESIDENCES AT 9 ARLINGTON ST
TUDOR, THE
WHITWELL, THE
ZERO MARLBOROUGH

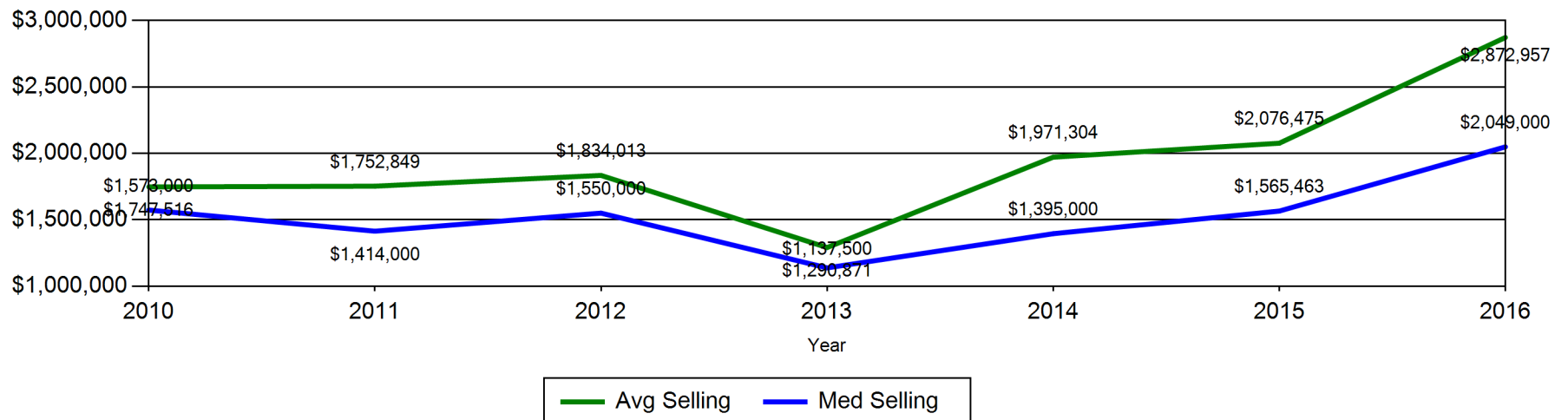
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Luxury Condominiums

Quarterly Sales Summary Fourth Quarter 2016

Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg Psf	%+-	Med Psf	%+-	Avg DOM
2010	70	-5.41 %	\$1,747,516	37.05 %	\$1,573,000	16.52 %	\$976.93	15.58 %	\$955.29	13.15 %	125
2011	52	-25.71 %	\$1,752,849	0.31 %	\$1,414,000	-10.11 %	\$1,023.01	4.72 %	\$971.82	1.73 %	187
2012	79	51.92 %	\$1,834,013	4.63 %	\$1,550,000	9.62 %	\$1,018.72	-0.42 %	\$980.72	0.92 %	130
2013	214	170.89 %	\$1,290,871	-29.61 %	\$1,137,500	-26.61 %	\$946.22	-7.12 %	\$889.86	-9.26 %	21
2014	39	-81.78 %	\$1,971,304	52.71 %	\$1,395,000	22.64 %	\$1,195.12	26.30 %	\$1,122.88	26.19 %	108
2015	218	458.97 %	\$2,076,475	5.34 %	\$1,565,463	12.22 %	\$1,308.23	9.46 %	\$1,151.40	2.54 %	48
2016	97	-55.50 %	\$2,872,957	38.36 %	\$2,049,000	30.89 %	\$1,520.58	16.23 %	\$1,400.58	21.64 %	34

Average and Median Selling Prices



LINK

Luxury Condominiums

Sales Comparison by Number of Bedrooms Fourth Quarter 2016

Beds	Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg PSF	%+-	Med PSF	%+-	Avg DOM
Studio	2014	1		\$450,000		\$450,000		\$1,061.32		\$1,061.32		
	2015	18	1,700.00 %	\$563,492	25.22 %	\$537,513	19.45 %	\$1,066.94	0.53 %	\$1,056.41	-0.46 %	26
	2016	0										
One Bed	2014	11	-82.54 %	\$1,067,625	51.72 %	\$940,000	41.35 %	\$1,014.17	22.80 %	\$1,025.06	25.96 %	116
	2015	57	418.18 %	\$935,186	-12.40 %	\$900,000	-4.26 %	\$1,026.24	1.19 %	\$1,011.59	-1.31 %	39
	2016	23	-59.65 %	\$1,078,370	15.31 %	\$959,000	6.56 %	\$1,149.73	12.03 %	\$1,096.00	8.34 %	9
Two Beds	2014	20	-80.95 %	\$1,890,100	37.92 %	\$1,397,500	16.46 %	\$1,212.58	23.68 %	\$1,212.25	32.10 %	82
	2015	118	490.00 %	\$2,389,994	26.45 %	\$2,277,490	62.97 %	\$1,391.40	14.75 %	\$1,402.84	15.72 %	59
	2016	50	-57.63 %	\$2,294,086	-4.01 %	\$2,165,000	-4.94 %	\$1,516.78	9.01 %	\$1,428.54	1.83 %	55
Three Plus Beds	2014	7	-84.78 %	\$3,840,714	100.73 %	\$3,275,000	96.99 %	\$1,448.69	40.23 %	\$1,418.60	46.17 %	148
	2015	25	257.14 %	\$4,288,154	11.65 %	\$4,170,250	27.34 %	\$1,732.35	19.58 %	\$1,750.00	23.36 %	57
	2016	23	-8.00 %	\$5,657,391	31.93 %	\$4,500,000	7.91 %	\$1,871.49	8.03 %	\$1,829.21	4.53 %	13

LINK

Luxury Condominiums

Sales Comparison by Square Footage

Fourth Quarter 2016

Sq Feet	Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg PSF	%+-	Med PSF	%+-	Avg DOM
700 or Less	2014	1	0.00 %	\$450,000	-35.71 %	\$450,000	-35.71 %	\$1,061.32	-3.42 %	\$1,061.32	-3.42 %	
	2015	32	3,100.00 %	\$615,977	36.88 %	\$587,513	30.56 %	\$1,050.30	-1.04 %	\$1,036.76	-2.31 %	33
	2016	0	-100.00 %									
701-1000	2014	8	-86.67 %	\$836,625	21.91 %	\$848,250	27.56 %	\$992.56	18.75 %	\$997.19	22.53 %	132
	2015	27	237.50 %	\$912,735	9.10 %	\$935,000	10.23 %	\$1,032.69	4.04 %	\$1,041.45	4.44 %	72
	2016	18	-33.33 %	\$995,417	9.06 %	\$955,000	2.14 %	\$1,156.58	12.00 %	\$1,106.92	6.29 %	2
1001-1500	2014	15	-83.87 %	\$1,339,000	13.44 %	\$1,350,000	18.94 %	\$1,071.29	17.17 %	\$1,084.91	21.29 %	42
	2015	58	286.67 %	\$1,292,984	-3.44 %	\$1,263,024	-6.44 %	\$1,070.50	-0.07 %	\$1,066.92	-1.66 %	19
	2016	37	-36.21 %	\$1,862,566	44.05 %	\$1,815,000	43.70 %	\$1,416.40	32.31 %	\$1,349.12	26.45 %	21
1501-1800	2014	4	-89.47 %	\$2,200,000	28.32 %	\$2,070,000	25.64 %	\$1,340.46	29.71 %	\$1,315.96	32.87 %	54
	2015	41	925.00 %	\$2,588,178	17.64 %	\$2,749,025	32.80 %	\$1,538.84	14.80 %	\$1,622.45	23.29 %	97
	2016	16	-60.98 %	\$2,489,962	-3.79 %	\$2,335,250	-15.05 %	\$1,505.63	-2.16 %	\$1,412.97	-12.91 %	60
1800-2400	2014	7	-56.25 %	\$2,678,981	13.69 %	\$2,700,000	27.81 %	\$1,337.34	12.72 %	\$1,418.60	29.19 %	133
	2015	47	571.43 %	\$3,036,532	13.35 %	\$3,087,500	14.35 %	\$1,504.16	12.47 %	\$1,627.49	14.72 %	35
	2016	10	-78.72 %	\$3,249,500	7.01 %	\$3,175,000	2.83 %	\$1,547.27	2.87 %	\$1,553.69	-4.53 %	112
Over 2400	2014	4	-33.33 %	\$5,525,000	52.46 %	\$5,175,000	54.06 %	\$1,703.81	28.41 %	\$1,825.13	40.28 %	304
	2015	13	225.00 %	\$6,499,315	17.63 %	\$5,145,025	-0.58 %	\$2,140.34	25.62 %	\$1,866.85	2.29 %	85
	2016	16	23.08 %	\$7,469,375	14.93 %	\$6,750,000	31.19 %	\$2,169.26	1.35 %	\$2,184.50	17.02 %	20

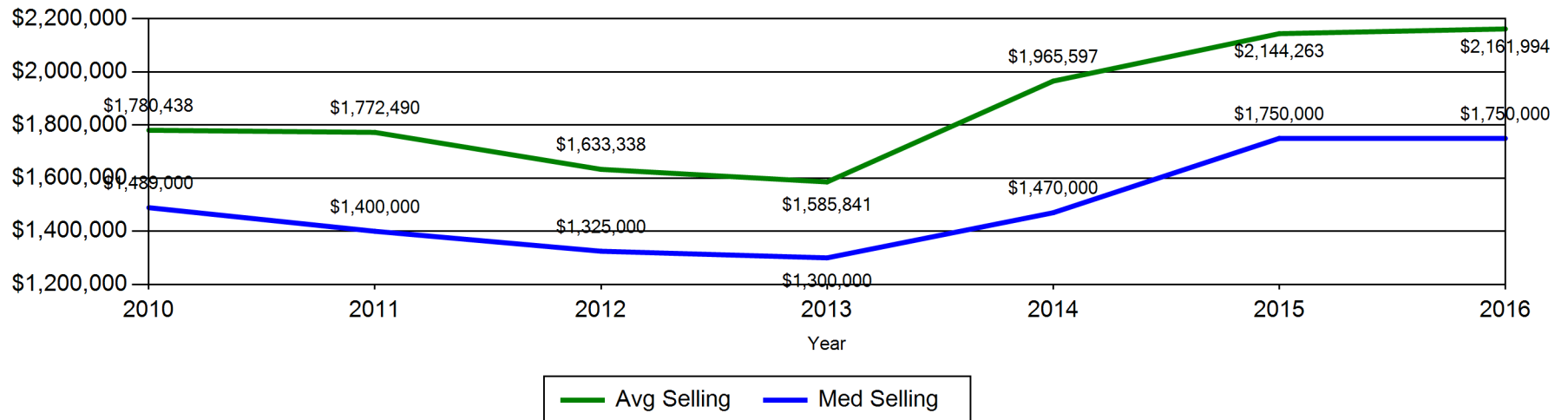
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Luxury Condominiums

Yearly Sales Summary 2016

Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg Psf	%+-	Med Psf	%+-	Avg DOM
2010	231	39.16 %	\$1,780,438	27.26 %	\$1,489,000	10.91 %	\$964.62	7.60 %	\$936.88	10.14 %	127
2011	242	4.76 %	\$1,772,490	-0.45 %	\$1,400,000	-5.98 %	\$985.67	2.18 %	\$933.79	-0.33 %	144
2012	273	11.89 %	\$1,633,338	-7.33 %	\$1,325,000	-5.36 %	\$989.35	0.74 %	\$937.50	0.60 %	139
2013	421	54.21 %	\$1,585,841	-2.91 %	\$1,300,000	-1.89 %	\$1,008.14	1.90 %	\$947.47	1.06 %	68
2014	310	-26.37 %	\$1,965,597	23.95 %	\$1,470,000	13.08 %	\$1,134.91	12.57 %	\$1,045.52	10.35 %	53
2015	400	29.03 %	\$2,144,263	9.09 %	\$1,750,000	19.05 %	\$1,285.51	13.27 %	\$1,170.39	11.94 %	58
2016	598	49.50 %	\$2,161,994	0.83 %	\$1,750,000	0.00 %	\$1,396.11	8.60 %	\$1,297.08	10.82 %	17

Average and Median Selling Prices



LINK

Luxury Condominiums

Sales Comparison by Number of Bedrooms 2016

Beds	Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg PSF	%+-	Med PSF	%+-	Avg DOM
Studio	2014	5	-37.50 %	\$535,800	12.36 %	\$550,000	12.24 %	\$1,165.32	17.31 %	\$1,061.32	9.60 %	14
	2015	21	320.00 %	\$560,945	4.69 %	\$540,000	-1.82 %	\$1,051.66	-9.75 %	\$1,053.20	-0.77 %	31
	2016	12	-42.86 %	\$596,458	6.33 %	\$556,750	3.10 %	\$1,156.93	10.01 %	\$1,191.72	13.15 %	44
One Bed	2014	60	-48.72 %	\$879,886	12.53 %	\$848,250	22.05 %	\$949.73	8.79 %	\$945.53	14.00 %	42
	2015	104	73.33 %	\$1,016,971	15.58 %	\$941,450	10.99 %	\$1,058.35	11.44 %	\$1,036.32	9.60 %	45
	2016	186	78.85 %	\$1,052,501	3.49 %	\$980,000	4.09 %	\$1,202.54	13.62 %	\$1,147.54	10.73 %	6
Two Beds	2014	158	-23.30 %	\$1,741,177	13.92 %	\$1,400,000	3.13 %	\$1,122.78	10.85 %	\$1,067.18	10.17 %	54
	2015	210	32.91 %	\$2,323,113	33.42 %	\$2,037,000	45.50 %	\$1,359.96	21.12 %	\$1,239.77	16.17 %	62
	2016	301	43.33 %	\$2,193,640	-5.57 %	\$1,950,000	-4.27 %	\$1,424.81	4.77 %	\$1,363.32	9.96 %	17
Three Plus Beds	2014	86	-4.44 %	\$3,232,408	12.99 %	\$2,447,500	12.39 %	\$1,282.61	9.23 %	\$1,157.08	9.63 %	56
	2015	65	-24.42 %	\$3,881,643	20.09 %	\$3,700,000	51.17 %	\$1,484.00	15.70 %	\$1,386.53	19.83 %	78
	2016	97	49.23 %	\$3,975,402	2.42 %	\$3,850,000	4.05 %	\$1,685.02	13.55 %	\$1,718.70	23.96 %	40

LINK

Luxury Condominiums

Sales Comparison by Square Footage

2016

Sq Feet	Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg PSF	%+-	Med PSF	%+-	Avg DOM
700 or Less	2014	12	-20.00 %	\$595,583	18.17 %	\$595,000	19.00 %	\$1,084.74	2.59 %	\$1,019.50	2.66 %	46
	2015	36	200.00 %	\$608,590	2.18 %	\$570,025	-4.20 %	\$1,044.03	-3.75 %	\$1,033.37	1.36 %	34
	2016	12	-66.67 %	\$557,708	-8.36 %	\$556,750	-2.33 %	\$1,136.12	8.82 %	\$1,176.73	13.87 %	44
701-1000	2014	40	-54.55 %	\$816,194	14.65 %	\$809,000	19.85 %	\$959.57	11.50 %	\$951.96	15.51 %	42
	2015	54	35.00 %	\$915,291	12.14 %	\$880,000	8.78 %	\$1,049.48	9.37 %	\$1,039.48	9.19 %	70
	2016	171	216.67 %	\$1,017,010	11.11 %	\$965,000	9.66 %	\$1,208.24	15.13 %	\$1,153.85	11.00 %	4
1001-1500	2014	120	-18.37 %	\$1,268,483	8.03 %	\$1,225,500	7.97 %	\$1,014.93	9.65 %	\$995.84	10.22 %	42
	2015	111	-7.50 %	\$1,395,433	10.01 %	\$1,370,000	11.79 %	\$1,118.90	10.24 %	\$1,096.03	10.06 %	38
	2016	195	75.68 %	\$1,778,137	27.43 %	\$1,745,000	27.37 %	\$1,338.54	19.63 %	\$1,295.87	18.23 %	13
1501-1800	2014	57	-30.49 %	\$1,794,596	6.35 %	\$1,800,000	9.09 %	\$1,088.94	6.08 %	\$1,072.86	6.95 %	44
	2015	79	38.60 %	\$2,389,509	33.15 %	\$2,400,000	33.33 %	\$1,441.37	32.36 %	\$1,405.67	31.02 %	75
	2016	111	40.51 %	\$2,454,734	2.73 %	\$2,400,000	0.00 %	\$1,477.80	2.53 %	\$1,476.07	5.01 %	18
1800-2400	2014	42	-12.50 %	\$2,529,924	12.45 %	\$2,447,500	16.55 %	\$1,241.01	10.31 %	\$1,230.68	15.23 %	59
	2015	79	88.10 %	\$2,906,598	14.89 %	\$2,925,000	19.51 %	\$1,432.77	15.45 %	\$1,552.38	26.14 %	62
	2016	67	-15.19 %	\$3,594,023	23.65 %	\$3,595,000	22.91 %	\$1,697.18	18.45 %	\$1,725.37	11.14 %	37
Over 2400	2014	39	-4.88 %	\$5,353,171	22.98 %	\$4,800,000	20.03 %	\$1,652.24	15.60 %	\$1,641.27	21.32 %	98
	2015	41	5.13 %	\$5,197,190	-2.91 %	\$4,600,000	-4.17 %	\$1,675.45	1.41 %	\$1,499.81	-8.62 %	96
	2016	42	2.44 %	\$6,006,175	15.57 %	\$5,250,000	14.13 %	\$1,806.50	7.82 %	\$1,802.48	20.18 %	73



Back Bay

2016

Sales Summary

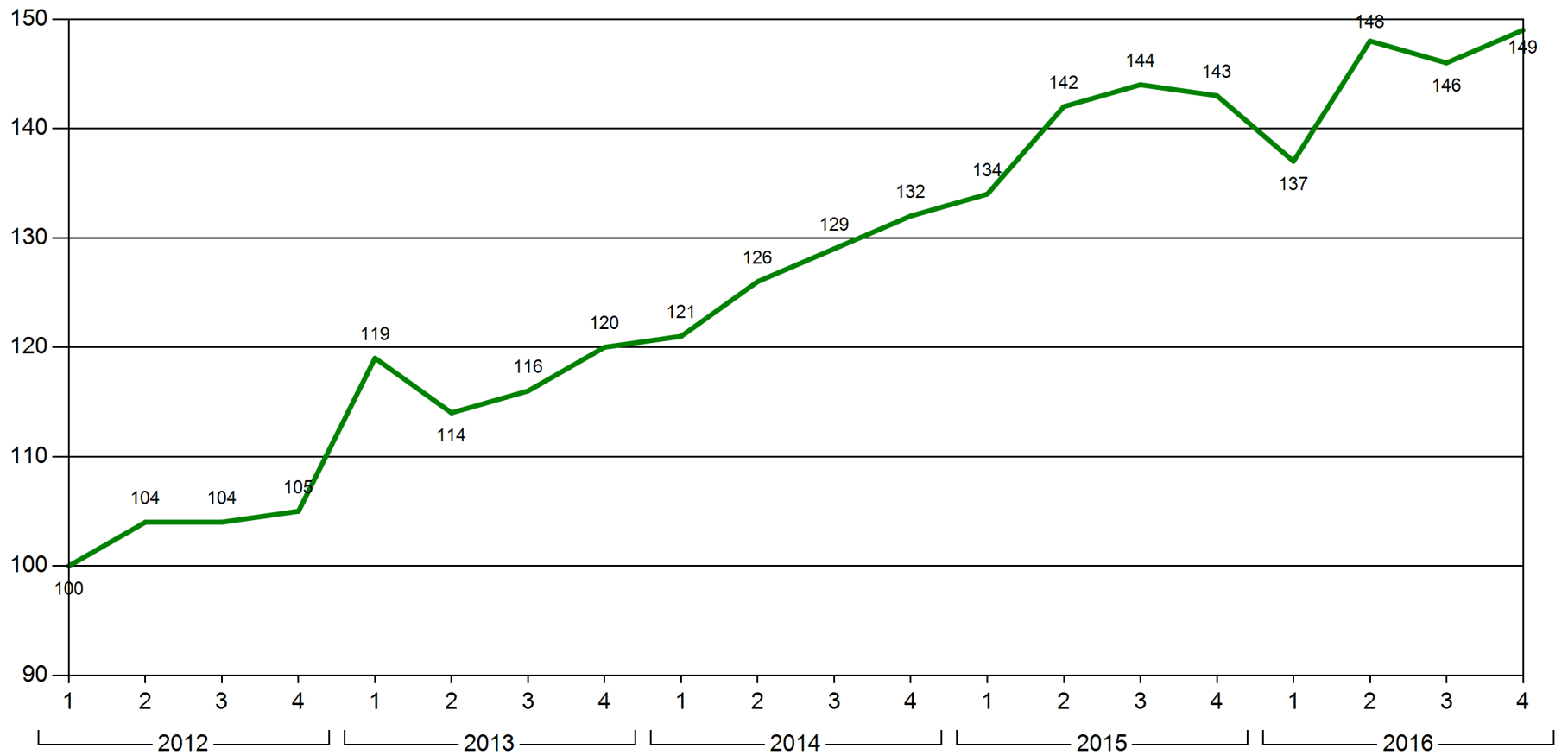
24 School Street
Boston, MA 02108

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Back Bay

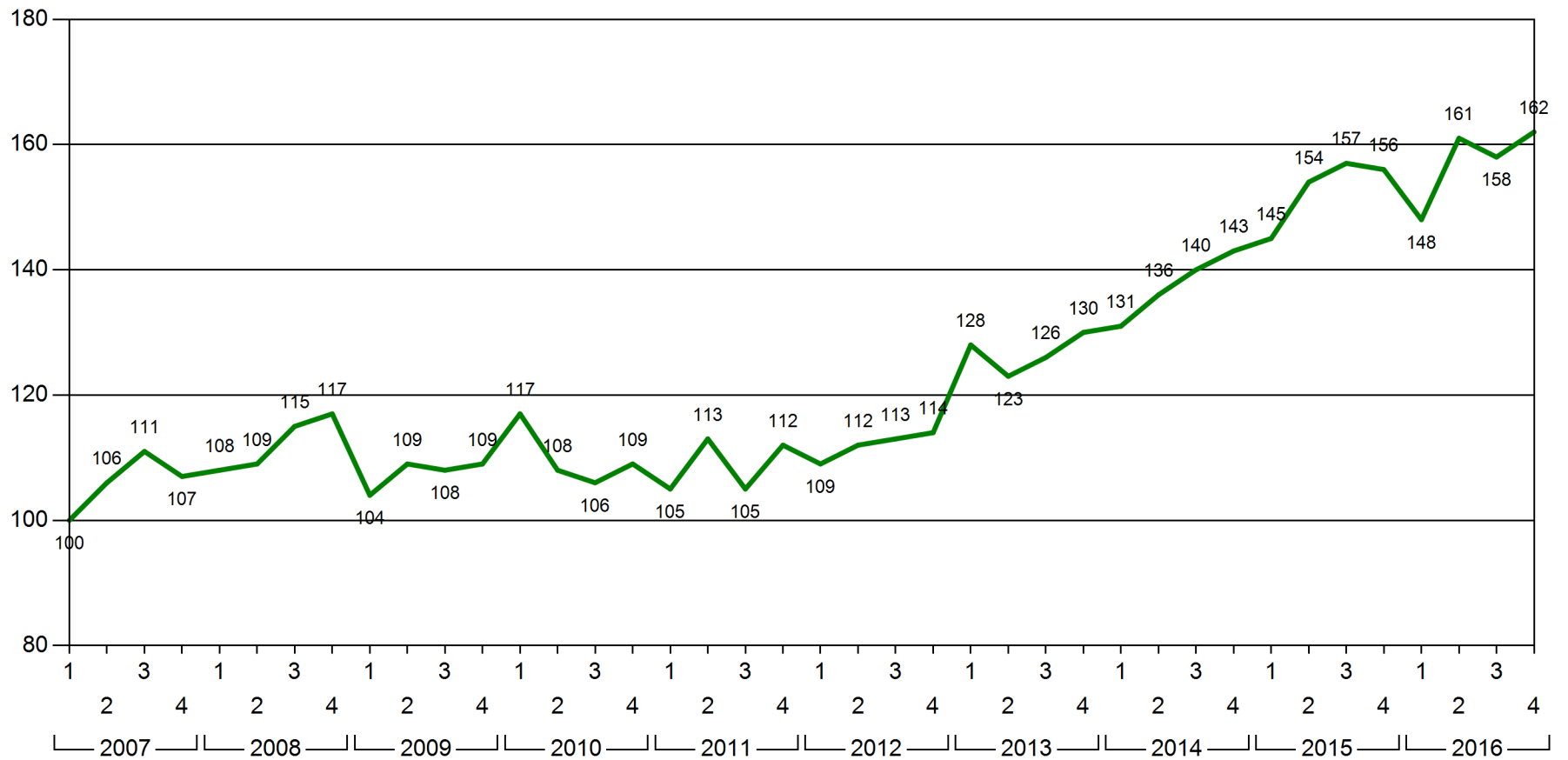
Five Year Price Index
(Appreciation Rate)



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Back Bay

Ten Year Price Index
(Appreciation Rate)



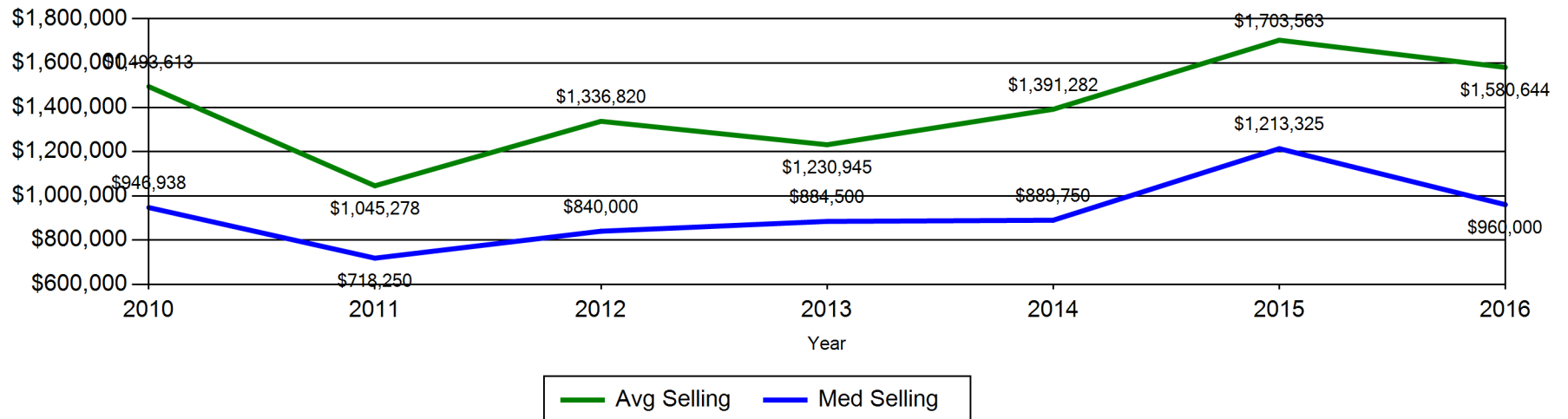
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Back Bay

Quarterly Sales Summary Fourth Quarter 2016

Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg Psf	%+-	Med Psf	%+-	Avg DOM
2010	100	-3.85 %	\$1,493,613	47.26 %	\$946,938	37.49 %	\$819.15	1.97 %	\$730.40	1.79%	140
2011	98	-2.00 %	\$1,045,278	-30.02 %	\$718,250	-24.15 %	\$800.88	-2.23 %	\$731.20	0.11%	123
2012	147	50.00 %	\$1,336,820	27.89 %	\$840,000	16.95 %	\$834.00	4.14 %	\$776.26	6.16%	83
2013	112	-23.81 %	\$1,230,945	-7.92 %	\$884,500	5.30 %	\$912.08	9.36 %	\$869.61	12.03%	58
2014	94	-16.07 %	\$1,391,282	13.03 %	\$889,750	0.59 %	\$1,023.25	12.19 %	\$923.46	6.19%	71
2015	102	8.51 %	\$1,703,563	22.45 %	\$1,213,325	36.37 %	\$1,134.16	10.84 %	\$1,016.95	10.12%	76
2016	117	14.71 %	\$1,580,644	-7.22 %	\$960,000	-20.88 %	\$1,141.62	0.66 %	\$1,081.87	6.38%	54

Average and Median Selling Prices



LINK

Back Bay

Sales Comparison by Number of Bedrooms Fourth Quarter 2016

Sq Feet	Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg PSF	%+-	Med PSF	%+-	Avg DOM
Studio	2014	7	40.00 %	\$310,500	-2.08 %	\$300,000	-10.45 %	\$952.80	6.89 %	\$906.98	6.81 %	78
	2015	5	-28.57 %	\$478,400	54.07 %	\$452,500	50.83 %	\$988.77	3.77 %	\$950.28	4.77 %	39
	2016	9	80.00 %	\$428,278	-10.48 %	\$420,000	-7.18 %	\$1,055.27	6.73 %	\$1,061.54	11.71 %	22
One Bed	2014	39	2.63 %	\$691,366	30.56 %	\$610,000	21.45 %	\$843.96	5.42 %	\$847.33	7.71 %	54
	2015	32	-17.95 %	\$738,570	6.83 %	\$637,250	4.47 %	\$945.08	11.98 %	\$947.32	11.80 %	64
	2016	35	9.38 %	\$665,600	-9.88 %	\$612,483	-3.89 %	\$1,007.21	6.57 %	\$1,003.78	5.96 %	20
Two Beds	2014	35	-31.37 %	\$1,578,936	19.11 %	\$1,325,000	10.69 %	\$1,109.91	19.05 %	\$1,016.26	15.93 %	71
	2015	46	31.43 %	\$1,884,522	19.35 %	\$1,636,250	23.49 %	\$1,139.17	2.64 %	\$1,037.43	2.08 %	71
	2016	55	19.57 %	\$1,552,997	-17.59 %	\$1,295,000	-20.86 %	\$1,143.90	0.42 %	\$1,086.96	4.77 %	62
Three Plus Beds	2014	13	-27.78 %	\$3,567,769	32.27 %	\$3,275,000	33.71 %	\$1,365.78	24.61 %	\$1,294.64	24.69 %	99
	2015	19	46.15 %	\$3,213,113	-9.94 %	\$2,775,000	-15.27 %	\$1,478.75	8.27 %	\$1,345.78	3.95 %	100
	2016	18	-5.26 %	\$4,020,556	25.13 %	\$2,997,500	8.02 %	\$1,439.18	-2.68 %	\$1,414.29	5.09 %	100

LINK

Back Bay

Sales Comparison by Square Footage Fourth Quarter 2016

Sq Feet	Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg P S F	%+-	Med P S F	%+-	Avg D O M
7 0 0 or Less	2014	22	-15.38 %	\$438,311	3.08 %	\$442,475	4.11 %	\$944.82	12.46 %	\$912.67	8.87%	40
	2015	20	-9.09 %	\$484,140	10.46 %	\$466,025	5.32 %	\$942.77	-0.22 %	\$945.51	3.60%	29
	2016	31	55.00 %	\$516,338	6.65 %	\$540,000	15.87 %	\$1,013.97	7.55 %	\$1,026.79	8.60%	19
7 0 1-1 0 0 0	2014	21	-16.00 %	\$683,162	6.47 %	\$620,000	-2.67 %	\$817.94	6.20 %	\$796.22	4.18%	63
	2015	20	-4.76 %	\$818,697	19.84 %	\$749,250	20.85 %	\$939.66	14.88 %	\$907.80	14.01%	63
	2016	27	35.00 %	\$841,741	2.81 %	\$808,500	7.91 %	\$1,021.75	8.74 %	\$1,027.03	13.13%	24
1 0 0 1-1 5 0 0	2014	25	-7.41 %	\$1,110,336	3.26 %	\$935,000	-8.33 %	\$958.26	7.94 %	\$891.59	1.71%	38
	2015	26	4.00 %	\$1,281,757	15.44 %	\$1,248,750	33.56 %	\$1,030.47	7.54 %	\$1,045.92	17.31%	50
	2016	27	3.85 %	\$1,226,180	-4.34 %	\$1,275,000	2.10 %	\$1,032.46	0.19 %	\$1,053.77	0.75%	66
1 5 0 1-1 8 0 0	2014	10	-41.18 %	\$2,106,250	30.48 %	\$1,941,250	21.33 %	\$1,290.65	30.88 %	\$1,223.02	32.77%	120
	2015	15	50.00 %	\$2,467,100	17.13 %	\$2,100,000	8.18 %	\$1,479.32	14.62 %	\$1,248.35	2.07%	79
	2016	8	-46.67 %	\$2,276,250	-7.74 %	\$1,850,000	-11.90 %	\$1,449.73	-2.00 %	\$1,187.40	-4.88%	39
1 8 0 0-2 4 0 0	2014	8	0.00 %	\$2,196,296	0.73 %	\$2,068,750	4.75 %	\$1,099.51	0.39 %	\$998.20	0.68%	16
	2015	12	50.00 %	\$2,285,625	4.07 %	\$2,120,000	2.48 %	\$1,113.87	1.31 %	\$1,115.72	11.77%	219
	2016	14	16.67 %	\$2,538,929	11.08 %	\$2,582,500	21.82 %	\$1,227.21	10.18 %	\$1,229.48	10.20%	89
Over 2 4 0 0	2014	8	-11.11 %	\$5,050,000	23.33 %	\$4,500,000	25.52 %	\$1,570.50	22.27 %	\$1,605.96	24.96%	144
	2015	9	12.50 %	\$5,549,667	9.89 %	\$4,395,000	-2.33 %	\$1,742.99	10.98 %	\$1,502.56	-6.44%	71
	2016	10	11.11 %	\$5,934,000	6.93 %	\$5,022,500	14.28 %	\$1,789.40	2.66 %	\$1,720.36	14.50%	150

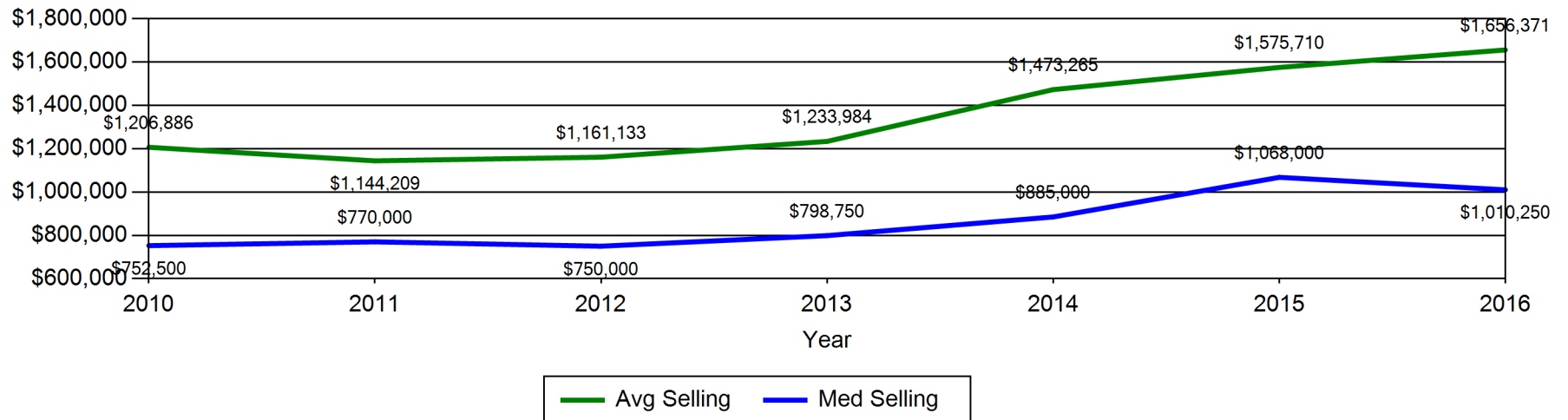
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Back Bay

Yearly Sales Summary 2016

Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg Psf	%+-	Med Psf	%+-	Avg DOM
2010	462	21.58 %	\$1,206,886	23.11 %	\$752,500	17.12 %	\$788.69	3.27 %	\$717.43	3.02%	121
2011	448	-3.03 %	\$1,144,209	-5.19 %	\$770,000	2.33 %	\$786.84	-0.23 %	\$719.89	0.34%	123
2012	575	28.35 %	\$1,161,133	1.48 %	\$750,000	-2.60 %	\$808.23	2.72 %	\$754.30	4.78%	98
2013	514	-10.61 %	\$1,233,984	6.27 %	\$798,750	6.50 %	\$898.52	11.17 %	\$836.10	10.85%	62
2014	442	-14.01 %	\$1,473,265	19.39 %	\$885,000	10.80 %	\$993.17	10.53 %	\$910.45	8.89%	56
2015	439	-0.68 %	\$1,575,710	6.95 %	\$1,068,000	20.68 %	\$1,111.45	11.91 %	\$1,021.28	12.17%	52
2016	358	-18.45 %	\$1,656,371	5.12 %	\$1,010,250	-5.41 %	\$1,120.30	0.80 %	\$1,037.30	1.57%	69

Average and Median Selling Prices



LINK

Back Bay

Sales Comparison by Number of Bedrooms 2016

Sq Feet	Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg PSF	%+-	Med PSF	%+-	Avg DOM
Studio	2014	16	-52.94 %	\$345,025	-2.81 %	\$307,500	-4.65 %	\$862.37	4.04 %	\$813.63	2.96 %	71
	2015	32	100.00 %	\$442,562	28.27 %	\$441,250	43.50 %	\$1,056.23	22.48 %	\$1,046.00	28.56 %	38
	2016	23	-28.13 %	\$445,130	0.58 %	\$440,000	-0.28 %	\$1,026.37	-2.83 %	\$1,029.41	-1.59 %	29
One Bed	2014	153	-16.39 %	\$618,695	6.56 %	\$564,000	10.59 %	\$868.70	7.61 %	\$854.74	6.54 %	35
	2015	146	-4.58 %	\$729,205	17.86 %	\$632,500	12.15 %	\$971.71	11.86 %	\$957.72	12.05 %	42
	2016	112	-23.29 %	\$718,508	-1.47 %	\$640,000	1.19 %	\$1,000.94	3.01 %	\$999.21	4.33 %	34
Two Beds	2014	186	-15.84 %	\$1,399,377	12.77 %	\$1,150,000	11.65 %	\$988.91	9.80 %	\$912.42	8.29 %	52
	2015	178	-4.30 %	\$1,742,177	24.50 %	\$1,462,500	27.17 %	\$1,147.28	16.02 %	\$1,041.36	14.13 %	49
	2016	155	-12.92 %	\$1,468,565	-15.71 %	\$1,195,000	-18.29 %	\$1,094.68	-4.59 %	\$1,035.88	-0.53 %	66
Three Plus Beds	2014	85	11.84 %	\$3,375,864	6.15 %	\$2,790,000	4.06 %	\$1,247.45	9.23 %	\$1,164.96	11.64 %	84
	2015	80	-5.88 %	\$3,234,702	-4.18 %	\$3,022,500	8.33 %	\$1,317.45	5.61 %	\$1,240.23	6.46 %	72
	2016	67	-16.25 %	\$4,075,261	25.99 %	\$3,250,000	7.53 %	\$1,411.36	7.13 %	\$1,385.30	11.70 %	118

LINK

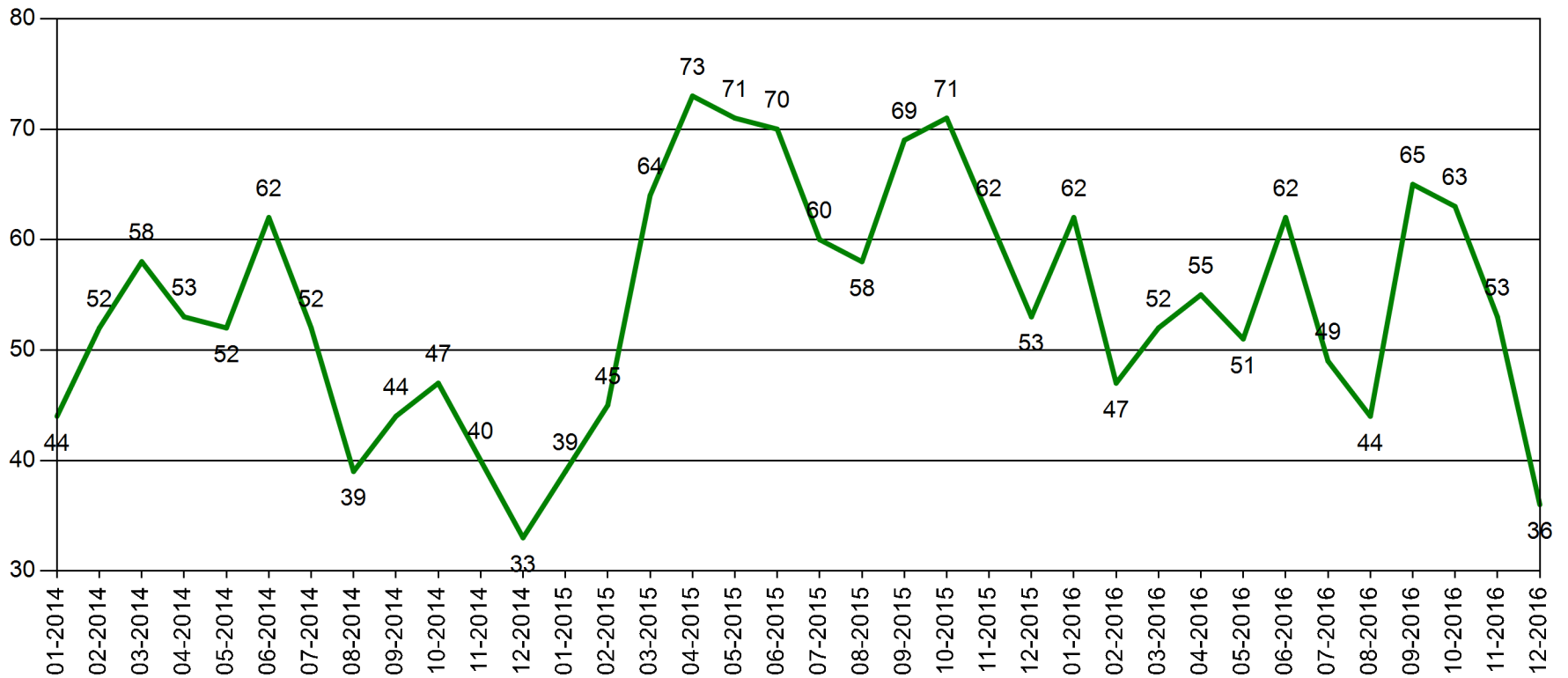
Back Bay

Sales Comparison by Square Footage 2016

Sq Feet	Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg P S F	%+-	Med P S F	%+-	Avg D O M
700 or Less	2014	102	-21.54 %	\$465,638	14.32 %	\$462,500	14.06 %	\$895.20	10.43 %	\$869.04	7.97%	32
	2015	109	6.86 %	\$485,900	4.35 %	\$482,500	4.32 %	\$976.78	9.11 %	\$966.83	11.25%	31
	2016	88	-19.27 %	\$521,307	7.29 %	\$512,500	6.22 %	\$1,002.07	2.59 %	\$996.86	3.11%	31
701-1000	2014	93	-16.96 %	\$679,519	3.80 %	\$650,000	0.08 %	\$821.57	4.66 %	\$796.22	2.95%	43
	2015	82	-11.83 %	\$815,282	19.98 %	\$782,500	20.38 %	\$956.56	16.43 %	\$944.28	18.60%	43
	2016	67	-18.29 %	\$804,823	-1.28 %	\$799,000	2.11 %	\$974.66	1.89 %	\$975.26	3.28%	28
1001-1500	2014	115	-10.85 %	\$1,119,722	7.07 %	\$1,100,000	13.99 %	\$929.19	7.89 %	\$892.58	10.12%	34
	2015	112	-2.61 %	\$1,292,321	15.41 %	\$1,236,250	12.39 %	\$1,039.34	11.85 %	\$1,016.87	13.93%	41
	2016	99	-11.61 %	\$1,269,791	-1.74 %	\$1,174,950	-4.96 %	\$1,049.47	0.97 %	\$1,009.86	-0.69%	53
1501-1800	2014	33	-36.54 %	\$1,750,500	17.91 %	\$1,637,500	11.51 %	\$1,072.18	18.28 %	\$977.65	10.63%	109
	2015	52	57.58 %	\$2,189,802	25.10 %	\$1,925,000	17.56 %	\$1,330.80	24.12 %	\$1,166.74	19.34%	64
	2016	25	-51.92 %	\$1,977,936	-9.68 %	\$1,995,000	3.64 %	\$1,196.43	-10.10 %	\$1,205.51	3.32%	96
1800-2400	2014	47	2.17 %	\$2,223,253	-0.54 %	\$2,165,000	7.07 %	\$1,100.76	-0.36 %	\$1,092.46	7.82%	41
	2015	45	-4.26 %	\$2,632,556	18.41 %	\$2,500,000	15.47 %	\$1,278.03	16.10 %	\$1,160.34	6.21%	82
	2016	40	-11.11 %	\$2,763,347	4.97 %	\$2,750,250	10.01 %	\$1,344.68	5.22 %	\$1,286.29	10.85%	79
Over 2400	2014	51	15.91 %	\$4,832,655	10.52 %	\$4,500,000	15.38 %	\$1,495.98	12.37 %	\$1,424.69	9.35%	110
	2015	39	-23.53 %	\$4,996,051	3.38 %	\$4,395,000	-2.33 %	\$1,535.92	2.67 %	\$1,376.81	-3.36%	80
	2016	38	-2.56 %	\$5,418,187	8.45 %	\$5,182,500	17.92 %	\$1,549.19	0.86 %	\$1,572.31	14.20%	165

LINK

Back Bay Inventory Fourth Quarter 2016





Beacon Hill

2016

Sales Summary

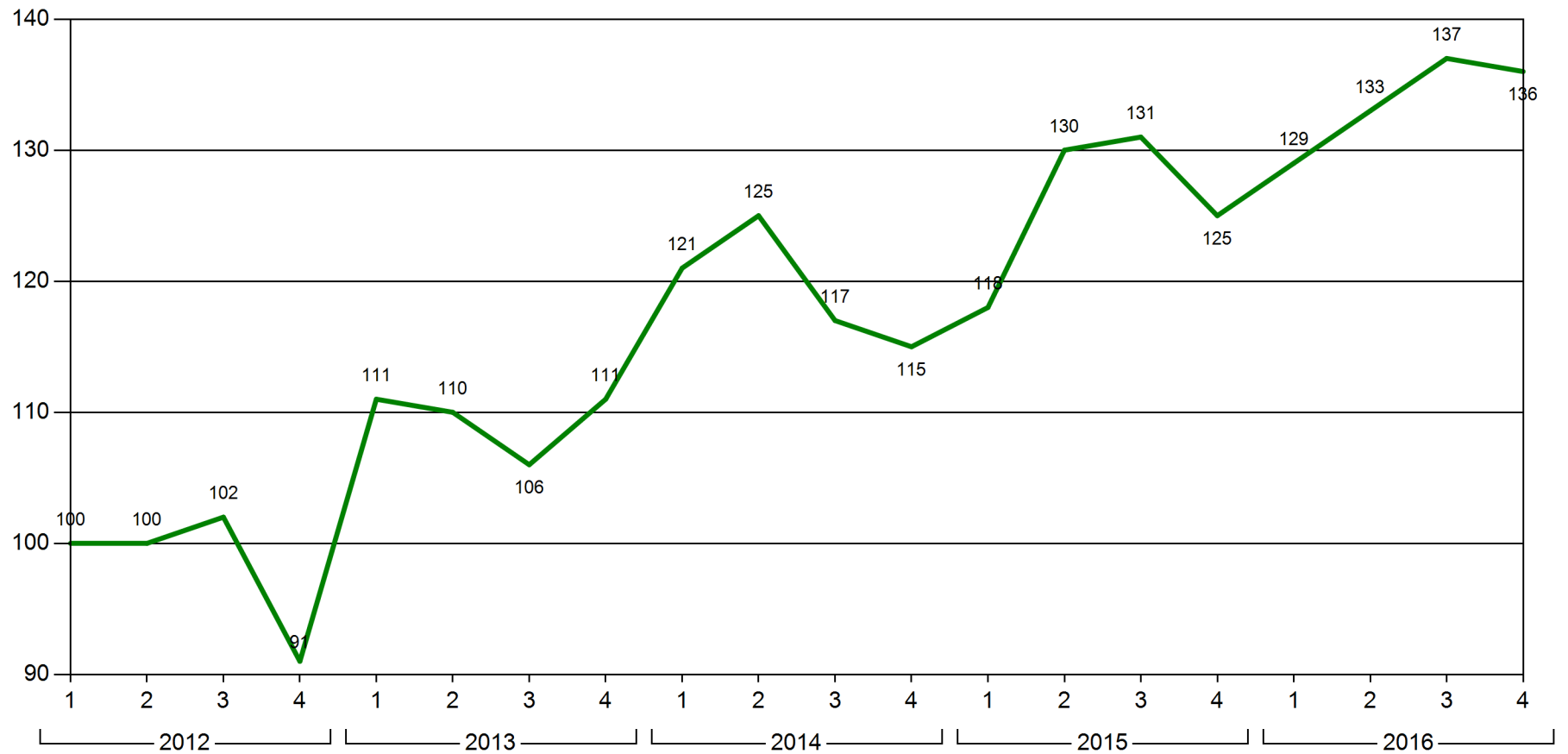
24 School Street
Boston, MA 02108

617-267-5465

LINK

Beacon Hill

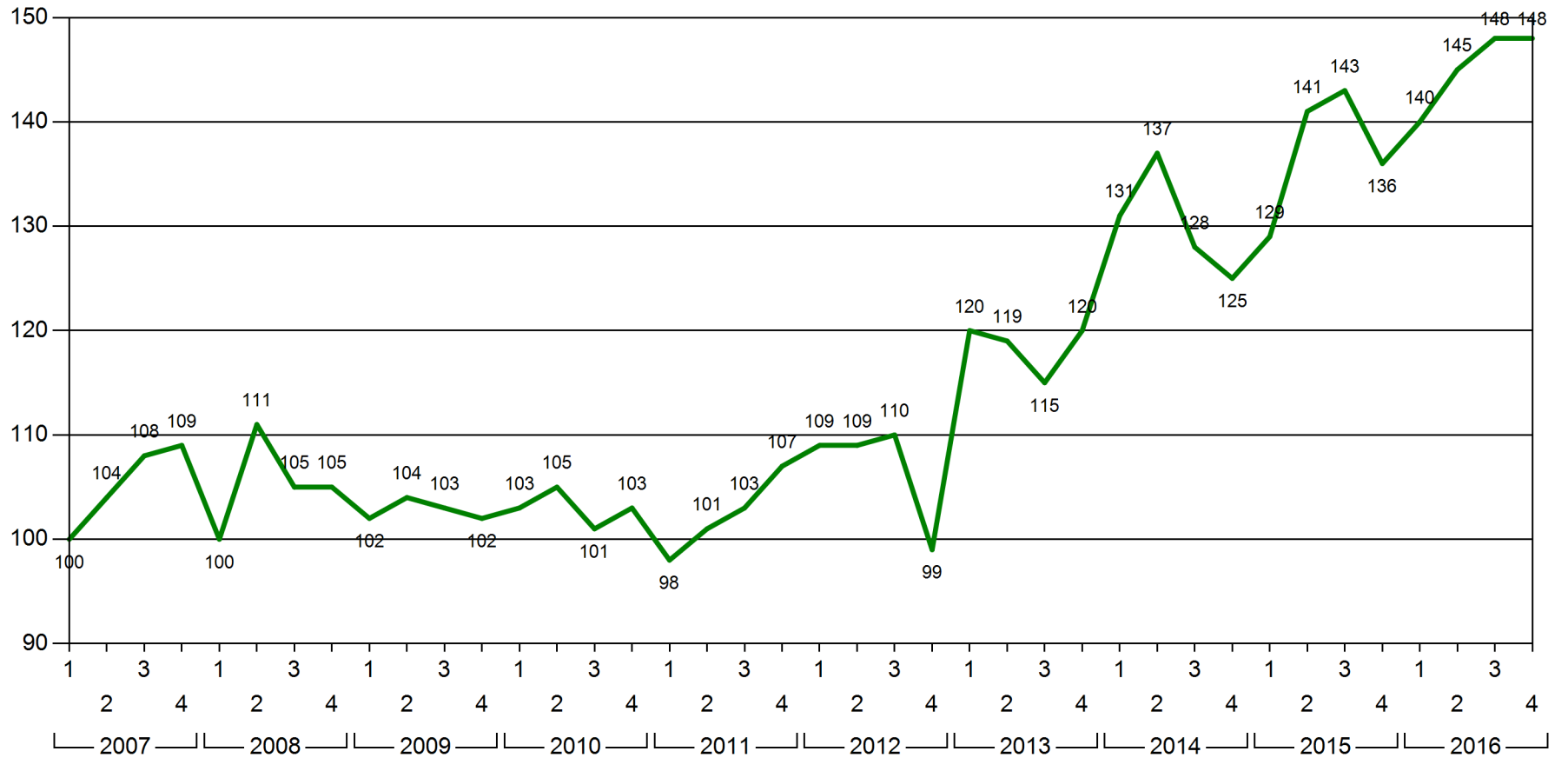
Five Year Price Index
(Appreciation Rate)



LINK

Beacon Hill

Ten Year Price Index
(Appreciation Rate)



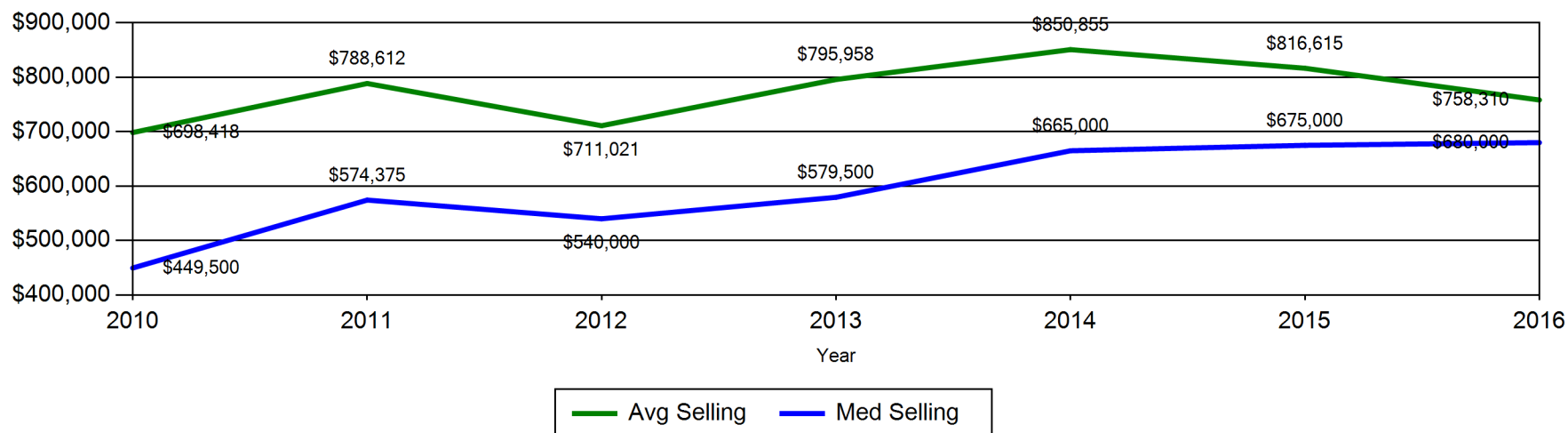
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Beacon Hill

Quarterly Sales Summary Fourth Quarter 2016

Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg Psf	%+-	Med Psf	%+-	Avg DOM
2010	39	-9.30 %	\$698,418	-7.31 %	\$449,500	-17.37 %	\$703.08	-1.40 %	\$675.32	-6.39%	144
2011	36	-7.69 %	\$788,612	12.91 %	\$574,375	27.78 %	\$739.44	5.17 %	\$735.32	8.88%	80
2012	63	75.00 %	\$711,021	-9.84 %	\$540,000	-5.98 %	\$696.99	-5.74 %	\$685.84	-6.73%	72
2013	38	-39.68 %	\$795,958	11.95 %	\$579,500	7.31 %	\$822.80	18.05 %	\$823.70	20.10%	49
2014	43	13.16 %	\$850,855	6.90 %	\$665,000	14.75 %	\$849.09	3.20 %	\$830.84	0.87%	51
2015	39	-9.30 %	\$816,615	-4.02 %	\$675,000	1.50 %	\$902.16	6.25 %	\$888.59	6.95%	36
2016	29	-25.64 %	\$758,310	-7.14 %	\$680,000	0.74 %	\$985.09	9.19 %	\$1,003.60	12.94%	27

Average and Median Selling Prices



LINK

Beacon Hill

Sales Comparison by Number of Bedrooms Fourth Quarter 2016

Sq Feet	Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg PSF	%+-	Med PSF	%+-	Avg DOM
Studio	2014	1	-75.00 %	\$430,000	49.89 %	\$430,000	50.22 %	\$781.82	9.75 %	\$781.82	-1.54 %	163
	2015	5	400.00 %	\$519,000	20.70 %	\$540,000	25.58 %	\$1,073.38	37.29 %	\$1,052.63	34.64 %	93
	2016	1	-80.00 %	\$415,000	-20.04 %	\$415,000	-23.15 %	\$912.09	-15.03 %	\$912.09	-13.35 %	
One Bed	2014	17	6.25 %	\$496,794	-6.42 %	\$435,000	-15.12 %	\$851.65	0.31 %	\$830.56	-1.40 %	30
	2015	14	-17.65 %	\$591,036	18.97 %	\$616,000	41.61 %	\$826.27	-2.98 %	\$871.99	4.99 %	35
	2016	14	0.00 %	\$554,214	-6.23 %	\$497,000	-19.32 %	\$1,010.24	22.27 %	\$1,024.19	17.45 %	14
Two Beds	2014	21	75.00 %	\$826,488	-8.60 %	\$766,250	8.69 %	\$815.89	3.71 %	\$830.84	6.42 %	50
	2015	17	-19.05 %	\$1,026,676	24.22 %	\$840,000	9.62 %	\$922.95	13.12 %	\$888.59	6.95 %	28
	2016	12	-29.41 %	\$918,708	-10.52 %	\$842,500	0.30 %	\$951.43	3.09 %	\$973.60	9.57 %	47
Three Plus Beds	2014	4	-33.33 %	\$2,588,750	59.26 %	\$2,434,500	87.92 %	\$1,029.31	14.54 %	\$1,003.79	15.78 %	74
	2015	3	-25.00 %	\$1,175,000	-54.61 %	\$875,000	-64.06 %	\$853.13	-17.12 %	\$738.40	-26.44 %	60
	2016	1	-66.67 %	\$1,592,500	35.53 %	\$1,592,500	82.00 %	\$1,109.76	30.08 %	\$1,109.76	50.29 %	

LINK

Beacon Hill

Sales Comparison by Square Footage Fourth Quarter 2016

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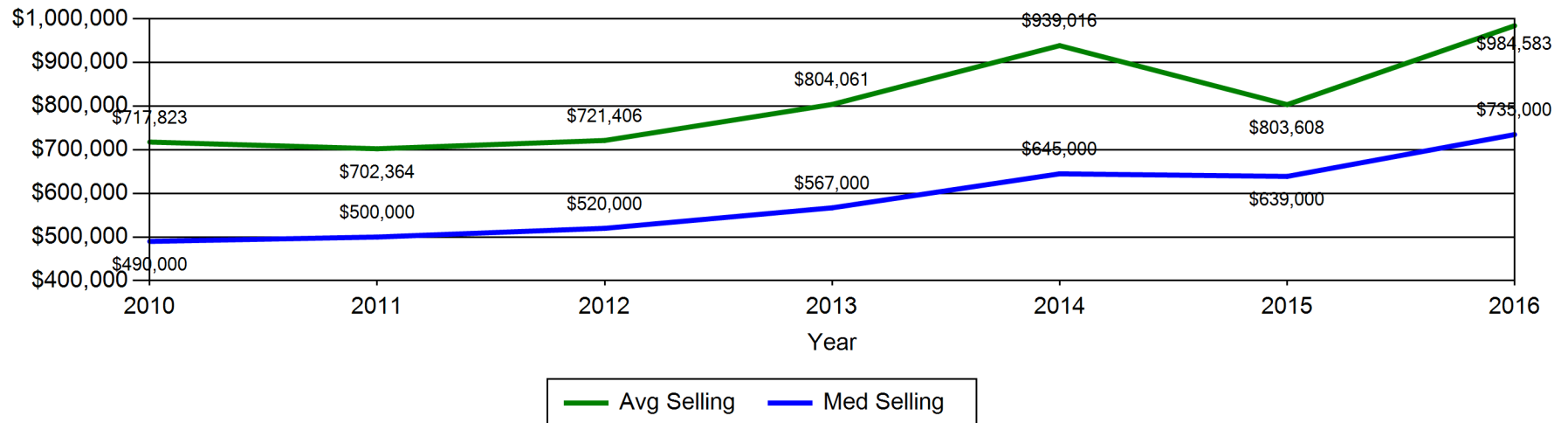
LINK

Beacon Hill

Yearly Sales Summary 2016

Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg Psf	%+-	Med Psf	%+-	Avg DOM
2010	162	-7.43 %	\$717,823	3.49 %	\$490,000	-3.92 %	\$709.61	-0.19 %	\$693.03	-1.25%	105
2011	183	12.96 %	\$702,364	-2.15 %	\$500,000	2.04 %	\$700.56	-1.27 %	\$676.88	-2.33%	93
2012	219	19.67 %	\$721,406	2.71 %	\$520,000	4.00 %	\$730.32	4.25 %	\$722.49	6.74%	77
2013	170	-22.37 %	\$804,061	11.46 %	\$567,000	9.04 %	\$801.87	9.80 %	\$795.14	10.06%	44
2014	175	2.94 %	\$939,016	16.78 %	\$645,000	13.76 %	\$889.93	10.98 %	\$872.26	9.70%	47
2015	193	10.29 %	\$803,608	-14.42 %	\$639,000	-0.93 %	\$926.85	4.15 %	\$920.00	5.47%	32
2016	131	-32.12 %	\$984,583	22.52 %	\$735,000	15.02 %	\$969.78	4.63 %	\$993.26	7.96%	48

Average and Median Selling Prices



LINK

Beacon Hill

Sales Comparison by Number of Bedrooms 2016

Sq Feet	Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg PSF	%+-	Med PSF	%+-	Avg DOM
Studio	2014	9	0.00 %	\$334,656	6.80 %	\$318,000	4.26 %	\$845.70	16.87 %	\$783.78	9.34 %	40
	2015	17	88.89 %	\$433,700	29.60 %	\$415,000	30.50 %	\$1,016.26	20.17 %	\$993.90	26.81 %	48
	2016	7	-58.82 %	\$470,000	8.37 %	\$460,000	10.84 %	\$1,023.91	0.75 %	\$1,041.74	4.81 %	33
One Bed	2014	67	1.52 %	\$488,697	3.53 %	\$447,000	0.11 %	\$900.13	10.77 %	\$911.76	10.62 %	27
	2015	85	26.87 %	\$559,375	14.46 %	\$521,500	16.67 %	\$897.63	-0.28 %	\$908.85	-0.32 %	28
	2016	48	-43.53 %	\$614,302	9.82 %	\$587,500	12.66 %	\$975.93	8.72 %	\$996.30	9.62 %	37
Two Beds	2014	78	2.63 %	\$923,837	12.60 %	\$808,938	13.77 %	\$853.12	10.47 %	\$842.81	11.36 %	53
	2015	71	-8.97 %	\$956,028	3.48 %	\$800,000	-1.10 %	\$917.38	7.53 %	\$901.30	6.94 %	33
	2016	64	-9.86 %	\$1,127,427	17.93 %	\$927,000	15.88 %	\$956.93	4.31 %	\$965.07	7.07 %	52
Three Plus Beds	2014	20	5.26 %	\$2,725,700	28.31 %	\$1,777,500	8.19 %	\$1,019.24	10.77 %	\$998.53	13.62 %	78
	2015	20	0.00 %	\$1,614,925	-40.75 %	\$1,392,500	-21.66 %	\$1,008.62	-1.04 %	\$1,045.71	4.72 %	42
	2016	12	-40.00 %	\$2,004,042	24.10 %	\$1,602,500	15.08 %	\$982.10	-2.63 %	\$1,023.93	-2.08 %	68

LINK

Beacon Hill

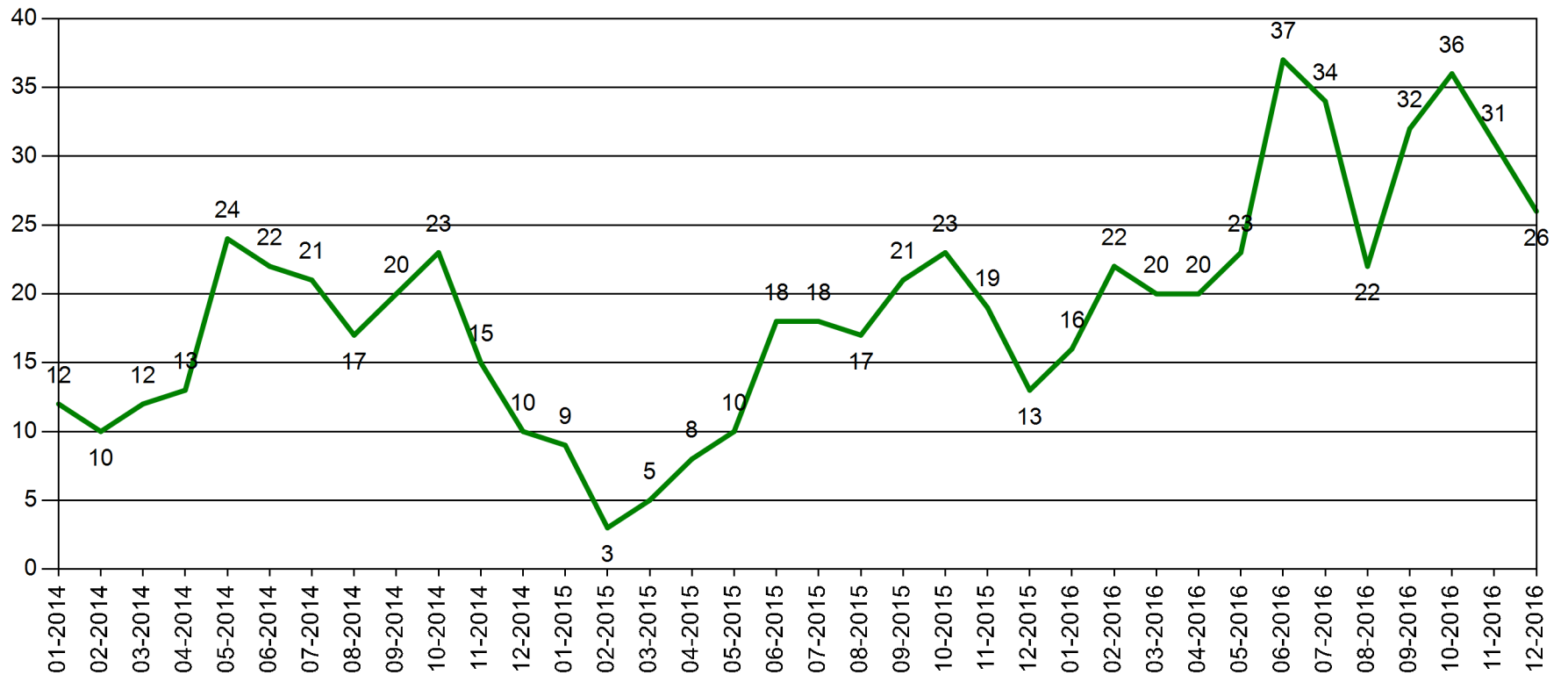
Sales Comparison by Square Footage 2016

Sq Feet	Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg P S F	%+-	Med P S F	%+-	Avg D O M
700 or Less	2014	76	-3.80 %	\$437,629	2.17 %	\$422,750	-0.53 %	\$889.52	10.39 %	\$884.99	8.73%	28
	2015	91	19.74 %	\$491,308	12.27 %	\$475,000	12.36 %	\$941.86	5.88 %	\$947.37	7.05%	30
	2016	50	-45.05 %	\$530,670	8.01 %	\$540,000	13.68 %	\$1,004.17	6.62 %	\$1,012.38	6.86%	23
701-1000	2014	40	2.56 %	\$692,076	7.14 %	\$693,208	12.08 %	\$837.88	9.87 %	\$852.24	12.97%	40
	2015	49	22.50 %	\$733,853	6.04 %	\$732,000	5.60 %	\$874.22	4.34 %	\$886.52	4.02%	31
	2016	30	-38.78 %	\$745,863	1.64 %	\$736,540	0.62 %	\$898.96	2.83 %	\$900.92	1.62%	56
1001-1500	2014	37	37.04 %	\$1,078,405	22.13 %	\$1,035,000	18.29 %	\$846.56	15.13 %	\$836.45	10.85%	64
	2015	36	-2.70 %	\$1,144,847	6.16 %	\$1,185,000	14.49 %	\$931.95	10.09 %	\$897.76	7.33%	40
	2016	35	-2.78 %	\$1,167,770	2.00 %	\$1,199,000	1.18 %	\$950.26	1.96 %	\$966.54	7.66%	47
1501-1800	2014	6	-40.00 %	\$1,692,000	18.72 %	\$1,714,500	13.73 %	\$1,031.18	21.89 %	\$1,005.35	8.77%	73
	2015	11	83.33 %	\$1,501,455	-11.26 %	\$1,525,000	-11.05 %	\$926.49	-10.15 %	\$988.98	-1.63%	30
	2016	5	-54.55 %	\$1,584,800	5.55 %	\$1,620,000	6.23 %	\$946.97	2.21 %	\$993.26	0.43%	92
1800-2400	2014	8	-11.11 %	\$1,915,500	6.04 %	\$1,875,000	11.14 %	\$897.60	0.35 %	\$886.17	0.84%	56
	2015	3	-62.50 %	\$2,032,667	6.12 %	\$2,073,000	10.56 %	\$941.41	4.88 %	\$901.30	1.71%	23
	2016	7	133.33 %	\$2,210,714	8.76 %	\$1,950,000	-5.93 %	\$1,066.75	13.31 %	\$1,003.30	11.32%	43
Over 2400	2014	7	16.67 %	\$5,144,000	32.41 %	\$3,350,000	-11.08 %	\$1,291.32	18.17 %	\$1,181.24	3.48%	103
	2015	3	-57.14 %	\$3,533,333	-31.31 %	\$3,675,000	9.70 %	\$1,256.47	-2.70 %	\$1,179.40	-0.16%	
	2016	4	33.33 %	\$3,950,000	11.79 %	\$3,525,000	-4.08 %	\$1,100.57	-12.41 %	\$1,244.43	5.51%	207

LINK

Beacon Hill

Inventory
Fourth Quarter 2016





Charlestown

2016

Sales Summary

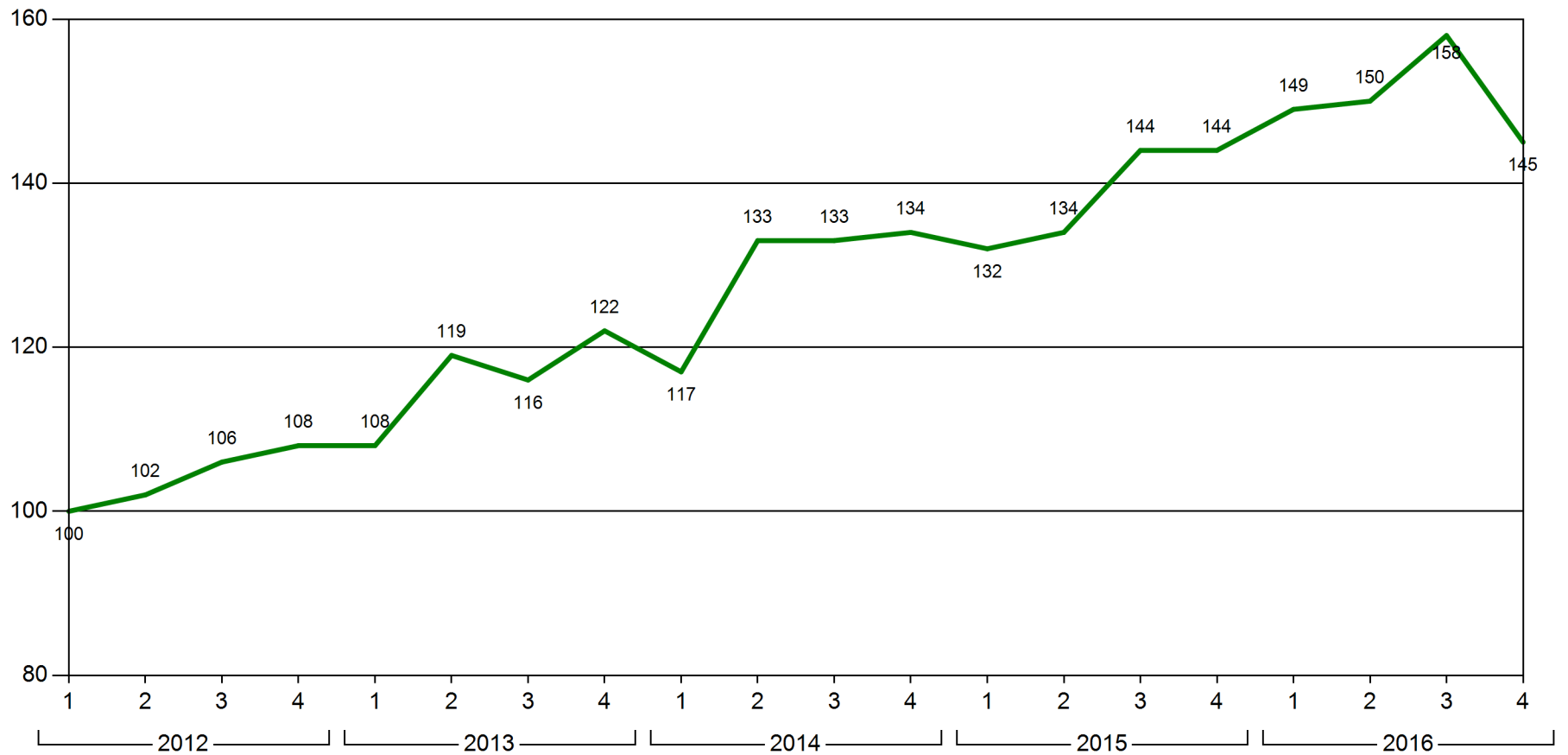
24 School Street
Boston, MA 02108

617-267-5465

LINK

Charlestown

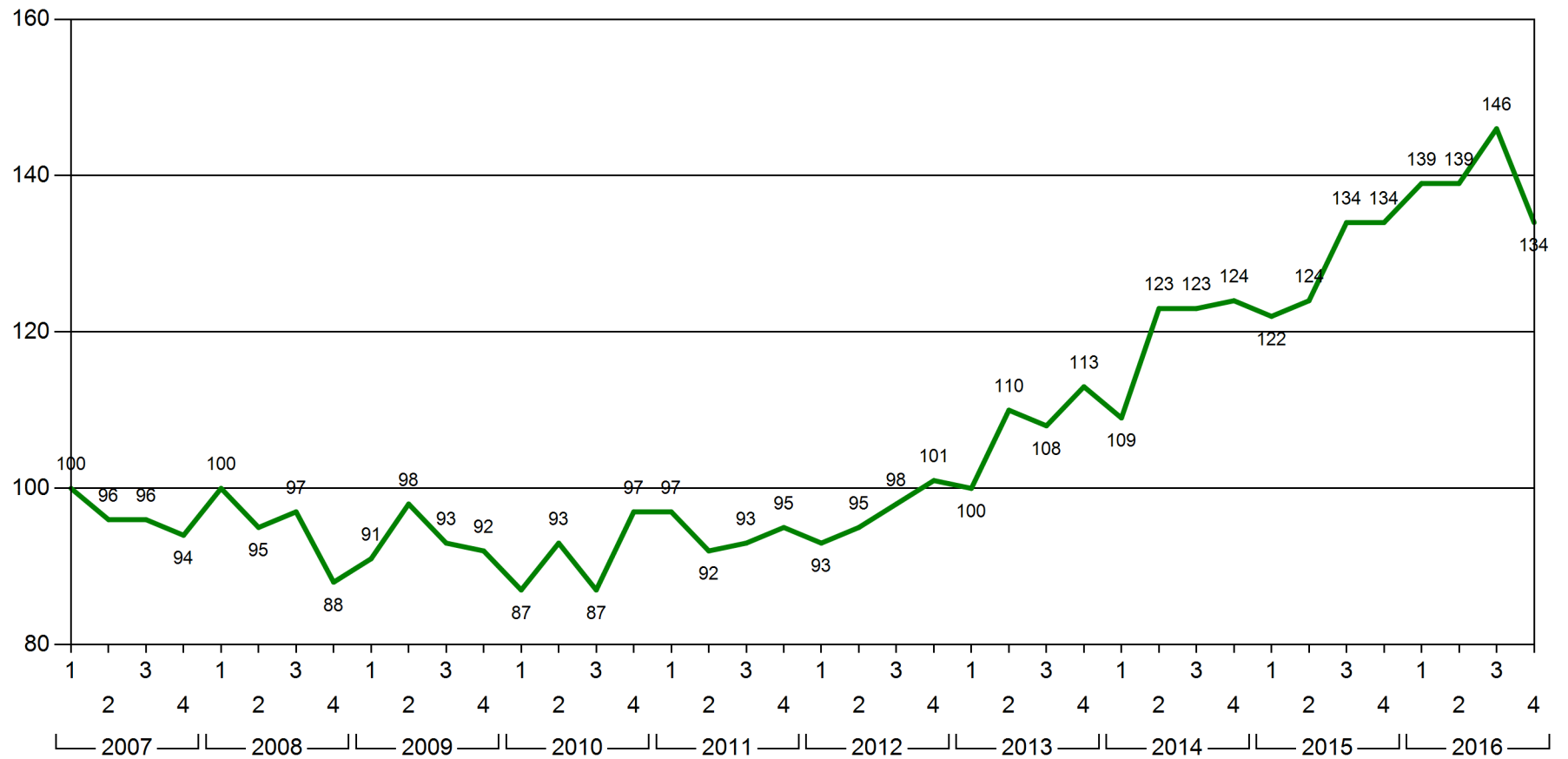
Five Year Price Index
(Appreciation Rate)



LINK

Charlestown

Ten Year Price Index
(Appreciation Rate)



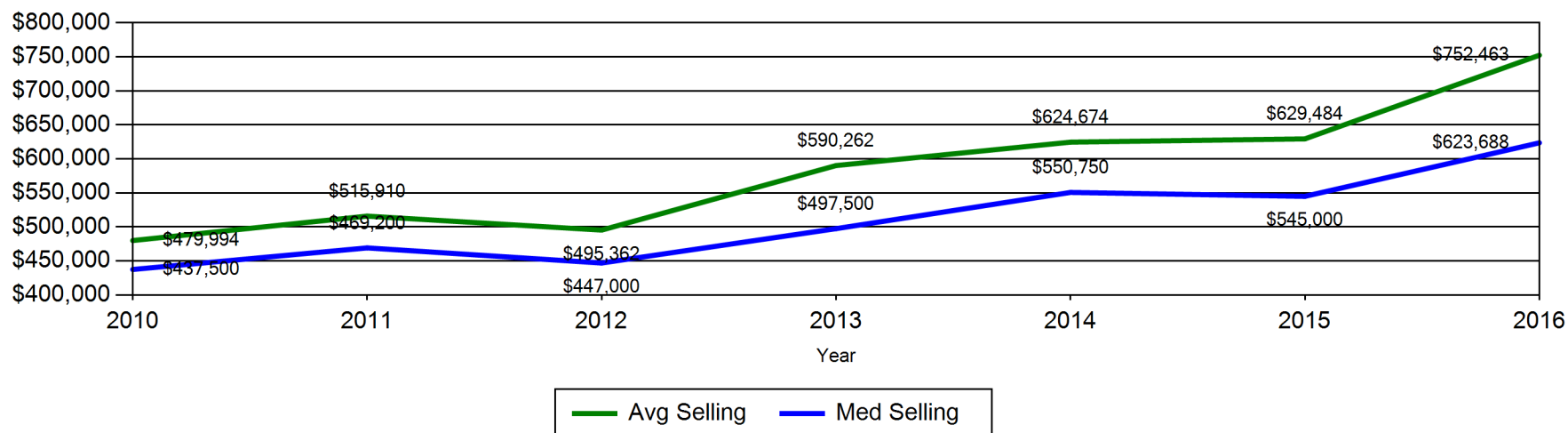
LINK

Charlestown

Quarterly Sales Summary Fourth Quarter 2016

Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg Psf	%+-	Med Psf	%+-	Avg DOM
2010	49	-9.26 %	\$479,994	12.31 %	\$437,500	21.36 %	\$445.58	3.59 %	\$449.74	4.94%	85
2011	51	4.08 %	\$515,910	7.48 %	\$469,200	7.25 %	\$441.90	-0.82 %	\$464.06	3.18%	78
2012	84	64.71 %	\$495,362	-3.98 %	\$447,000	-4.73 %	\$465.89	5.43 %	\$468.83	1.03%	60
2013	105	25.00 %	\$590,262	19.16 %	\$497,500	11.30 %	\$531.22	14.02 %	\$528.97	12.83%	38
2014	78	-25.71 %	\$624,674	5.83 %	\$550,750	10.70 %	\$568.03	6.93 %	\$558.33	5.55%	36
2015	82	5.13 %	\$629,484	0.77 %	\$545,000	-1.04 %	\$630.07	10.92 %	\$644.10	15.36%	39
2016	88	7.32 %	\$752,463	19.54 %	\$623,688	14.44 %	\$650.59	3.26 %	\$656.32	1.90%	35

Average and Median Selling Prices



LINK

Charlestown

Sales Comparison by Number of Bedrooms Fourth Quarter 2016

Sq Feet	Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg PSF	%+-	Med PSF	%+-	Avg DOM
Studio	2014	0	-100.00 %									
	2015	6		\$405,000		\$417,500		\$817.66		\$835.00		23
	2016	2	-66.67 %	\$358,500	-11.48 %	\$358,500	-14.13 %	\$800.67	-2.08 %	\$800.67	-4.11 %	57
One Bed	2014	20	-37.50 %	\$415,575	2.04 %	\$415,250	4.86 %	\$622.57	11.62 %	\$631.03	13.36 %	29
	2015	28	40.00 %	\$466,414	12.23 %	\$435,000	4.76 %	\$631.56	1.44 %	\$656.45	4.03 %	60
	2016	25	-10.71 %	\$523,730	12.29 %	\$495,000	13.79 %	\$695.18	10.07 %	\$699.63	6.58 %	30
Two Beds	2014	48	0.00 %	\$676,959	17.91 %	\$600,000	8.01 %	\$559.56	7.33 %	\$550.26	5.96 %	40
	2015	41	-14.58 %	\$717,442	5.98 %	\$590,000	-1.67 %	\$612.23	9.41 %	\$620.22	12.71 %	29
	2016	41	0.00 %	\$727,200	1.36 %	\$678,000	14.92 %	\$644.60	5.29 %	\$650.03	4.80 %	33
Three Plus Beds	2014	11	-47.62 %	\$758,094	-22.57 %	\$705,000	-21.84 %	\$512.48	0.98 %	\$519.43	3.58 %	32
	2015	7	-36.36 %	\$959,000	26.50 %	\$950,000	34.75 %	\$567.79	10.79 %	\$594.54	14.46 %	29
	2016	20	185.71 %	\$1,129,563	17.79 %	\$1,035,000	8.95 %	\$592.15	4.29 %	\$600.34	0.98 %	44

LINK

Charlestown

Sales Comparison by Square Footage Fourth Quarter 2016

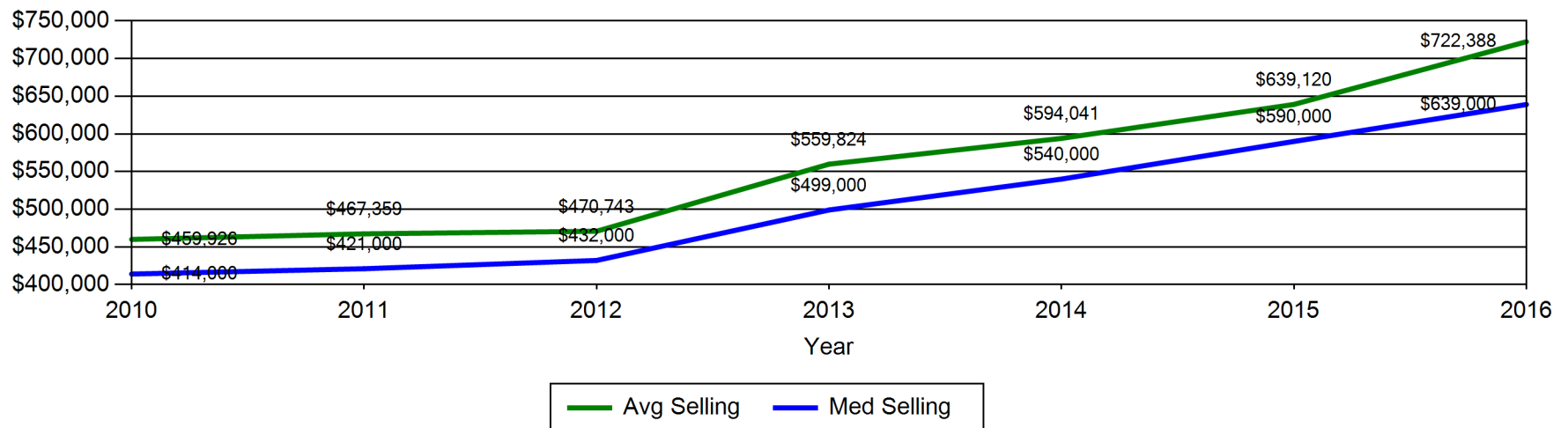
Sq Feet	Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg P S F	%+-	Med P S F	%+-	Avg D O M
7 0 0 or Less	2014	16	-15.79 %	\$398,250	7.66 %	\$417,000	7.20 %	\$635.27	4.25 %	\$641.22	9.43%	23
	2015	23	43.75 %	\$393,406	-1.22 %	\$419,000	0.48 %	\$677.89	6.71 %	\$682.68	6.47%	44
	2016	14	-39.13 %	\$410,170	4.26 %	\$405,750	-3.16 %	\$730.11	7.70 %	\$736.72	7.92%	35
7 0 1-1 0 0 0	2014	23	-20.69 %	\$482,741	9.50 %	\$476,000	12.00 %	\$568.94	10.28 %	\$561.94	10.54%	34
	2015	23	0.00 %	\$504,322	4.47 %	\$520,000	9.24 %	\$625.55	9.95 %	\$648.04	15.32%	36
	2016	25	8.70 %	\$546,229	8.31 %	\$540,000	3.85 %	\$646.07	3.28 %	\$655.74	1.19%	29
1 0 0 1-1 5 0 0	2014	28	-22.22 %	\$658,222	7.69 %	\$662,500	12.11 %	\$536.27	4.34 %	\$538.74	5.62%	42
	2015	24	-14.29 %	\$668,916	1.62 %	\$660,000	-0.38 %	\$588.48	9.74 %	\$586.26	8.82%	28
	2016	32	33.33 %	\$769,277	15.00 %	\$763,000	15.61 %	\$633.62	7.67 %	\$643.07	9.69%	25
1 5 0 1-1 8 0 0	2014	5	-28.57 %	\$929,900	3.97 %	\$875,000	4.29 %	\$558.95	3.11 %	\$499.71	0.55%	41
	2015	6	20.00 %	\$1,023,167	10.03 %	\$1,000,000	14.29 %	\$612.46	9.57 %	\$618.23	23.72%	36
	2016	8	33.33 %	\$1,002,375	-2.03 %	\$1,035,000	3.50 %	\$592.76	-3.22 %	\$600.34	-2.89%	27
1 8 0 0-2 4 0 0	2014	4	-33.33 %	\$1,168,125	19.69 %	\$1,159,250	20.19 %	\$599.63	23.79 %	\$577.60	16.57%	24
	2015	4	0.00 %	\$1,373,000	17.54 %	\$1,120,000	-3.39 %	\$660.66	10.18 %	\$565.81	-2.04%	67
	2016	6	50.00 %	\$1,188,875	-13.41 %	\$1,200,000	7.14 %	\$614.17	-7.04 %	\$606.97	7.27%	94
Over 2 4 0 0	2014	3	-50.00 %	\$1,305,767	2.12 %	\$1,350,000	5.77 %	\$496.29	0.23 %	\$488.78	-5.05%	49
	2015	2	-33.33 %	\$1,642,500	25.79 %	\$1,642,500	21.67 %	\$622.70	25.47 %	\$622.70	27.40%	128
	2016	3	50.00 %	\$2,349,833	43.06 %	\$2,350,000	43.07 %	\$725.42	16.50 %	\$629.54	1.10%	123

LINK

Charlestown Yearly Sales Summary 2016

Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg Psf	%+-	Med Psf	%+-	Avg DOM
2010	244	-2.40 %	\$459,926	2.82 %	\$414,000	0.42 %	\$433.24	-0.36 %	\$435.85	0.81%	95
2011	255	4.51 %	\$467,359	1.62 %	\$421,000	1.69 %	\$439.21	1.38 %	\$451.28	3.54%	87
2012	363	42.35 %	\$470,743	0.72 %	\$432,000	2.61 %	\$447.53	1.89 %	\$452.10	0.18%	75
2013	450	23.97 %	\$559,824	18.92 %	\$499,000	15.51 %	\$513.91	14.83 %	\$513.84	13.65%	41
2014	309	-31.33 %	\$594,041	6.11 %	\$540,000	8.22 %	\$562.77	9.51 %	\$557.89	8.57%	38
2015	369	19.42 %	\$639,120	7.59 %	\$590,000	9.26 %	\$610.34	8.45 %	\$611.63	9.63%	35
2016	269	-27.10 %	\$722,388	13.03 %	\$639,000	8.31 %	\$648.39	6.23 %	\$650.38	6.34%	38

Average and Median Selling Prices



LINK

Charlestown

Sales Comparison by Number of Bedrooms 2016

Sq Feet	Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg PSF	%+-	Med PSF	%+-	Avg DOM
Studio	2014	2	-60.00 %	\$279,500	16.26 %	\$279,500	12.25 %	\$695.55	25.86 %	\$695.55	20.36 %	37
	2015	11	450.00 %	\$401,136	43.52 %	\$415,000	48.48 %	\$829.74	19.29 %	\$830.00	19.33 %	14
	2016	1	-90.91 %	\$377,500	-5.89 %	\$377,500	-9.04 %	\$861.87	3.87 %	\$861.87	3.84 %	113
One Bed	2014	97	-34.46 %	\$423,380	11.64 %	\$405,000	6.58 %	\$602.38	10.90 %	\$598.80	9.85 %	40
	2015	112	15.46 %	\$458,594	8.32 %	\$432,000	6.67 %	\$631.48	4.83 %	\$646.61	7.98 %	43
	2016	70	-37.50 %	\$489,563	6.75 %	\$481,000	11.34 %	\$683.22	8.19 %	\$691.81	6.99 %	38
Two Beds	2014	155	-24.02 %	\$628,205	7.06 %	\$600,000	8.50 %	\$551.35	7.84 %	\$549.61	8.09 %	36
	2015	195	25.81 %	\$679,648	8.19 %	\$630,000	5.00 %	\$596.15	8.13 %	\$604.77	10.04 %	33
	2016	143	-26.67 %	\$700,257	3.03 %	\$665,000	5.56 %	\$637.94	7.01 %	\$634.62	4.94 %	32
Three Plus Beds	2014	53	-33.75 %	\$830,189	-4.47 %	\$785,000	-1.32 %	\$514.86	9.89 %	\$506.34	4.19 %	39
	2015	51	-3.77 %	\$931,939	12.26 %	\$855,000	8.92 %	\$570.86	10.88 %	\$564.84	11.55 %	34
	2016	48	-5.88 %	\$1,068,023	14.60 %	\$974,500	13.98 %	\$605.38	6.05 %	\$601.21	6.44 %	52

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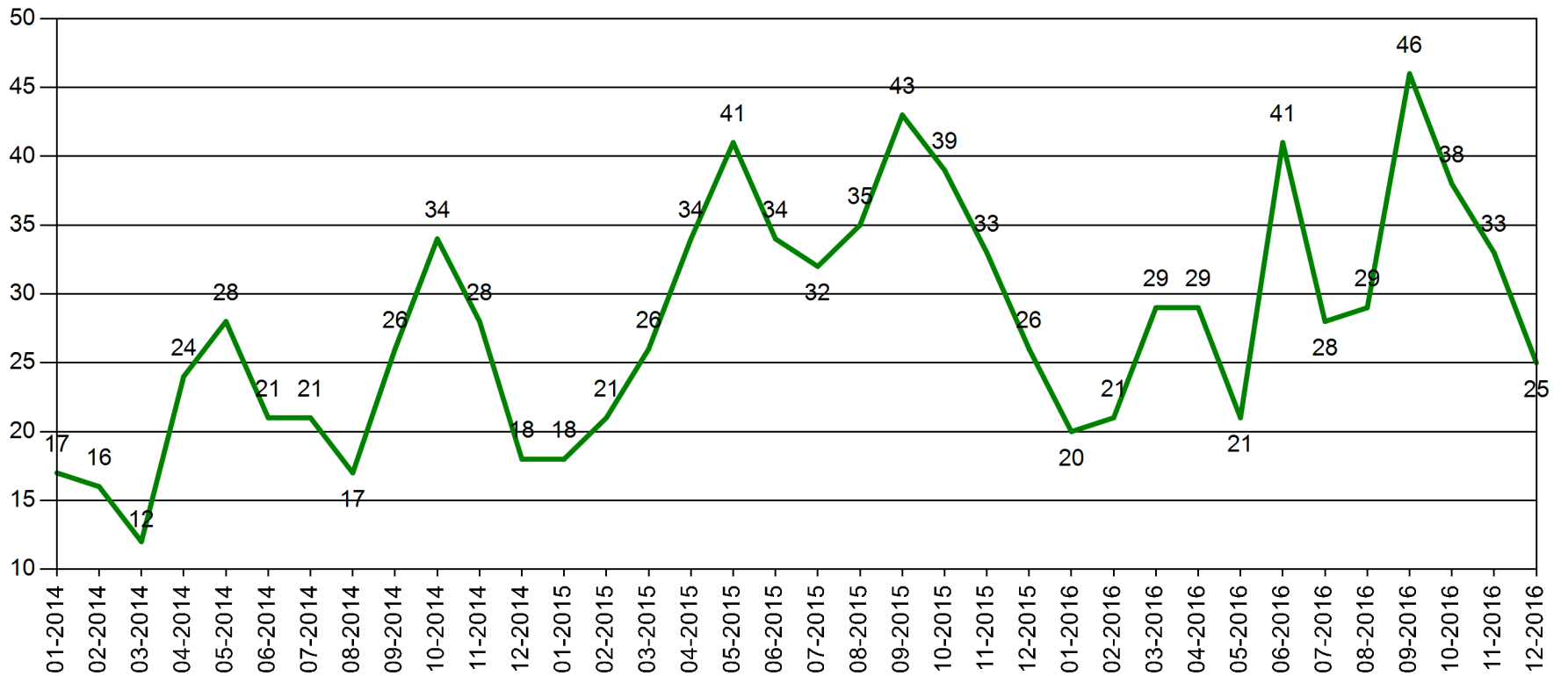
Charlestown

Sales Comparison by Square Footage 2016

Sq Feet	Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg P S F	%+-	Med P S F	%+-	Avg D O M
700 or Less	2014	69	-27.37 %	\$377,649	9.88 %	\$384,000	9.71 %	\$629.47	10.17 %	\$632.69	11.88%	41
	2015	80	15.94 %	\$403,910	6.95 %	\$420,000	9.38 %	\$679.45	7.94 %	\$684.22	8.14%	34
	2016	49	-38.75 %	\$446,828	10.63 %	\$465,000	10.71 %	\$709.95	4.49 %	\$725.08	5.97%	45
701-1000	2014	84	-28.81 %	\$477,517	6.97 %	\$472,500	10.46 %	\$564.29	6.80 %	\$559.10	8.17%	33
	2015	107	27.38 %	\$513,709	7.58 %	\$516,000	9.21 %	\$614.51	8.90 %	\$629.34	12.56%	37
	2016	84	-21.50 %	\$551,027	7.26 %	\$545,000	5.62 %	\$653.79	6.39 %	\$642.75	2.13%	34
1001-1500	2014	107	-25.69 %	\$655,507	9.38 %	\$650,000	11.97 %	\$536.49	9.79 %	\$536.64	9.64%	39
	2015	125	16.82 %	\$678,995	3.58 %	\$675,000	3.85 %	\$579.70	8.05 %	\$571.82	6.56%	31
	2016	91	-27.20 %	\$776,002	14.29 %	\$755,000	11.85 %	\$627.02	8.16 %	\$619.32	8.31%	32
1501-1800	2014	24	-25.00 %	\$887,721	20.03 %	\$797,000	9.34 %	\$529.65	18.02 %	\$461.39	6.18%	47
	2015	25	4.17 %	\$968,080	9.05 %	\$931,000	16.81 %	\$584.34	10.33 %	\$561.06	21.60%	26
	2016	20	-20.00 %	\$984,150	1.66 %	\$1,004,500	7.89 %	\$608.13	4.07 %	\$611.10	8.92%	28
1800-2400	2014	18	-47.06 %	\$1,034,917	2.50 %	\$989,000	-7.96 %	\$521.58	5.70 %	\$532.20	1.15%	28
	2015	22	22.22 %	\$1,095,148	5.82 %	\$1,085,000	9.71 %	\$546.23	4.73 %	\$552.88	3.89%	45
	2016	18	-18.18 %	\$1,206,019	10.12 %	\$1,177,500	8.53 %	\$614.20	12.44 %	\$606.25	9.65%	38
Over 2400	2014	5	-64.29 %	\$1,313,260	10.95 %	\$1,350,000	8.87 %	\$486.33	5.63 %	\$488.78	-0.41%	69
	2015	10	100.00 %	\$1,538,600	17.16 %	\$1,570,000	16.30 %	\$601.99	23.78 %	\$591.15	20.94%	71
	2016	7	-30.00 %	\$2,019,160	31.23 %	\$1,735,000	10.51 %	\$633.37	5.21 %	\$629.54	6.49%	147

LINK

Charlestown Inventory Fourth Quarter 2016





LINK
data | tools | analysis > smart

Fenway

2016

Sales Summary

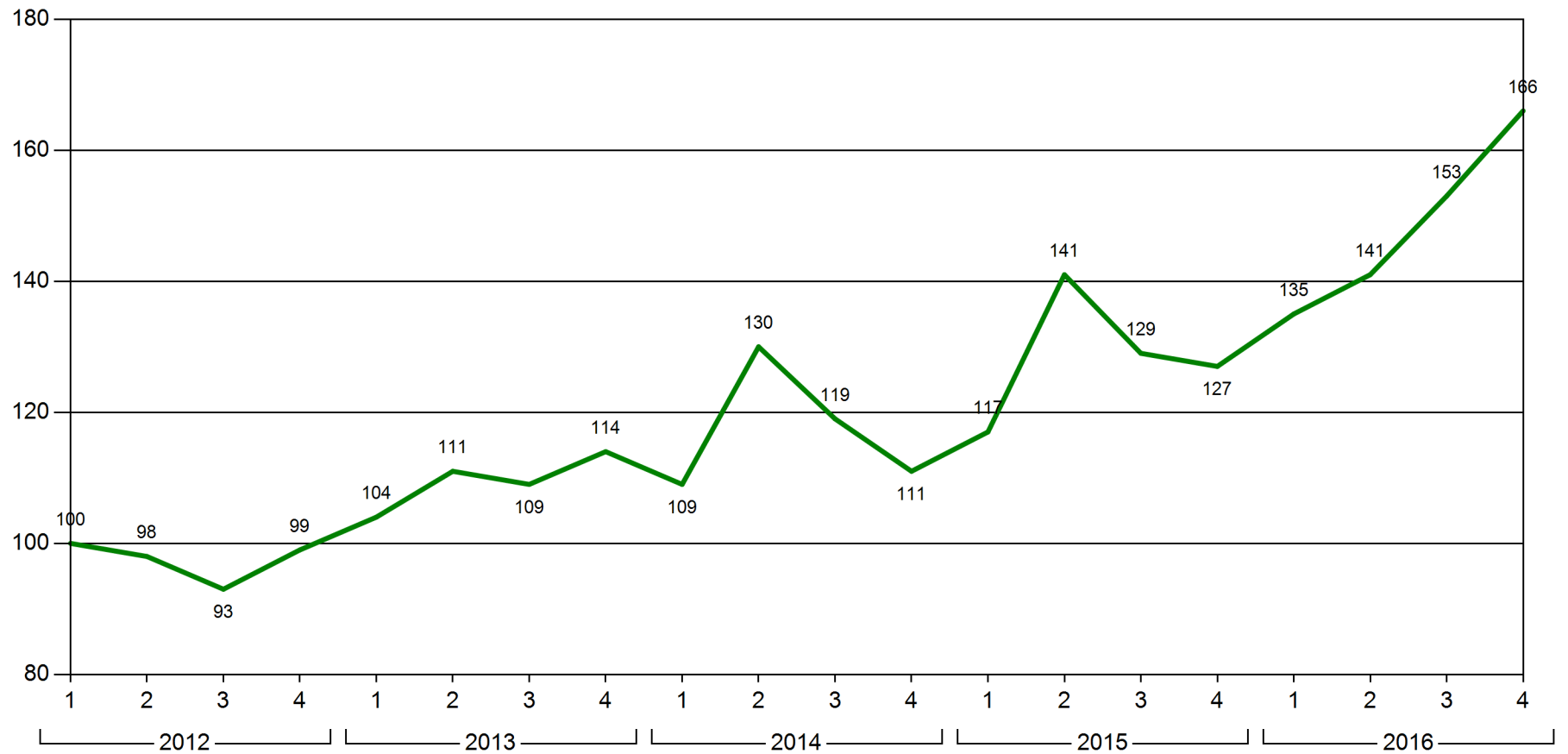
24 School Street
Boston, MA 02108

617-267-5465

LINK

Fenway

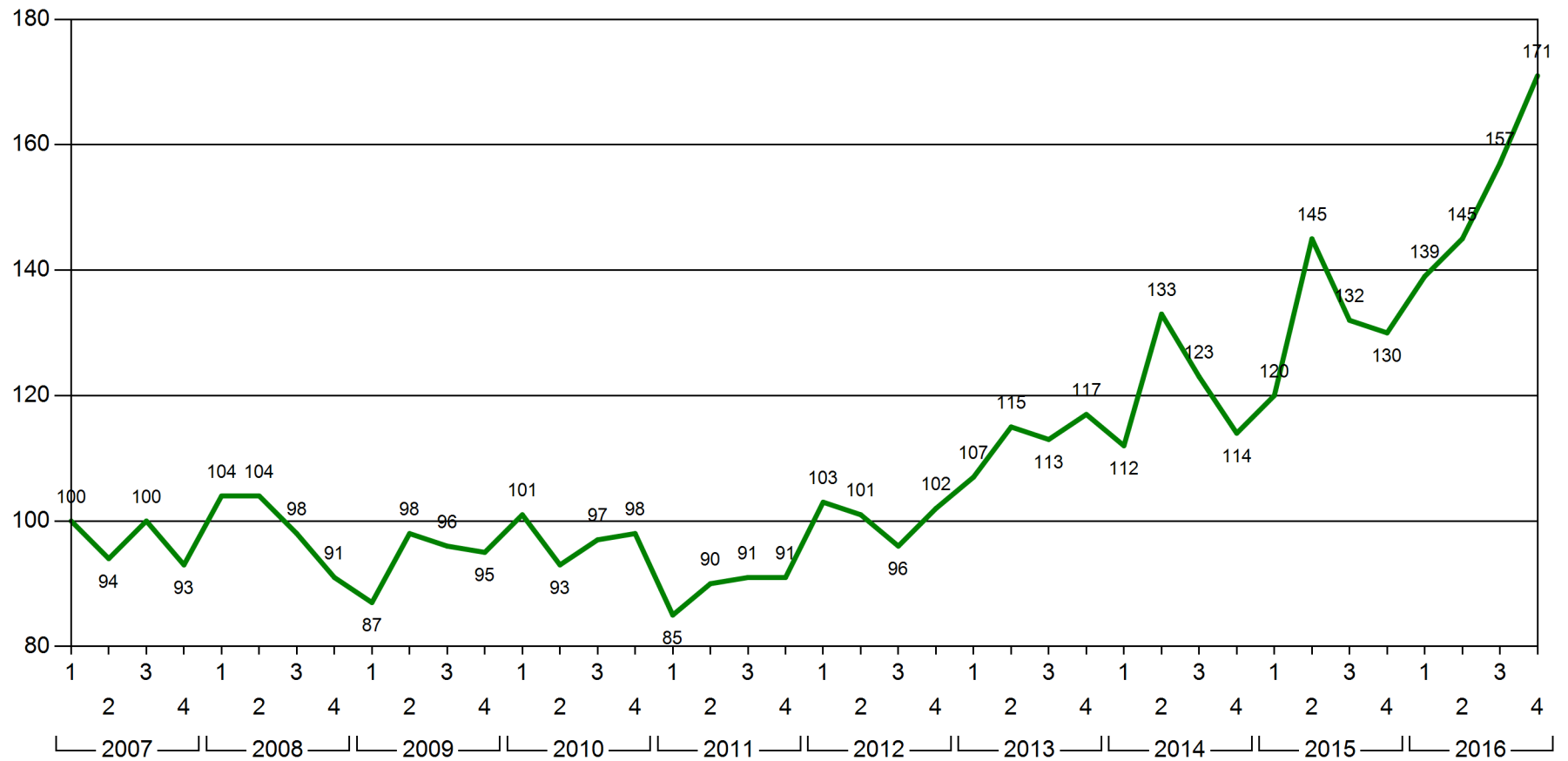
Five Year Price Index
(Appreciation Rate)



LINK

Fenway

Ten Year Price Index
(Appreciation Rate)



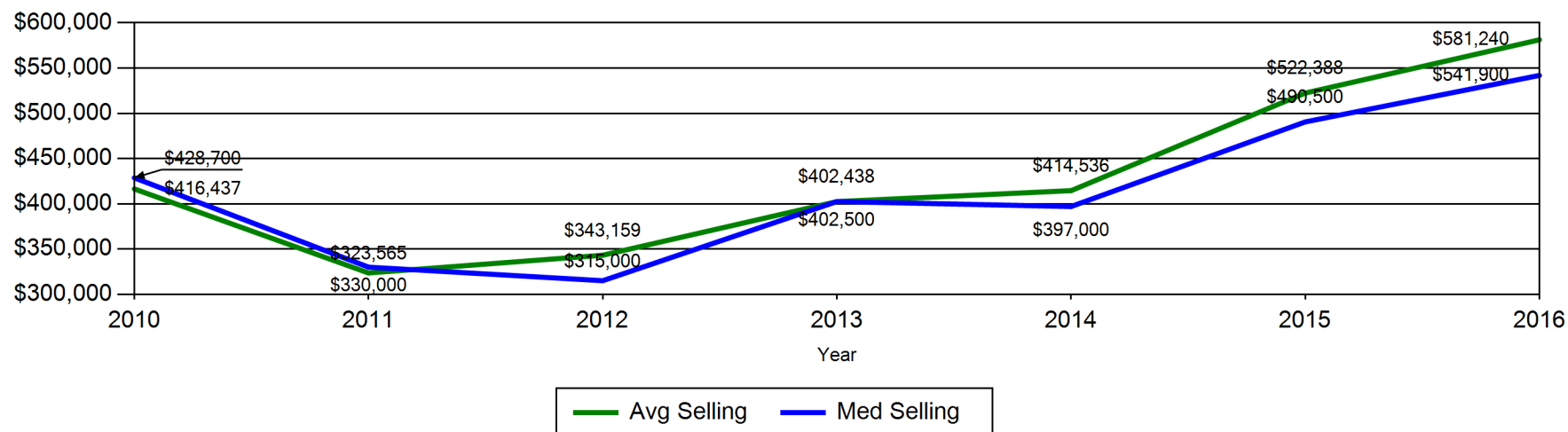
LINK

Fenway

Quarterly Sales Summary Fourth Quarter 2016

Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg Psf	%+-	Med Psf	%+-	Avg DOM
2010	56	86.67 %	\$416,437	17.63 %	\$428,700	27.02 %	\$489.58	0.14 %	\$488.47	-4.92%	51
2011	23	-58.93 %	\$323,565	-22.30 %	\$330,000	-23.02 %	\$481.07	-1.74 %	\$485.71	-0.56%	32
2012	35	52.17 %	\$343,159	6.06 %	\$315,000	-4.55 %	\$554.36	15.23 %	\$566.04	16.54%	38
2013	24	-31.43 %	\$402,438	17.27 %	\$402,500	27.78 %	\$620.17	11.87 %	\$615.12	8.67%	18
2014	26	8.33 %	\$414,536	3.01 %	\$397,000	-1.37 %	\$584.20	-5.80 %	\$619.10	0.65%	28
2015	26	0.00 %	\$522,388	26.02 %	\$490,500	23.55 %	\$649.12	11.11 %	\$655.90	5.94%	34
2016	58	123.08 %	\$581,240	11.27 %	\$541,900	10.48 %	\$908.01	39.88 %	\$931.88	42.08%	28

Average and Median Selling Prices



LINK

Fenway

Sales Comparison by Number of Bedrooms Fourth Quarter 2016

Sq Feet	Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg PSF	%+-	Med PSF	%+-	Avg DOM
Studio	2014	4	0.00 %	\$297,875	22.71 %	\$287,000	15.49 %	\$652.26	0.97 %	\$670.73	4.39 %	
	2015	1	-75.00 %	\$272,600	-8.49 %	\$272,600	-5.02 %	\$826.06	26.64 %	\$826.06	23.16 %	
	2016	1	0.00 %	\$396,000	45.27 %	\$396,000	45.27 %	\$931.76	12.80 %	\$931.76	12.80 %	
One Bed	2014	11	0.00 %	\$376,136	10.01 %	\$376,500	15.85 %	\$653.79	1.07 %	\$709.22	9.59 %	27
	2015	12	9.09 %	\$421,667	12.10 %	\$400,500	6.37 %	\$655.23	0.22 %	\$655.90	-7.52 %	37
	2016	42	250.00 %	\$498,336	18.18 %	\$534,700	33.51 %	\$940.53	43.54 %	\$946.70	44.34 %	17
Two Beds	2014	9	12.50 %	\$486,350	-6.56 %	\$450,000	-12.62 %	\$495.48	-16.71 %	\$470.73	-19.40 %	32
	2015	11	22.22 %	\$608,364	25.09 %	\$615,000	36.67 %	\$621.19	25.37 %	\$604.76	28.47 %	32
	2016	14	27.27 %	\$791,489	30.10 %	\$851,150	38.40 %	\$823.52	32.57 %	\$903.19	49.35 %	14
Three Plus Beds	2014	2	100.00 %	\$535,900	-29.72 %	\$535,900	-29.72 %	\$464.66	9.14 %	\$464.66	9.14 %	16
	2015	2	0.00 %	\$778,750	45.32 %	\$778,750	45.32 %	\$677.53	45.81 %	\$677.53	45.81 %	
	2016	1	-50.00 %	\$1,305,000	67.58 %	\$1,305,000	67.58 %	\$701.61	3.56 %	\$701.61	3.56 %	90

LINK

Fenway

Sales Comparison by Square Footage Fourth Quarter 2016

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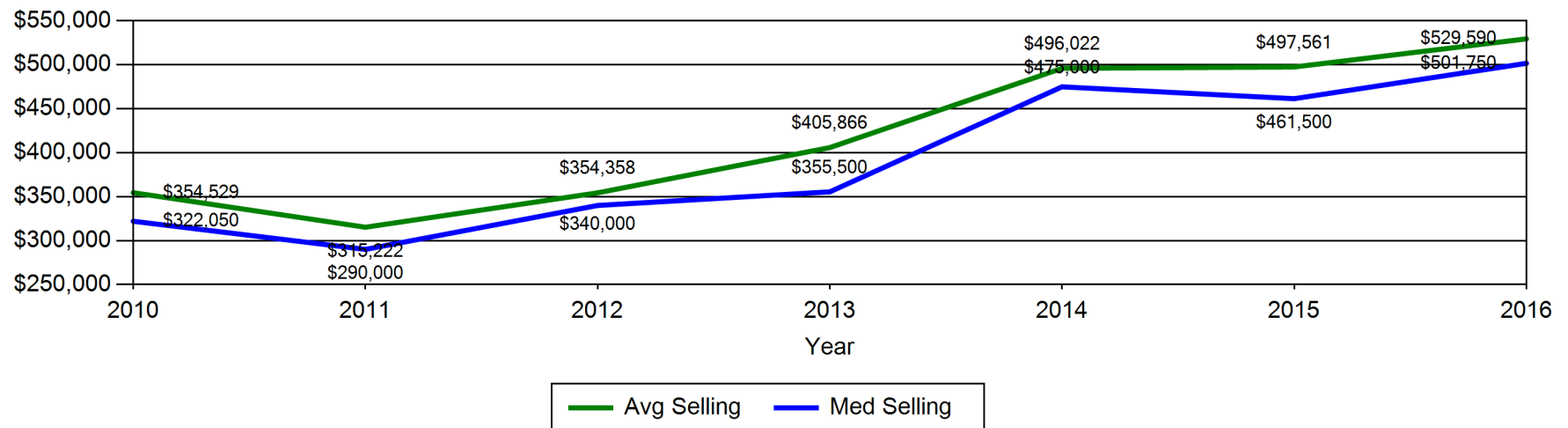
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Fenway

Yearly Sales Summary 2016

Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg Psf	%+-	Med Psf	%+-	Avg DOM
2010	155	8.39 %	\$354,529	3.78 %	\$322,050	-0.29 %	\$505.29	-0.03 %	\$504.44	-3.20%	63
2011	148	-4.52 %	\$315,222	-11.09 %	\$290,000	-9.95 %	\$481.55	-4.70 %	\$494.96	-1.88%	60
2012	187	26.35 %	\$354,358	12.42 %	\$340,000	17.24 %	\$521.21	8.24 %	\$533.17	7.72%	60
2013	191	2.14 %	\$405,866	14.54 %	\$355,500	4.56 %	\$593.29	13.83 %	\$606.25	13.71%	22
2014	200	4.71 %	\$496,022	22.21 %	\$475,000	33.61 %	\$630.18	6.22 %	\$644.61	6.33%	10
2015	122	-39.00 %	\$497,561	0.31 %	\$461,500	-2.84 %	\$692.00	9.81 %	\$706.30	9.57%	26
2016	114	-6.56 %	\$529,590	6.44 %	\$501,750	8.72 %	\$796.46	15.10 %	\$824.21	16.69%	43

Average and Median Selling Prices



LINK

Fenway

Sales Comparison by Number of Bedrooms 2016

Sq Feet	Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg PSF	%+-	Med PSF	%+-	Avg DOM
Studio	2014	12	-14.29 %	\$265,167	5.36 %	\$260,000	3.92 %	\$703.28	6.57 %	\$704.36	3.18 %	14
	2015	10	-16.67 %	\$306,310	15.52 %	\$298,500	14.81 %	\$780.88	11.03 %	\$821.48	16.63 %	3
	2016	14	40.00 %	\$337,186	10.08 %	\$322,500	8.04 %	\$904.11	15.78 %	\$909.37	10.70 %	7
One Bed	2014	111	4.72 %	\$451,010	32.05 %	\$430,000	34.38 %	\$656.19	6.01 %	\$654.30	5.36 %	10
	2015	52	-53.15 %	\$418,152	-7.29 %	\$411,000	-4.42 %	\$707.09	7.76 %	\$736.48	12.56 %	22
	2016	63	21.15 %	\$479,609	14.70 %	\$492,500	19.83 %	\$827.48	17.03 %	\$849.24	15.31 %	42
Two Beds	2014	71	5.97 %	\$598,225	22.84 %	\$580,000	26.84 %	\$586.03	9.34 %	\$603.54	4.68 %	11
	2015	53	-25.35 %	\$598,564	0.06 %	\$610,000	5.17 %	\$664.14	13.33 %	\$670.79	11.14 %	30
	2016	34	-35.85 %	\$668,819	11.74 %	\$672,000	10.16 %	\$700.47	5.47 %	\$688.23	2.60 %	18
Three Plus Beds	2014	6	200.00 %	\$581,050	-14.71 %	\$556,500	-18.31 %	\$525.12	10.47 %	\$526.85	10.84 %	15
	2015	5	-16.67 %	\$688,300	18.46 %	\$689,000	23.81 %	\$572.20	8.97 %	\$495.14	-6.02 %	
	2016	3	-40.00 %	\$899,167	30.64 %	\$975,000	41.51 %	\$730.73	27.71 %	\$729.79	47.39 %	212

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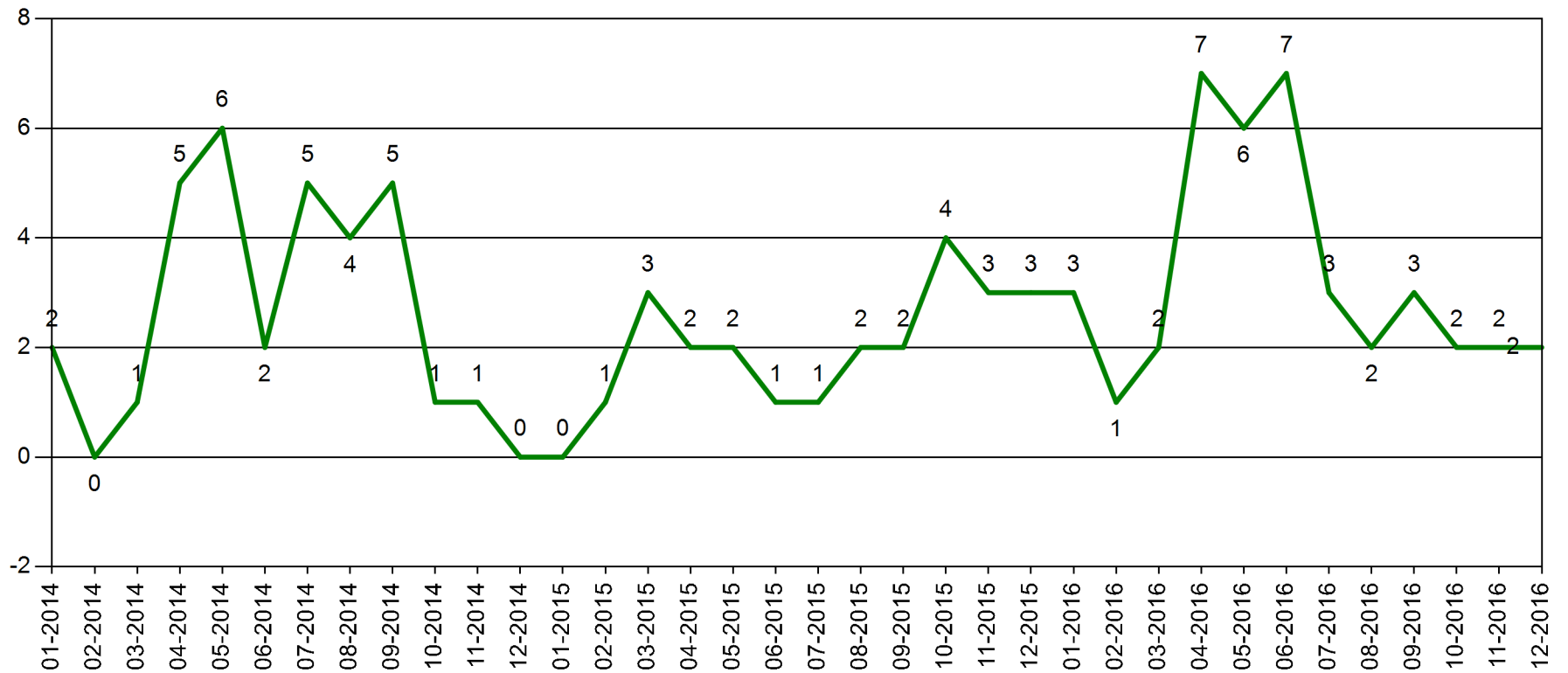
Fenway

Sales Comparison by Square Footage

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Fenway Inventory Fourth Quarter 2016





Midtown

2016

Sales Summary

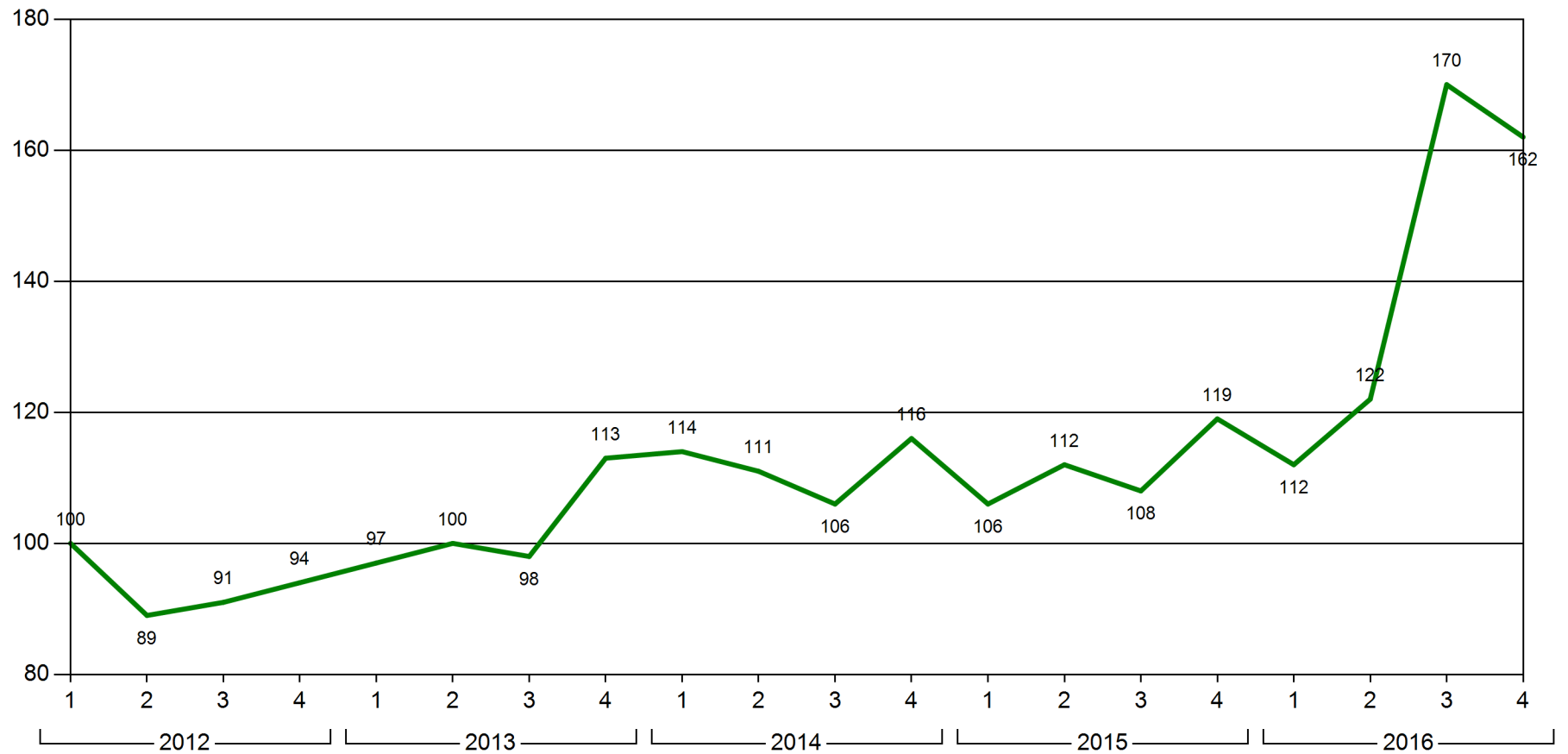
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Midtown

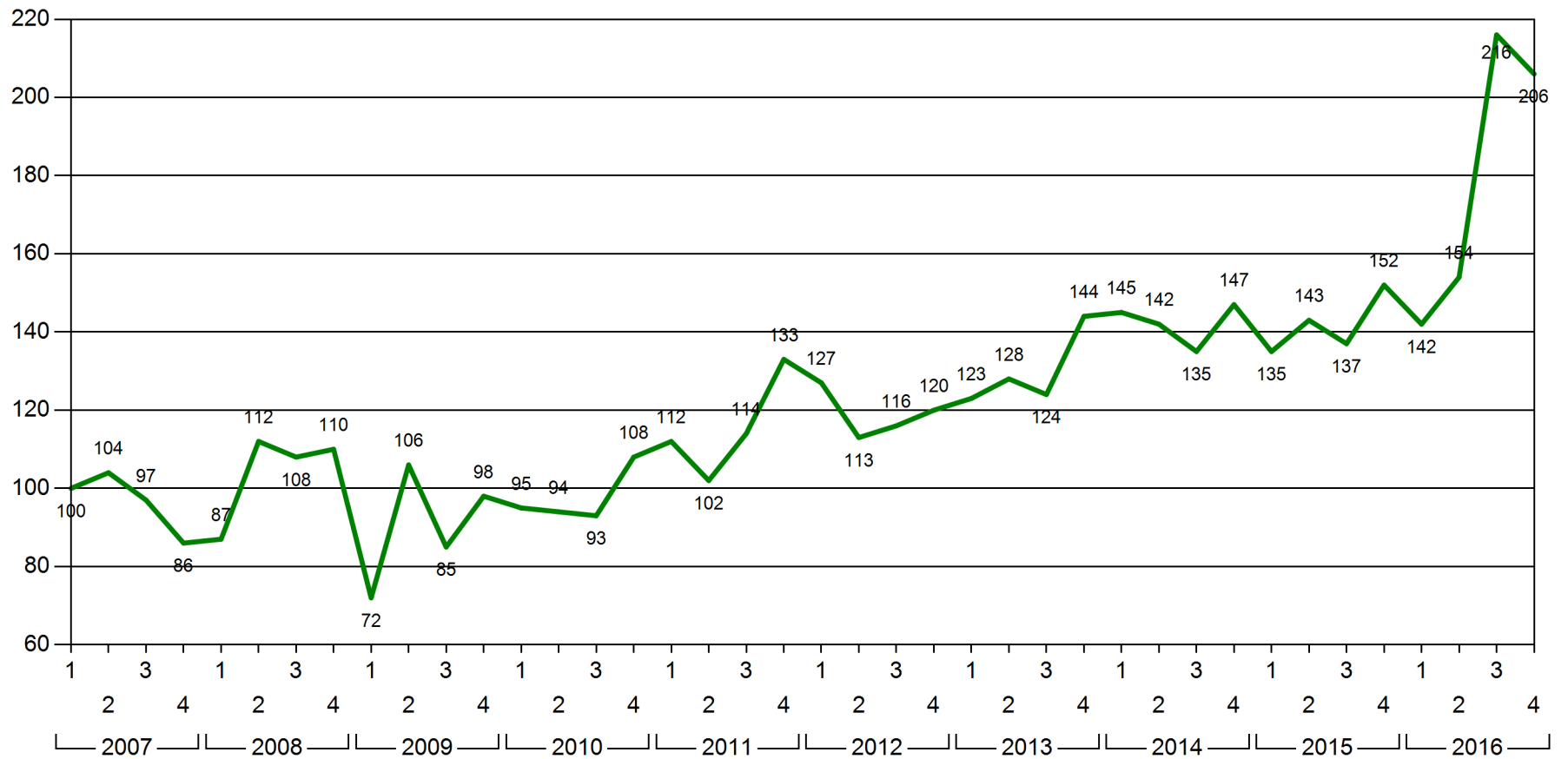
Five Year Price Index
(Appreciation Rate)



LINK

Midtown

Ten Year Price Index
(Appreciation Rate)



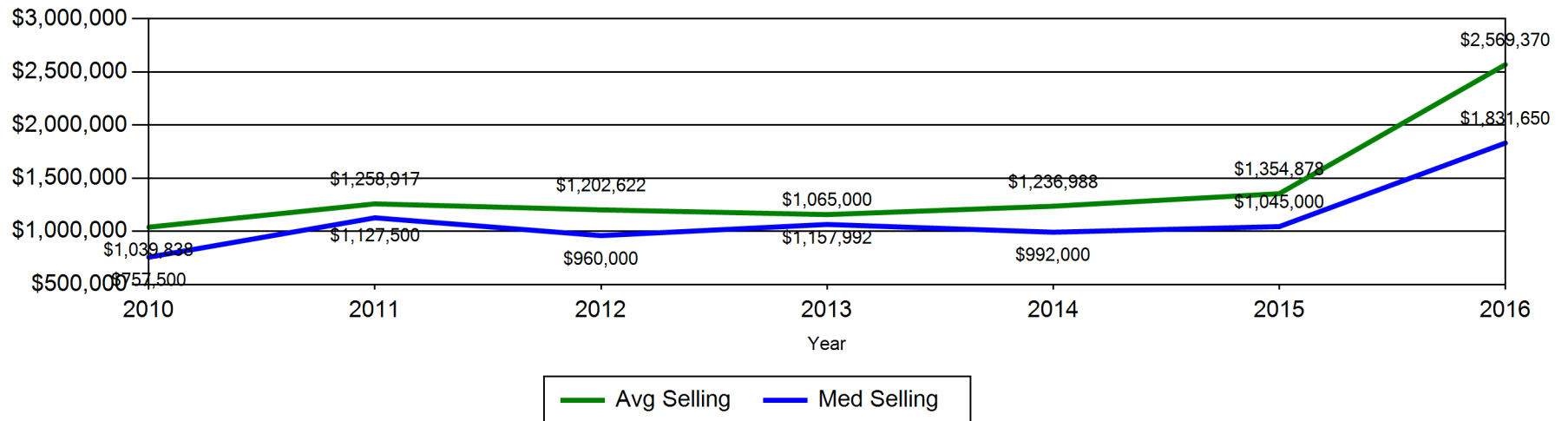
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Midtown

Quarterly Sales Summary Fourth Quarter 2016

Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg Psf	%+-	Med Psf	%+-	Avg DOM
2010	26	30.00 %	\$1,039,838	19.70 %	\$757,500	9.39 %	\$800.82	1.33 %	\$815.28	-0.51%	89
2011	26	0.00 %	\$1,258,917	21.07 %	\$1,127,500	48.84 %	\$900.81	12.49 %	\$874.82	7.30%	154
2012	37	42.31 %	\$1,202,622	-4.47 %	\$960,000	-14.86 %	\$887.11	-1.52 %	\$931.07	6.43%	130
2013	194	424.32 %	\$1,157,992	-3.71 %	\$1,065,000	10.94 %	\$903.82	1.88 %	\$874.01	-6.13%	13
2014	30	-84.54 %	\$1,236,988	6.82 %	\$992,000	-6.85 %	\$927.38	2.61 %	\$977.72	11.87%	64
2015	37	23.33 %	\$1,354,878	9.53 %	\$1,045,000	5.34 %	\$1,015.01	9.45 %	\$993.38	1.60%	67
2016	84	127.03 %	\$2,569,370	89.64 %	\$1,831,650	75.28 %	\$1,410.58	38.97 %	\$1,302.65	31.13%	19

Average and Median Selling Prices



LINK

Midtown

Sales Comparison by Number of Bedrooms Fourth Quarter 2016

Sq Feet	Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg PSF	%+-	Med PSF	%+-	Avg DOM
Studio	2014	0										
	2015	2		\$673,000		\$673,000		\$1,065.97		\$1,065.97		-1
	2016	1	-50.00 %	\$685,000	1.78 %	\$685,000	1.78 %	\$1,161.02	8.92 %	\$1,161.02	8.92 %	
One Bed	2014	13	-78.33 %	\$774,665	15.77 %	\$655,000	-1.13 %	\$785.82	-1.80 %	\$707.48	-12.91 %	72
	2015	12	-7.69 %	\$732,958	-5.38 %	\$700,750	6.98 %	\$774.82	-1.40 %	\$733.13	3.63 %	42
	2016	21	75.00 %	\$968,548	32.14 %	\$949,000	35.43 %	\$1,054.16	36.05 %	\$1,089.74	48.64 %	14
Two Beds	2014	15	-84.04 %	\$1,309,267	9.13 %	\$1,375,000	21.41 %	\$983.65	6.42 %	\$1,041.11	16.05 %	61
	2015	22	46.67 %	\$1,599,500	22.17 %	\$1,556,250	13.18 %	\$1,102.76	12.11 %	\$1,140.43	9.54 %	79
	2016	41	86.36 %	\$1,944,672	21.58 %	\$1,950,000	25.30 %	\$1,383.59	25.47 %	\$1,349.12	18.30 %	32
Three Plus Beds	2014	2	-95.00 %	\$3,700,000	106.33 %	\$3,700,000	125.27 %	\$1,425.47	41.00 %	\$1,425.47	46.88 %	45
	2015	1	-50.00 %	\$4,800,000	29.73 %	\$4,800,000	29.73 %	\$1,864.80	30.82 %	\$1,864.80	30.82 %	
	2016	19	1,800.00 %	\$5,552,105	15.67 %	\$3,995,000	-16.77 %	\$1,873.76	0.48 %	\$1,829.21	-1.91 %	0

LINK

Midtown

Sales Comparison by Square Footage Fourth Quarter 2016

Sq Feet	Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg PSF	%+-	Med PSF	%+-	Avg DOM
700 or Less	2014	0	-100.00 %									
	2015	5		\$575,200		\$600,000		\$948.60		\$993.38		46
	2016	1	-80.00 %	\$685,000	19.09 %	\$685,000	14.17 %	\$1,161.02	22.39 %	\$1,161.02	16.88%	
701-1000	2014	8	-85.96 %	\$736,375	8.78 %	\$717,500	7.89 %	\$903.87	9.92 %	\$880.32	8.30%	82
	2015	5	-37.50 %	\$763,800	3.72 %	\$885,000	23.34 %	\$890.35	-1.50 %	\$941.05	6.90%	25
	2016	17	240.00 %	\$972,853	27.37 %	\$950,250	7.37 %	\$1,136.64	27.66 %	\$1,117.84	18.79%	3
1001-1500	2014	17	-81.72 %	\$1,099,244	-3.57 %	\$1,240,000	9.73 %	\$882.85	-0.08 %	\$1,009.77	13.76%	51
	2015	17	0.00 %	\$1,127,382	2.56 %	\$1,045,000	-15.73 %	\$911.55	3.25 %	\$894.69	-11.40%	70
	2016	37	117.65 %	\$1,694,316	50.29 %	\$1,800,000	72.25 %	\$1,296.98	42.28 %	\$1,308.14	46.21%	22
1501-1800	2014	2	-92.86 %	\$2,070,000	23.73 %	\$2,070,000	26.03 %	\$1,315.96	30.12 %	\$1,315.96	34.82%	
	2015	5	150.00 %	\$2,090,000	0.97 %	\$1,925,000	-7.00 %	\$1,274.18	-3.17 %	\$1,223.78	-7.00%	101
	2016	11	120.00 %	\$2,248,081	7.56 %	\$2,040,000	5.97 %	\$1,334.30	4.72 %	\$1,301.97	6.39%	34
1800-2400	2014	1	-91.67 %	\$1,061,500	-54.35 %	\$1,061,500	-50.34 %	\$575.34	-50.47 %	\$575.34	-48.22%	
	2015	4	300.00 %	\$2,255,000	112.44 %	\$2,057,500	93.83 %	\$1,157.14	101.12 %	\$1,056.36	83.61%	49
	2016	7	75.00 %	\$3,324,286	47.42 %	\$3,375,000	64.03 %	\$1,500.39	29.66 %	\$1,536.89	45.49%	63
Over 2400	2014	2	100.00 %	\$3,665,000	4.86 %	\$3,665,000	4.86 %	\$1,187.38	-9.83 %	\$1,187.38	-9.83%	112
	2015	1	-50.00 %	\$4,800,000	30.97 %	\$4,800,000	30.97 %	\$1,864.80	57.05 %	\$1,864.80	57.05%	
	2016	11	1,000.00 %	\$7,992,273	66.51 %	\$7,995,000	66.56 %	\$2,257.84	21.08 %	\$2,199.78	17.96%	0

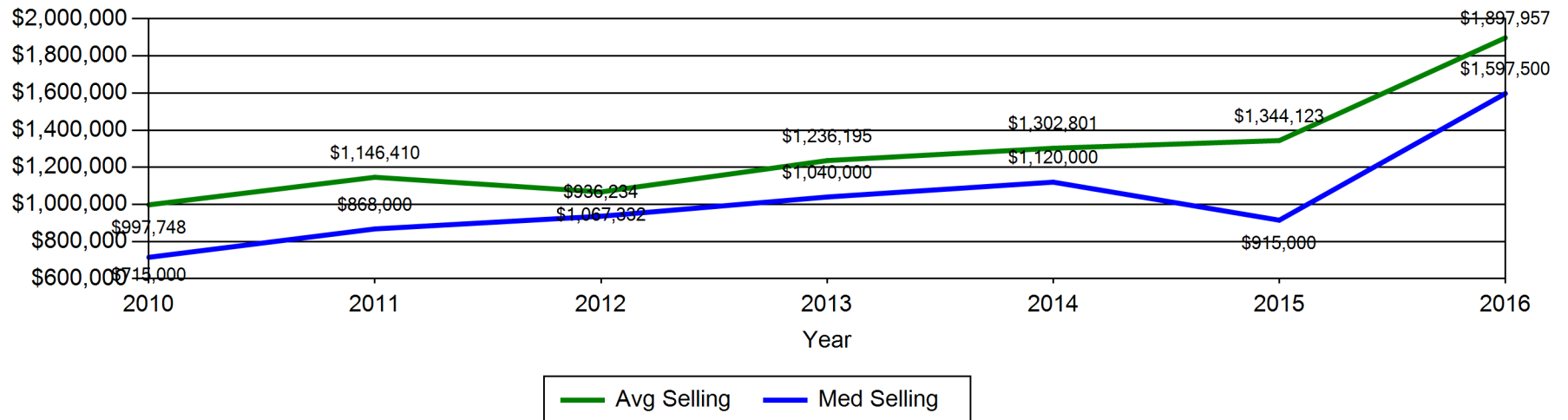
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Midtown

Yearly Sales Summary 2016

Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg Psf	%+-	Med Psf	%+-	Avg DOM
2010	86	16.22 %	\$997,748	10.86 %	\$715,000	7.92 %	\$741.36	-3.05 %	\$696.40	-7.26%	114
2011	114	32.56 %	\$1,146,410	14.90 %	\$868,000	21.40 %	\$832.44	12.29 %	\$814.29	16.93%	107
2012	147	28.95 %	\$1,067,332	-6.90 %	\$936,234	7.86 %	\$845.47	1.56 %	\$865.38	6.28%	110
2013	329	123.81 %	\$1,236,195	15.82 %	\$1,040,000	11.08 %	\$903.60	6.88 %	\$879.57	1.64%	54
2014	274	-16.72 %	\$1,302,801	5.39 %	\$1,120,000	7.69 %	\$919.71	1.78 %	\$936.48	6.47%	41
2015	181	-33.94 %	\$1,344,123	3.17 %	\$915,000	-18.30 %	\$930.49	1.17 %	\$900.00	-3.90%	73
2016	530	192.82 %	\$1,897,957	41.20 %	\$1,597,500	74.59 %	\$1,303.19	40.05 %	\$1,256.87	39.65%	10

Average and Median Selling Prices



LINK

Midtown

Sales Comparison by Number of Bedrooms 2016

Sq Feet	Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg PSF	%+-	Med PSF	%+-	Avg DOM
Studio	2014	4	-33.33 %	\$557,250	19.47 %	\$555,000	7.25 %	\$1,191.32	30.35 %	\$1,167.39	20.69 %	14
	2015	8	100.00 %	\$590,450	5.96 %	\$586,250	5.63 %	\$972.60	-18.36 %	\$976.78	-16.33 %	27
	2016	5	-37.50 %	\$514,800	-12.81 %	\$465,000	-20.68 %	\$961.08	-1.19 %	\$971.17	-0.57 %	15
One Bed	2014	83	-23.15 %	\$700,700	7.23 %	\$650,000	-0.76 %	\$737.12	-4.28 %	\$707.48	-12.49 %	36
	2015	66	-20.48 %	\$743,800	6.15 %	\$699,500	7.62 %	\$782.77	6.19 %	\$720.65	1.86 %	59
	2016	200	203.03 %	\$976,151	31.24 %	\$942,375	34.72 %	\$1,123.96	43.59 %	\$1,108.08	53.76 %	7
Two Beds	2014	128	-18.47 %	\$1,285,313	-1.74 %	\$1,201,500	0.13 %	\$944.30	0.55 %	\$940.73	1.79 %	48
	2015	87	-32.03 %	\$1,472,930	14.60 %	\$1,325,000	10.28 %	\$969.68	2.69 %	\$947.60	0.73 %	78
	2016	249	186.21 %	\$1,960,318	33.09 %	\$1,825,000	37.74 %	\$1,337.64	37.95 %	\$1,314.98	38.77 %	9
Three Plus Beds	2014	57	-1.72 %	\$2,298,694	4.19 %	\$1,930,000	12.87 %	\$1,119.01	6.07 %	\$1,052.78	4.86 %	34
	2015	19	-66.67 %	\$3,190,101	38.78 %	\$3,325,000	72.28 %	\$1,267.88	13.30 %	\$1,228.30	16.67 %	113
	2016	73	284.21 %	\$3,772,781	18.27 %	\$3,750,000	12.78 %	\$1,675.65	32.16 %	\$1,707.53	39.02 %	23

LINK

Midtown

Sales Comparison by Square Footage 2016

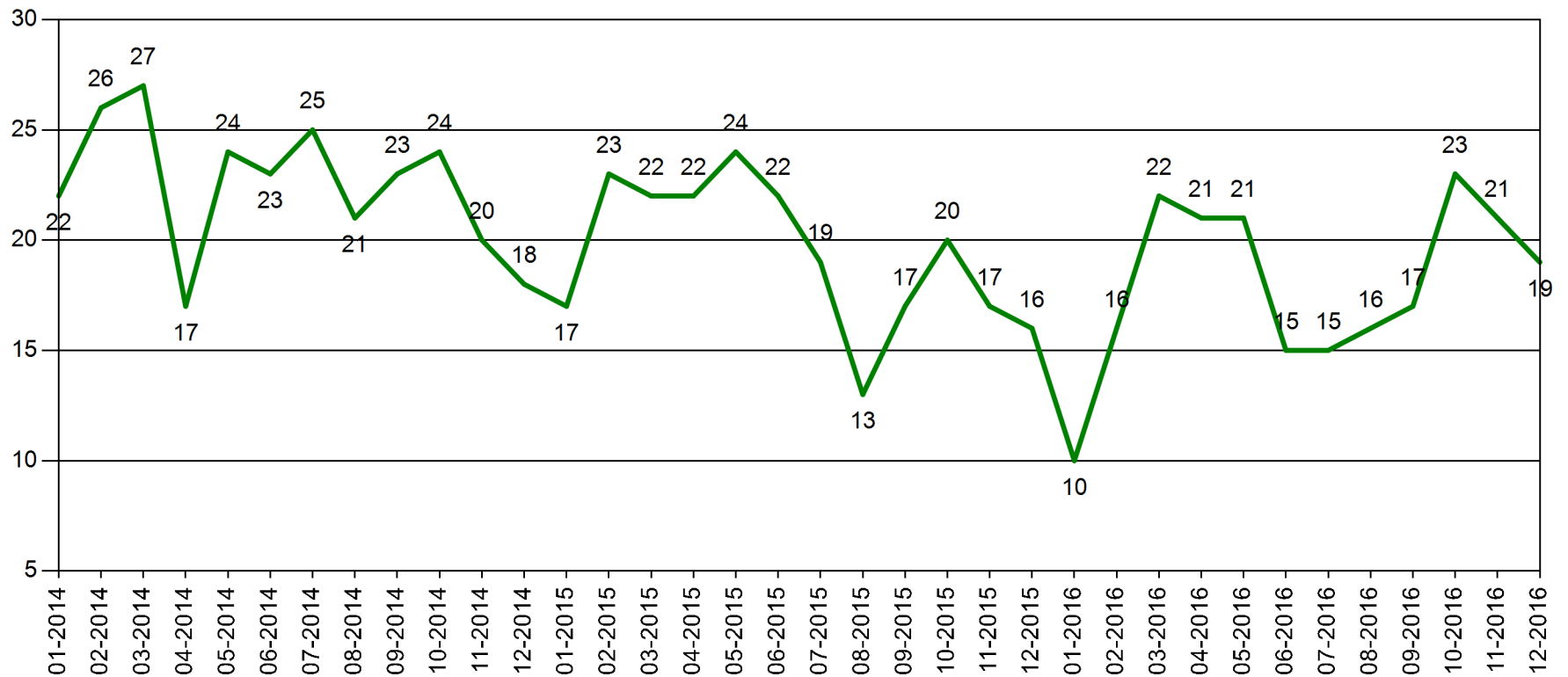
Sq Feet	Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg P S F	%+-	Med P S F	%+-	Avg D O M
700 or Less	2014	14	-30.00 %	\$495,107	-2.34 %	\$494,500	-2.56 %	\$893.44	-0.03 %	\$873.37	-3.54%	45
	2015	18	28.57 %	\$553,728	11.84 %	\$569,301	15.13 %	\$925.60	3.60 %	\$952.83	9.10%	33
	2016	18	0.00 %	\$574,778	3.80 %	\$585,000	2.76 %	\$941.88	1.76 %	\$948.15	-0.49%	21
701-1000	2014	44	-45.00 %	\$698,523	6.24 %	\$635,875	-3.66 %	\$828.03	4.18 %	\$798.15	-1.73%	38
	2015	32	-27.27 %	\$721,719	3.32 %	\$686,500	7.96 %	\$872.42	5.36 %	\$864.89	8.36%	83
	2016	167	421.88 %	\$1,000,627	38.64 %	\$965,000	40.57 %	\$1,189.32	36.32 %	\$1,151.26	33.11%	3
1001-1500	2014	132	-2.94 %	\$1,078,300	0.00 %	\$1,107,500	3.02 %	\$872.35	2.60 %	\$893.80	2.17%	41
	2015	72	-45.45 %	\$1,019,866	-5.42 %	\$910,000	-17.83 %	\$824.32	-5.50 %	\$793.65	-11.20%	52
	2016	186	158.33 %	\$1,680,751	64.80 %	\$1,702,500	87.09 %	\$1,259.97	52.85 %	\$1,270.23	60.05%	7
1501-1800	2014	44	-16.98 %	\$1,558,852	-7.76 %	\$1,572,500	-4.70 %	\$946.43	-7.61 %	\$979.91	-2.91%	26
	2015	24	-45.45 %	\$1,643,469	5.43 %	\$1,860,000	18.28 %	\$994.35	5.06 %	\$1,082.09	10.43%	73
	2016	95	295.83 %	\$2,391,247	45.50 %	\$2,400,000	29.03 %	\$1,435.74	44.39 %	\$1,491.61	37.84%	11
1800-2400	2014	25	0.00 %	\$2,219,418	5.91 %	\$2,210,000	6.51 %	\$1,092.80	3.34 %	\$1,145.18	5.30%	42
	2015	21	-16.00 %	\$2,270,862	2.32 %	\$2,115,000	-4.30 %	\$1,108.67	1.45 %	\$1,087.97	-5.00%	117
	2016	35	66.67 %	\$3,376,257	48.68 %	\$3,595,000	69.98 %	\$1,567.98	41.43 %	\$1,644.56	51.16%	25
Over 2400	2014	14	-6.67 %	\$3,744,686	1.46 %	\$3,731,500	6.77 %	\$1,287.67	-0.74 %	\$1,356.78	4.13%	94
	2015	14	0.00 %	\$3,547,318	-5.27 %	\$3,500,000	-6.20 %	\$1,238.81	-3.79 %	\$1,236.83	-8.84%	141
	2016	29	107.14 %	\$5,879,638	65.75 %	\$4,800,000	37.14 %	\$1,706.66	37.77 %	\$1,802.48	45.73%	54

LINK

Midtown

Inventory

Fourth Quarter 2016





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North End

2016

Sales Summary

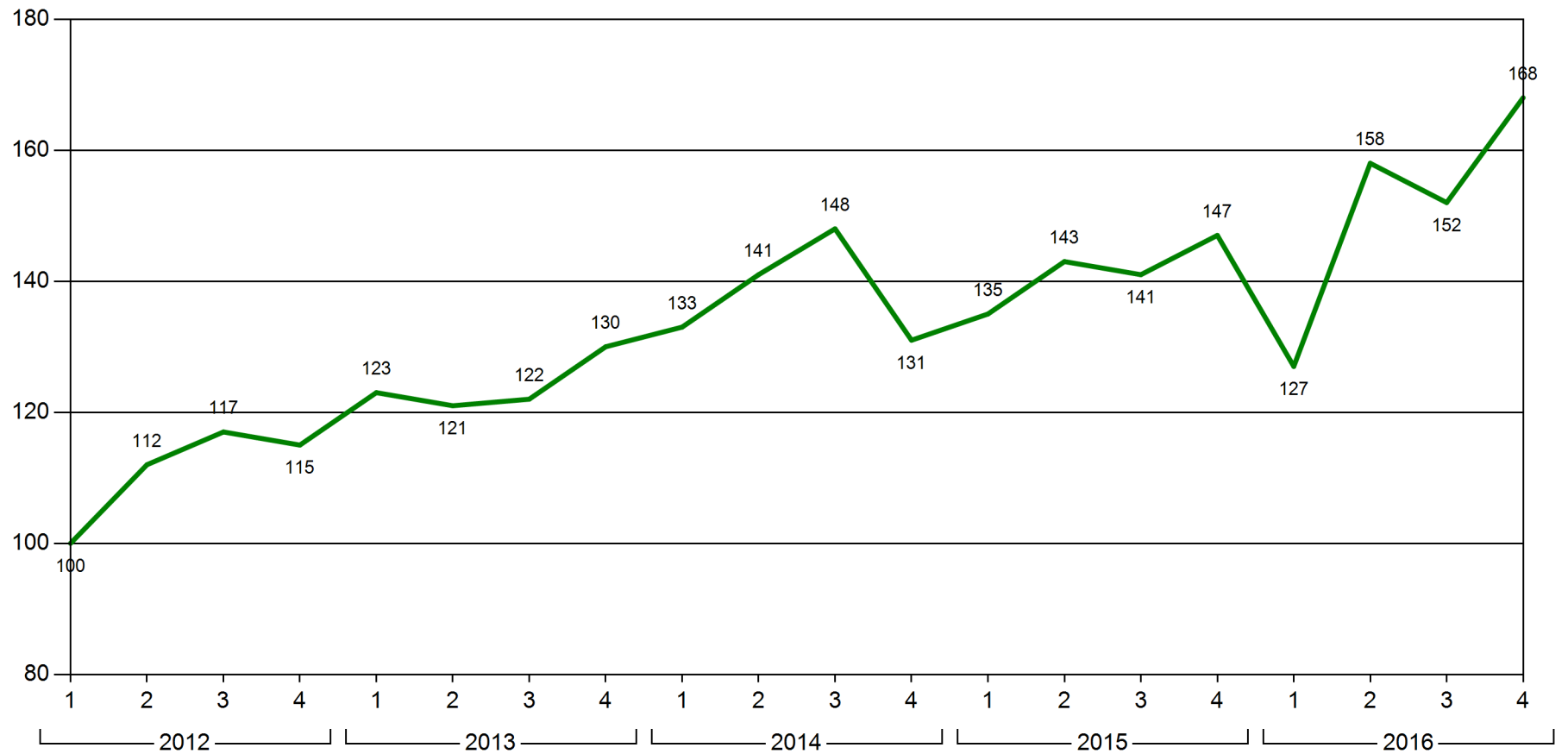
24 School Street
Boston, MA 02108

617-267-5465

LINK

North End

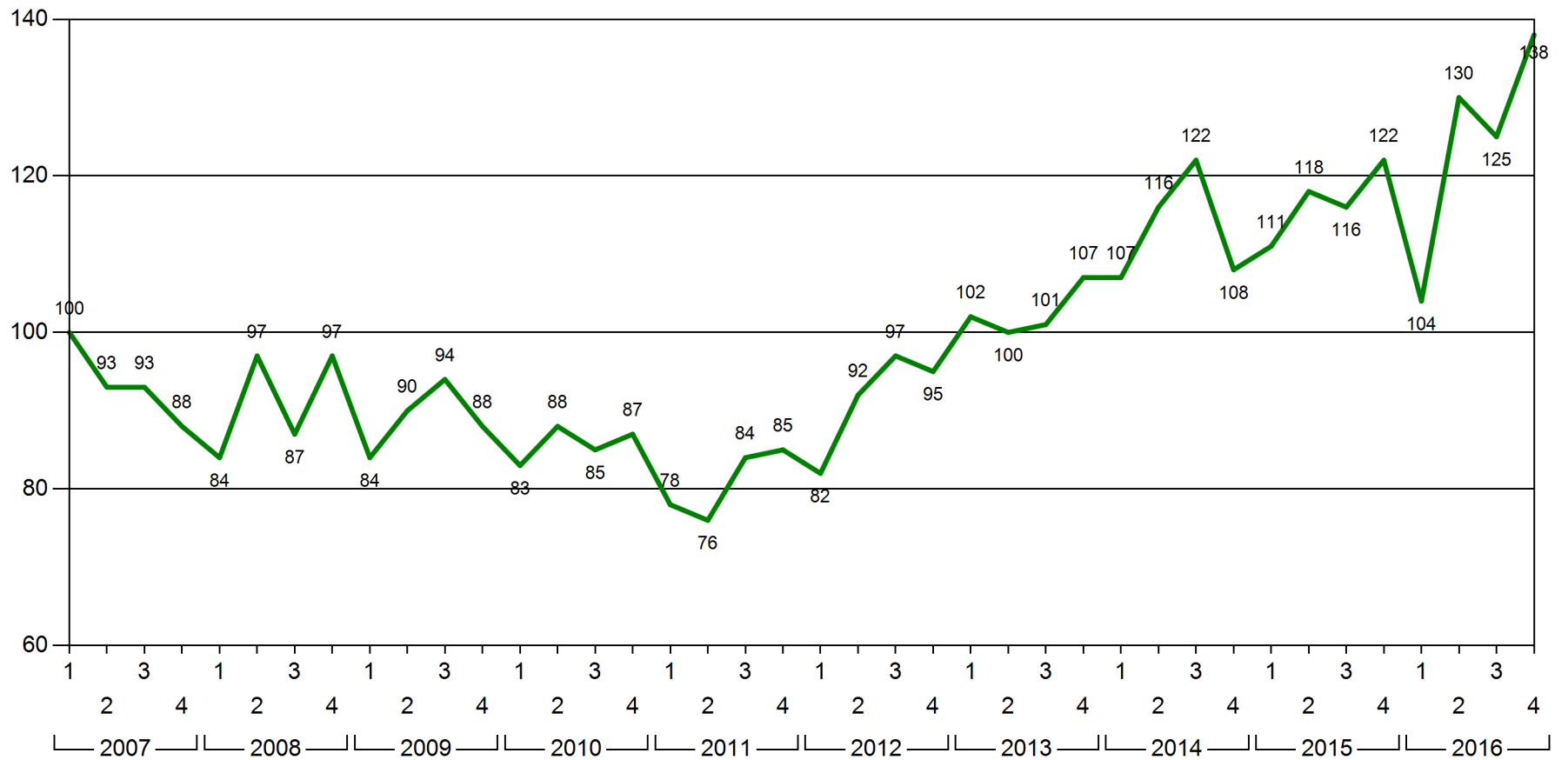
Five Year Price Index
(Appreciation Rate)



LINK

North End

Ten Year Price Index
(Appreciation Rate)



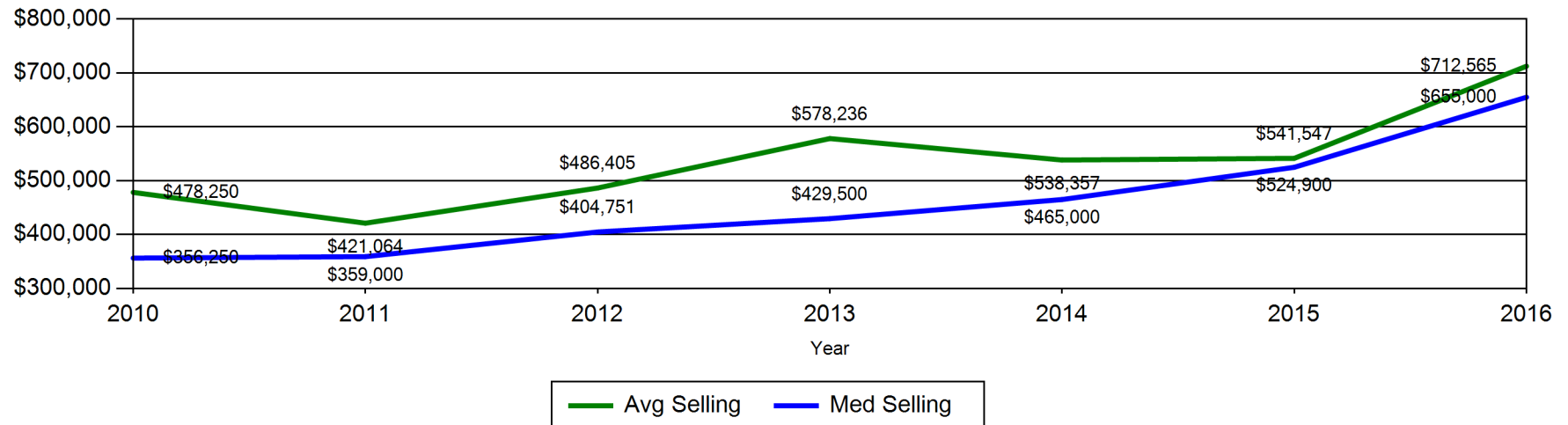
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North End

Quarterly Sales Summary Fourth Quarter 2016

Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg Psf	%+-	Med Psf	%+-	Avg DOM
2010	12	-47.83 %	\$478,250	5.00 %	\$356,250	-9.58 %	\$556.16	-0.41 %	\$525.28	-4.68%	82
2011	14	16.67 %	\$421,064	-11.96 %	\$359,000	0.77 %	\$629.02	13.10 %	\$535.25	1.90%	91
2012	22	57.14 %	\$486,405	15.52 %	\$404,751	12.74 %	\$645.19	2.57 %	\$633.48	18.35%	54
2013	18	-18.18 %	\$578,236	18.88 %	\$429,500	6.11 %	\$860.16	33.32 %	\$692.66	9.34%	49
2014	21	16.67 %	\$538,357	-6.90 %	\$465,000	8.27 %	\$706.84	-17.82 %	\$684.03	-1.25%	40
2015	19	-9.52 %	\$541,547	0.59 %	\$524,900	12.88 %	\$777.48	9.99 %	\$748.90	9.48%	40
2016	23	21.05 %	\$712,565	31.58 %	\$655,000	24.79 %	\$878.79	13.03 %	\$867.77	15.87%	37

Average and Median Selling Prices



LINK

North End

Sales Comparison by Number of Bedrooms Fourth Quarter 2016

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North End

Sales Comparison by Square Footage Fourth Quarter 2016

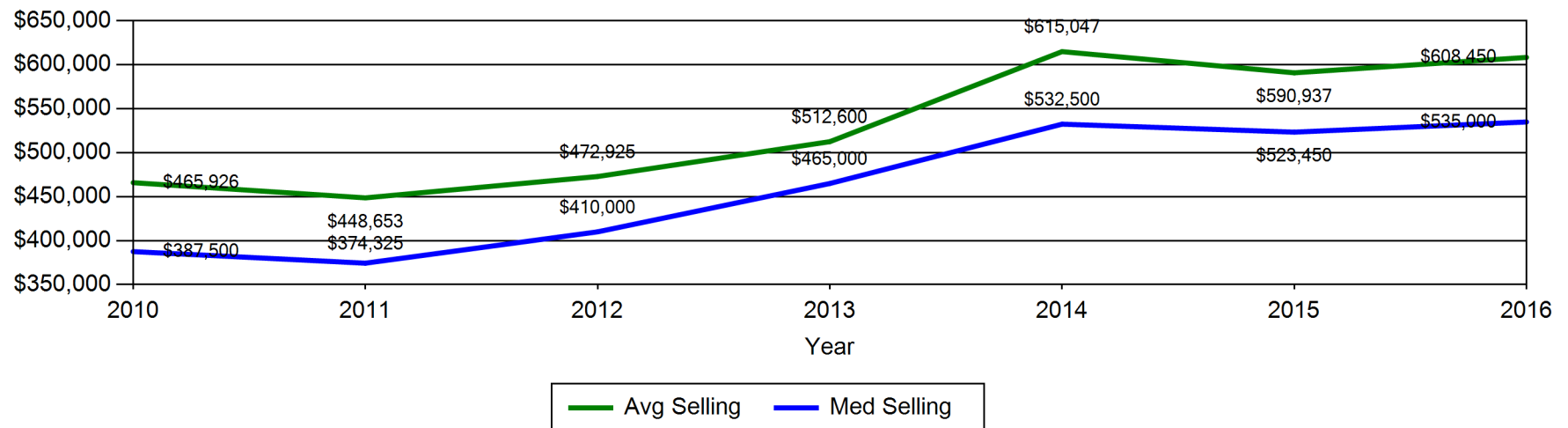
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North End Yearly Sales Summary 2016

Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg Psf	%+-	Med Psf	%+-	Avg DOM
2010	74	-5.13 %	\$465,926	-2.80 %	\$387,500	-6.63 %	\$577.62	0.71 %	\$575.01	-1.97%	85
2011	70	-5.41 %	\$448,653	-3.71 %	\$374,325	-3.40 %	\$555.98	-3.75 %	\$523.01	-9.04%	120
2012	99	41.43 %	\$472,925	5.41 %	\$410,000	9.53 %	\$615.22	10.65 %	\$605.26	15.73%	62
2013	119	20.20 %	\$512,600	8.39 %	\$465,000	13.41 %	\$677.40	10.11 %	\$642.22	6.11%	55
2014	100	-15.97 %	\$615,047	19.99 %	\$532,500	14.52 %	\$739.10	9.11 %	\$735.00	14.45%	62
2015	100	0.00 %	\$590,937	-3.92 %	\$523,450	-1.70 %	\$752.37	1.80 %	\$740.25	0.71%	55
2016	77	-23.00 %	\$608,450	2.96 %	\$535,000	2.21 %	\$812.22	7.95 %	\$817.68	10.46%	43

Average and Median Selling Prices



LINK

North End

Sales Comparison by Number of Bedrooms 2016

Sq Feet	Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg PSF	%+-	Med PSF	%+-	Avg DOM
Studio	2014	2	100.00 %	\$294,000	3.34 %	\$294,000	3.34 %	\$807.47	17.50 %	\$807.47	17.50 %	32
	2015	2	0.00 %	\$280,750	-4.51 %	\$280,750	-4.51 %	\$793.71	-1.70 %	\$793.71	-1.70 %	
	2016	2	0.00 %	\$350,000	24.67 %	\$350,000	24.67 %	\$996.42	25.54 %	\$996.42	25.54 %	56
One Bed	2014	41	-28.07 %	\$431,542	-0.39 %	\$420,000	2.44 %	\$740.77	7.54 %	\$735.57	8.24 %	42
	2015	52	26.83 %	\$492,508	14.13 %	\$432,500	2.98 %	\$769.40	3.87 %	\$773.16	5.11 %	43
	2016	40	-23.08 %	\$504,095	2.35 %	\$475,000	9.83 %	\$832.09	8.15 %	\$838.58	8.46 %	41
Two Beds	2014	49	-9.26 %	\$711,269	23.56 %	\$578,000	17.69 %	\$746.33	11.65 %	\$741.89	19.39 %	71
	2015	40	-18.37 %	\$710,794	-0.07 %	\$623,750	7.92 %	\$741.84	-0.60 %	\$723.07	-2.54 %	52
	2016	31	-22.50 %	\$747,962	5.23 %	\$661,500	6.05 %	\$789.16	6.38 %	\$800.19	10.67 %	44
Three Plus Beds	2014	8	33.33 %	\$1,046,411	34.72 %	\$957,500	41.85 %	\$669.19	3.26 %	\$709.27	11.95 %	74
	2015	5	-37.50 %	\$834,000	-20.30 %	\$742,000	-22.51 %	\$642.88	-3.93 %	\$640.70	-9.67 %	162
	2016	4	-20.00 %	\$700,000	-16.07 %	\$622,500	-16.11 %	\$700.10	8.90 %	\$730.17	13.96 %	

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North End

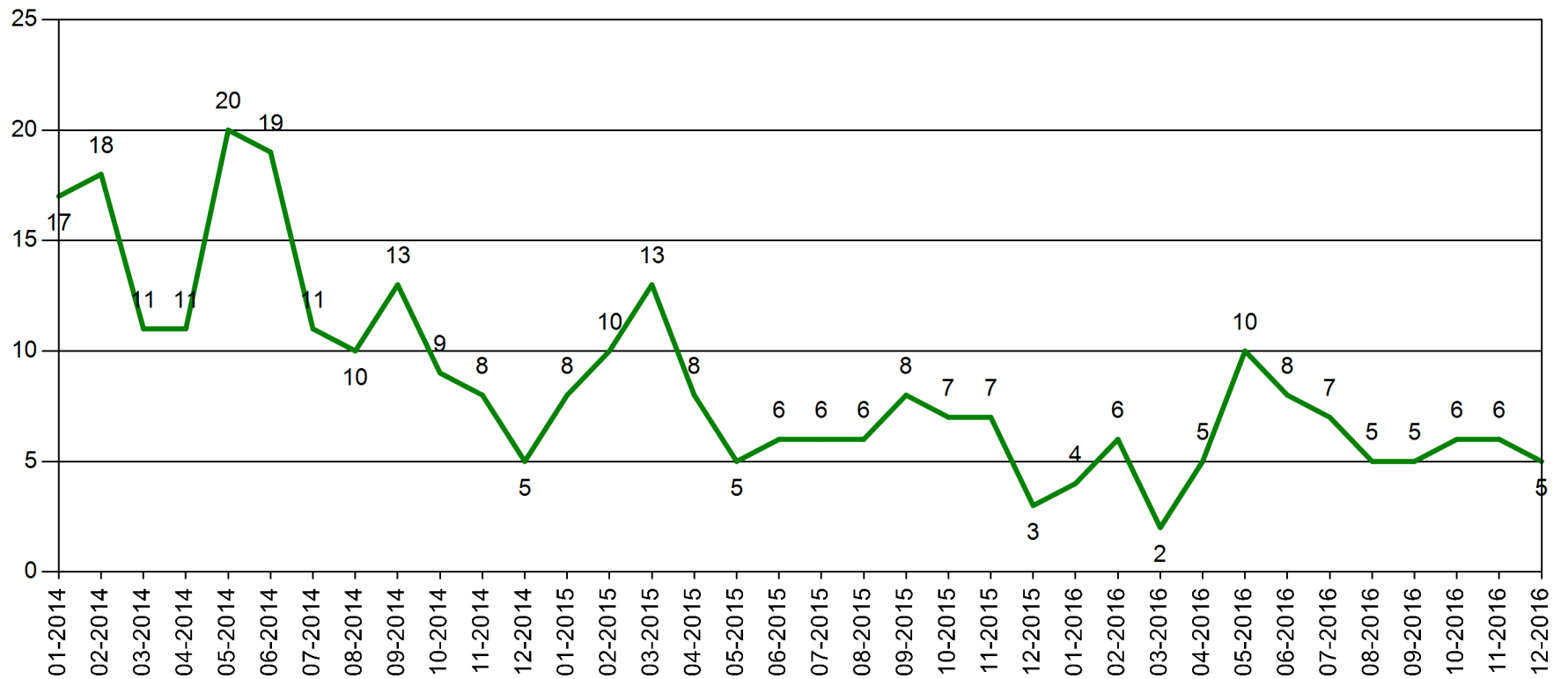
Sales Comparison by Square Footage

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North End

Inventory
Fourth Quarter 2016





LINK
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Seaport

2016

Sales Summary

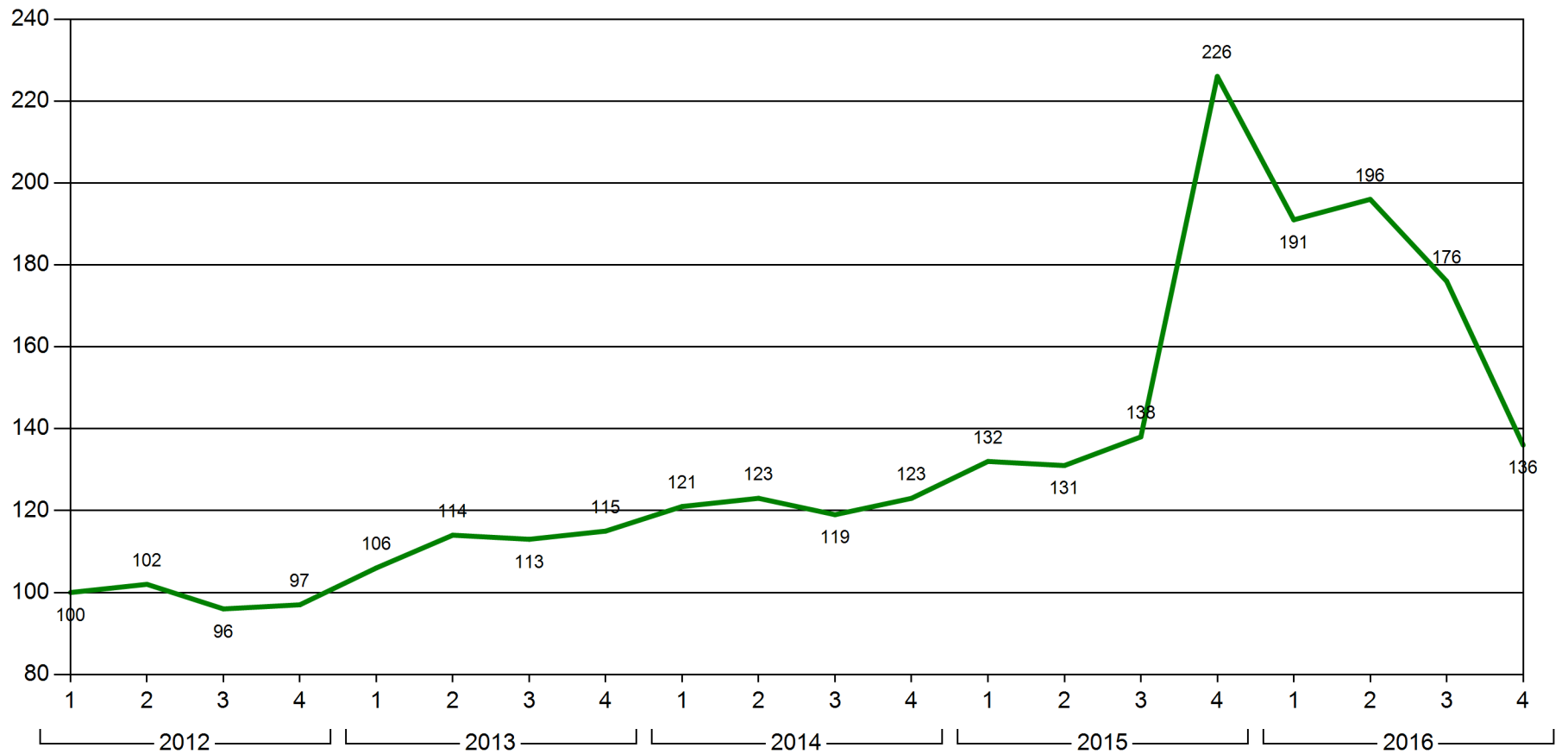
24 School Street
Boston, MA 02108

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LINK

Seaport

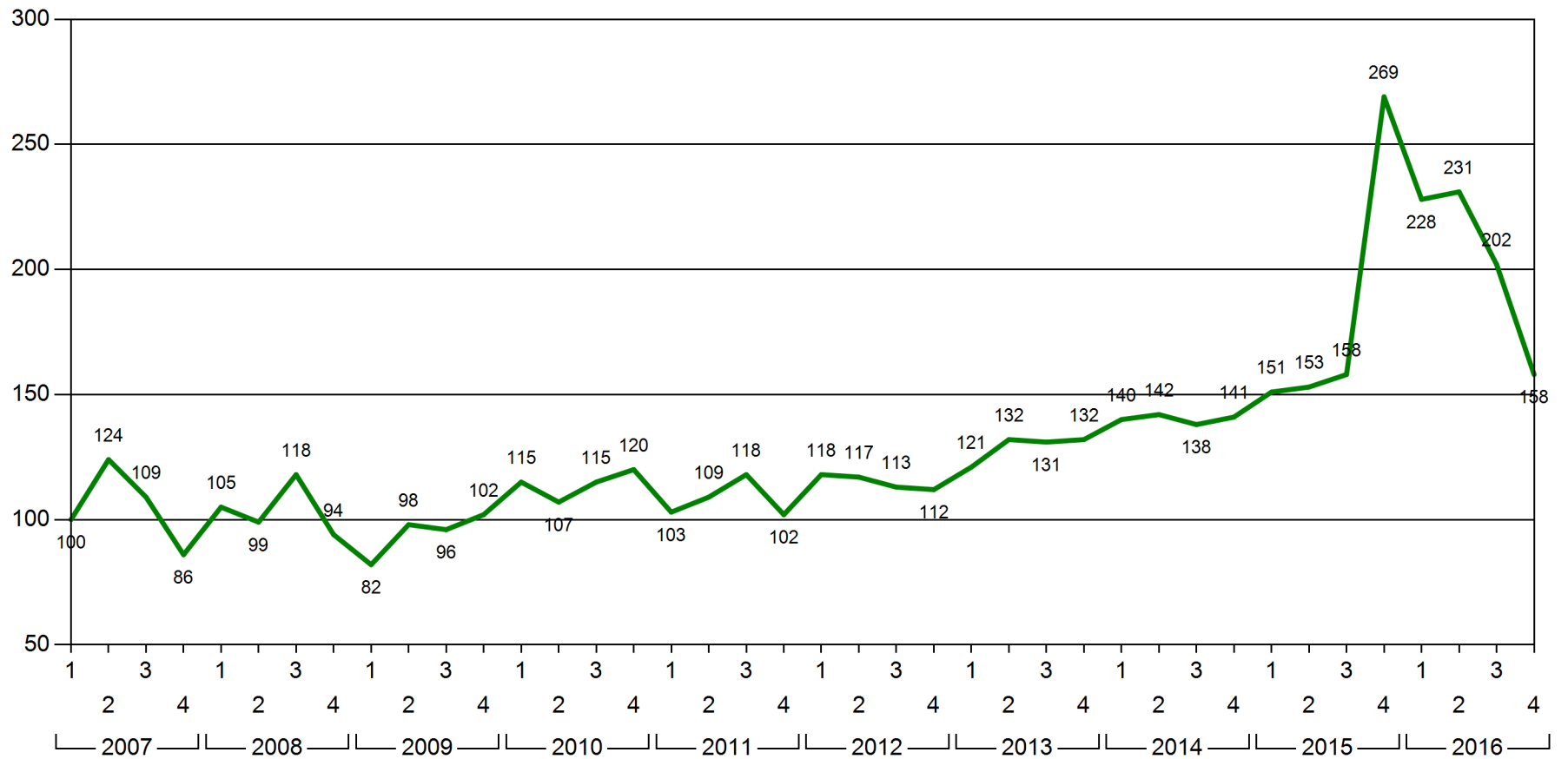
Five Year Price Index
(Appreciation Rate)



LINK

Seaport

Ten Year Price Index
(Appreciation Rate)



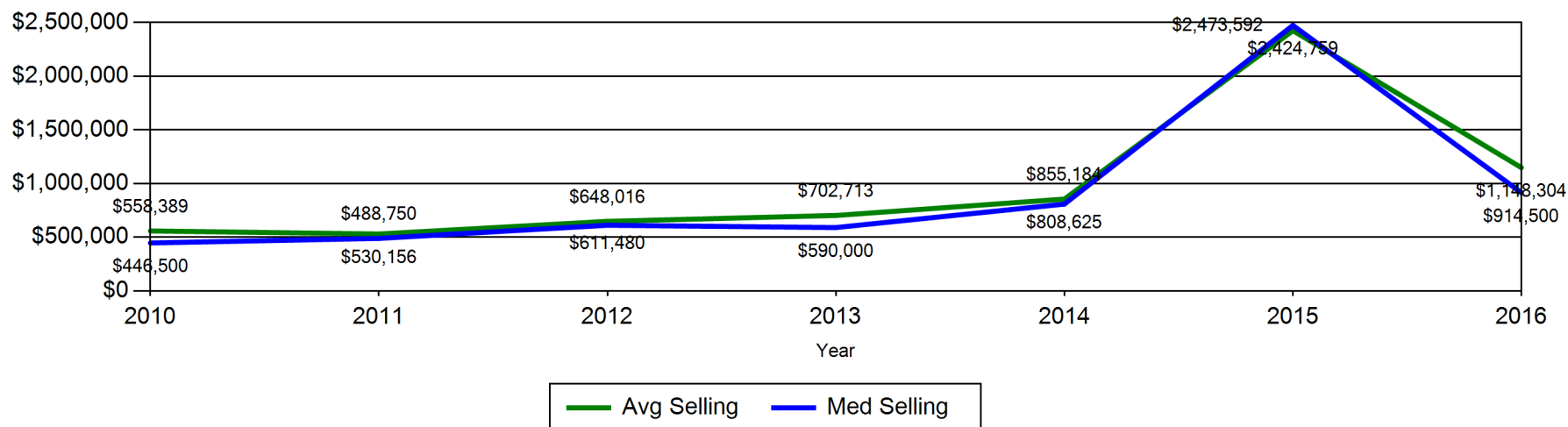
LINK

Seaport

Quarterly Sales Summary Fourth Quarter 2016

Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg Psf	%+-	Med Psf	%+-	Avg DOM
2010	18	-33.33 %	\$558,389	10.13 %	\$446,500	6.31 %	\$528.56	19.23 %	\$508.42	6.82%	73
2011	16	-11.11 %	\$530,156	-5.06 %	\$488,750	9.46 %	\$438.79	-16.98 %	\$447.03	-12.07%	45
2012	22	37.50 %	\$648,016	22.23 %	\$611,480	25.11 %	\$495.27	12.87 %	\$491.96	10.05%	44
2013	17	-22.73 %	\$702,713	8.44 %	\$590,000	-3.51 %	\$575.97	16.29 %	\$570.14	15.89%	16
2014	20	17.65 %	\$855,184	21.70 %	\$808,625	37.06 %	\$627.08	8.87 %	\$627.78	10.11%	54
2015	116	480.00 %	\$2,424,759	183.54 %	\$2,473,592	205.90 %	\$1,363.74	117.47 %	\$1,402.84	123.46%	39
2016	28	-75.86 %	\$1,148,304	-52.64 %	\$914,500	-63.03 %	\$881.26	-35.38 %	\$805.31	-42.59%	76

Average and Median Selling Prices



LINK

Seaport

Sales Comparison by Number of Bedrooms Fourth Quarter 2016

Sq Feet	Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg PSF	%+-	Med PSF	%+-	Avg DOM
Studio	2014	0										
	2015	8		\$573,981		\$556,688		\$1,106.95		\$1,064.48		
	2016	3	-62.50 %	\$543,333	-5.34 %	\$525,000	-5.69 %	\$1,057.45	-4.47 %	\$1,054.22	-0.96 %	6
One Bed	2014	8	-33.33 %	\$718,750	15.96 %	\$691,750	18.95 %	\$605.43	3.51 %	\$603.24	3.79 %	45
	2015	26	225.00 %	\$1,054,883	46.77 %	\$998,038	44.28 %	\$918.95	51.78 %	\$949.53	57.41 %	24
	2016	6	-76.92 %	\$895,833	-15.08 %	\$747,500	-25.10 %	\$938.39	2.12 %	\$838.28	-11.72 %	37
Two Beds	2014	11	120.00 %	\$895,789	-0.66 %	\$840,000	-15.75 %	\$629.72	13.56 %	\$623.81	15.88 %	54
	2015	68	518.18 %	\$2,694,476	200.79 %	\$2,887,187	243.71 %	\$1,483.82	135.63 %	\$1,617.04	159.22 %	59
	2016	13	-80.88 %	\$1,027,038	-61.88 %	\$930,000	-67.79 %	\$828.32	-44.18 %	\$742.98	-54.05 %	-1
Three Plus Beds	2014	1		\$1,500,000		\$1,500,000		\$771.21		\$771.21		64
	2015	14	1,300.00 %	\$4,716,348	214.42 %	\$4,718,500	214.57 %	\$1,753.23	127.34 %	\$1,799.70	133.36 %	53
	2016	6	-57.14 %	\$1,966,000	-58.32 %	\$1,740,500	-63.11 %	\$850.76	-51.47 %	\$857.91	-52.33 %	212

LINK

Seaport

Sales Comparison by Square Footage Fourth Quarter 2016

Sq Feet	Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg PSF	%+-	Med PSF	%+-	Avg DOM
700 or Less	2014	0	-100.00 %									
	2015	8		\$573,981		\$556,688		\$1,106.95		\$1,064.48		
	2016	5	-37.50 %	\$588,000	2.44 %	\$525,000	-5.69 %	\$1,061.02	-4.15 %	\$1,054.22	-0.96%	3
701-1000	2014	2	-50.00 %	\$562,500	14.56 %	\$562,500	12.50 %	\$648.51	13.91 %	\$648.51	11.57%	
	2015	3	50.00 %	\$653,500	16.18 %	\$700,000	24.44 %	\$806.98	24.44 %	\$755.65	16.52%	26
	2016	6	100.00 %	\$725,000	10.94 %	\$712,500	1.79 %	\$821.69	1.82 %	\$805.31	6.57%	56
1001-1500	2014	12	71.43 %	\$761,348	15.25 %	\$775,000	25.00 %	\$619.70	16.55 %	\$619.93	23.78%	51
	2015	33	175.00 %	\$1,199,069	57.49 %	\$1,089,500	40.58 %	\$966.25	55.92 %	\$1,000.00	61.31%	18
	2016	9	-72.73 %	\$1,149,056	-4.17 %	\$960,000	-11.89 %	\$880.08	-8.92 %	\$733.94	-26.61%	
1501-1800	2014	3	50.00 %	\$1,035,833	6.18 %	\$1,030,000	5.59 %	\$610.05	7.79 %	\$598.14	5.69%	
	2015	26	766.67 %	\$2,612,742	152.24 %	\$2,734,513	165.49 %	\$1,538.55	152.20 %	\$1,617.04	170.34%	
	2016	1	-96.15 %	\$1,150,000	-55.98 %	\$1,150,000	-57.94 %	\$676.07	-56.06 %	\$676.07	-58.19%	
1800-2400	2014	3	50.00 %	\$1,245,000	1.03 %	\$1,170,000	-5.05 %	\$659.34	5.87 %	\$631.75	1.44%	64
	2015	38	1,166.67 %	\$3,158,633	153.71 %	\$3,199,000	173.42 %	\$1,541.96	133.86 %	\$1,639.85	159.57%	74
	2016	5	-86.84 %	\$1,414,200	-55.23 %	\$1,575,000	-50.77 %	\$705.78	-54.23 %	\$738.74	-54.95%	229
Over 2400	2014	0										
	2015	8		\$5,898,887		\$5,438,363		\$2,054.22		\$2,005.17		
	2016	2	-75.00 %	\$3,150,000	-46.60 %	\$3,150,000	-42.08 %	\$1,157.22	-43.67 %	\$1,157.22	-42.29%	179

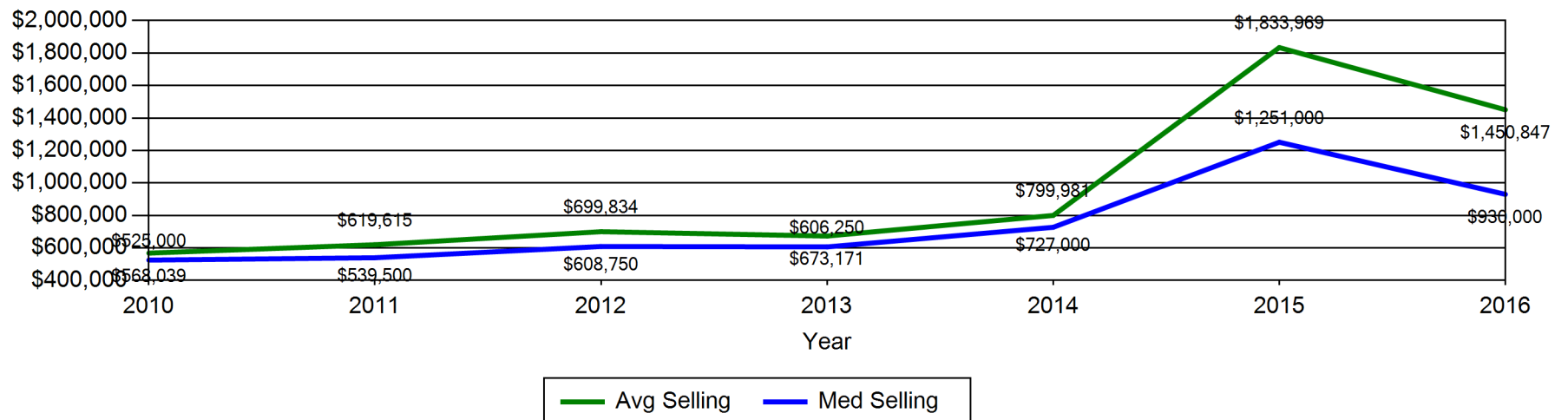
LINK

Seaport

Yearly Sales Summary 2016

Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg Psf	%+-	Med Psf	%+-	Avg DOM
2010	83	6.41 %	\$568,039	8.14 %	\$525,000	5.98 %	\$497.02	12.07 %	\$485.83	8.96%	128
2011	78	-6.02 %	\$619,615	9.08 %	\$539,500	2.76 %	\$473.74	-4.68 %	\$465.81	-4.12%	125
2012	120	53.85 %	\$699,834	12.95 %	\$608,750	12.84 %	\$509.70	7.59 %	\$502.61	7.90%	85
2013	88	-26.67 %	\$673,171	-3.81 %	\$606,250	-0.41 %	\$565.24	10.90 %	\$549.68	9.37%	61
2014	83	-5.68 %	\$799,981	18.84 %	\$727,000	19.92 %	\$610.37	7.99 %	\$608.72	10.74%	55
2015	184	121.69 %	\$1,833,969	129.25 %	\$1,251,000	72.08 %	\$1,107.66	81.47 %	\$979.93	60.98%	52
2016	133	-27.72 %	\$1,450,847	-20.89 %	\$930,000	-25.66 %	\$1,049.92	-5.21 %	\$899.17	-8.24%	28

Average and Median Selling Prices



LINK

Seaport

Sales Comparison by Number of Bedrooms 2016

Sq Feet	Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg PSF	%+-	Med PSF	%+-	Avg DOM
Studio	2014	1	-83.33 %	\$465,000	3.36 %	\$465,000	1.06 %	\$654.93	5.20 %	\$654.93	7.32 %	42
	2015	8	700.00 %	\$573,981	23.44 %	\$556,688	19.72 %	\$1,106.95	69.02 %	\$1,064.48	62.53 %	
	2016	2	-75.00 %	\$607,500	5.84 %	\$607,500	9.13 %	\$1,163.58	5.12 %	\$1,163.58	9.31 %	
One Bed	2014	46	-4.17 %	\$653,560	14.71 %	\$633,500	11.34 %	\$598.94	3.75 %	\$593.13	3.68 %	34
	2015	62	34.78 %	\$833,022	27.46 %	\$762,150	20.31 %	\$775.66	29.51 %	\$738.80	24.56 %	46
	2016	59	-4.84 %	\$793,417	-4.75 %	\$690,000	-9.47 %	\$966.97	24.66 %	\$1,035.42	40.15 %	11
Two Beds	2014	32	-3.03 %	\$941,302	10.58 %	\$816,125	-1.85 %	\$621.12	15.62 %	\$610.05	17.53 %	46
	2015	96	200.00 %	\$2,198,659	133.58 %	\$2,470,274	202.68 %	\$1,245.48	100.52 %	\$1,402.84	129.95 %	61
	2016	62	-35.42 %	\$1,848,866	-15.91 %	\$1,256,250	-49.15 %	\$1,089.52	-12.52 %	\$846.18	-39.68 %	31
Three Plus Beds	2014	3	200.00 %	\$1,716,333	56.03 %	\$1,649,000	49.91 %	\$648.40	13.94 %	\$625.98	10.00 %	343
	2015	16	433.33 %	\$4,305,242	150.84 %	\$4,591,056	178.41 %	\$1,625.22	150.65 %	\$1,742.66	178.39 %	43
	2016	9	-43.75 %	\$3,290,311	-23.57 %	\$2,450,000	-46.64 %	\$1,330.81	-18.12 %	\$943.98	-45.83 %	36

LINK

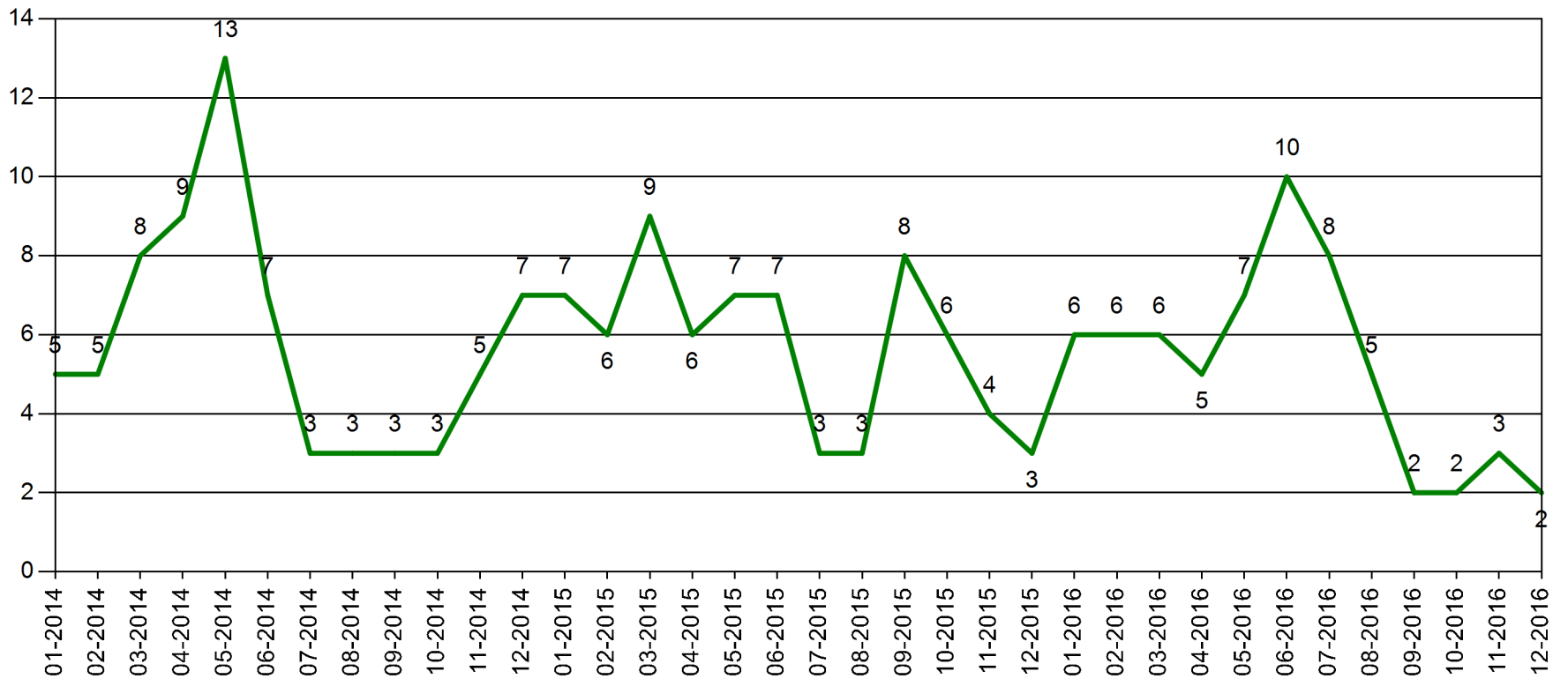
Seaport

Sales Comparison by Square Footage 2016

Sq Feet	Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg P S F	%+-	Med P S F	%+-	Avg D O M
700 or Less	2014	3	-57.14 %	\$338,264	-27.06 %	\$266,809	-44.41 %	\$517.62	-26.39 %	\$424.18	-39.82%	10
	2015	11	266.67 %	\$560,532	65.71 %	\$548,375	105.53 %	\$1,022.57	97.55 %	\$1,053.20	148.29%	14
	2016	28	154.55 %	\$546,182	-2.56 %	\$575,000	4.86 %	\$1,025.61	0.30 %	\$1,079.06	2.46%	
701-1000	2014	13	-43.48 %	\$528,435	7.76 %	\$555,000	15.03 %	\$638.52	8.83 %	\$634.67	9.05%	33
	2015	19	46.15 %	\$589,964	11.64 %	\$580,000	4.50 %	\$721.73	13.03 %	\$714.85	12.63%	25
	2016	20	5.26 %	\$749,450	27.03 %	\$717,000	23.62 %	\$895.96	24.14 %	\$818.50	14.50%	0
1001-1500	2014	48	26.32 %	\$730,062	15.70 %	\$715,000	13.92 %	\$600.96	14.09 %	\$593.13	12.20%	41
	2015	67	39.58 %	\$997,086	36.58 %	\$875,000	22.38 %	\$805.76	34.08 %	\$723.55	21.99%	49
	2016	49	-26.87 %	\$1,034,077	3.71 %	\$979,000	11.89 %	\$814.65	1.10 %	\$777.00	7.39%	32
1501-1800	2014	9	0.00 %	\$1,076,444	19.72 %	\$1,030,000	19.77 %	\$641.10	18.01 %	\$609.55	12.04%	49
	2015	31	244.44 %	\$2,364,622	119.67 %	\$2,590,000	151.46 %	\$1,400.12	118.39 %	\$1,584.10	159.88%	90
	2016	9	-70.97 %	\$1,894,778	-19.87 %	\$1,575,000	-39.19 %	\$1,164.29	-16.84 %	\$917.30	-42.09%	21
1800-2400	2014	8	-27.27 %	\$1,266,750	10.22 %	\$1,252,000	21.55 %	\$627.19	7.51 %	\$617.59	22.47%	45
	2015	48	500.00 %	\$2,766,167	118.37 %	\$3,027,450	141.81 %	\$1,354.68	115.99 %	\$1,584.83	156.62%	65
	2016	21	-56.25 %	\$3,202,812	15.79 %	\$3,519,625	16.26 %	\$1,552.61	14.61 %	\$1,653.18	4.31%	29
Over 2400	2014	2		\$1,824,500		\$1,824,500		\$587.00		\$587.00		623
	2015	8	300.00 %	\$5,898,887	223.32 %	\$5,438,363	198.07 %	\$2,054.22	249.95 %	\$2,005.17	241.60%	
	2016	6	-25.00 %	\$4,616,450	-21.74 %	\$4,780,400	-12.10 %	\$1,667.05	-18.85 %	\$1,760.11	-12.22%	104

LINK

Seaport Inventory Fourth Quarter 2016





South Boston

2016

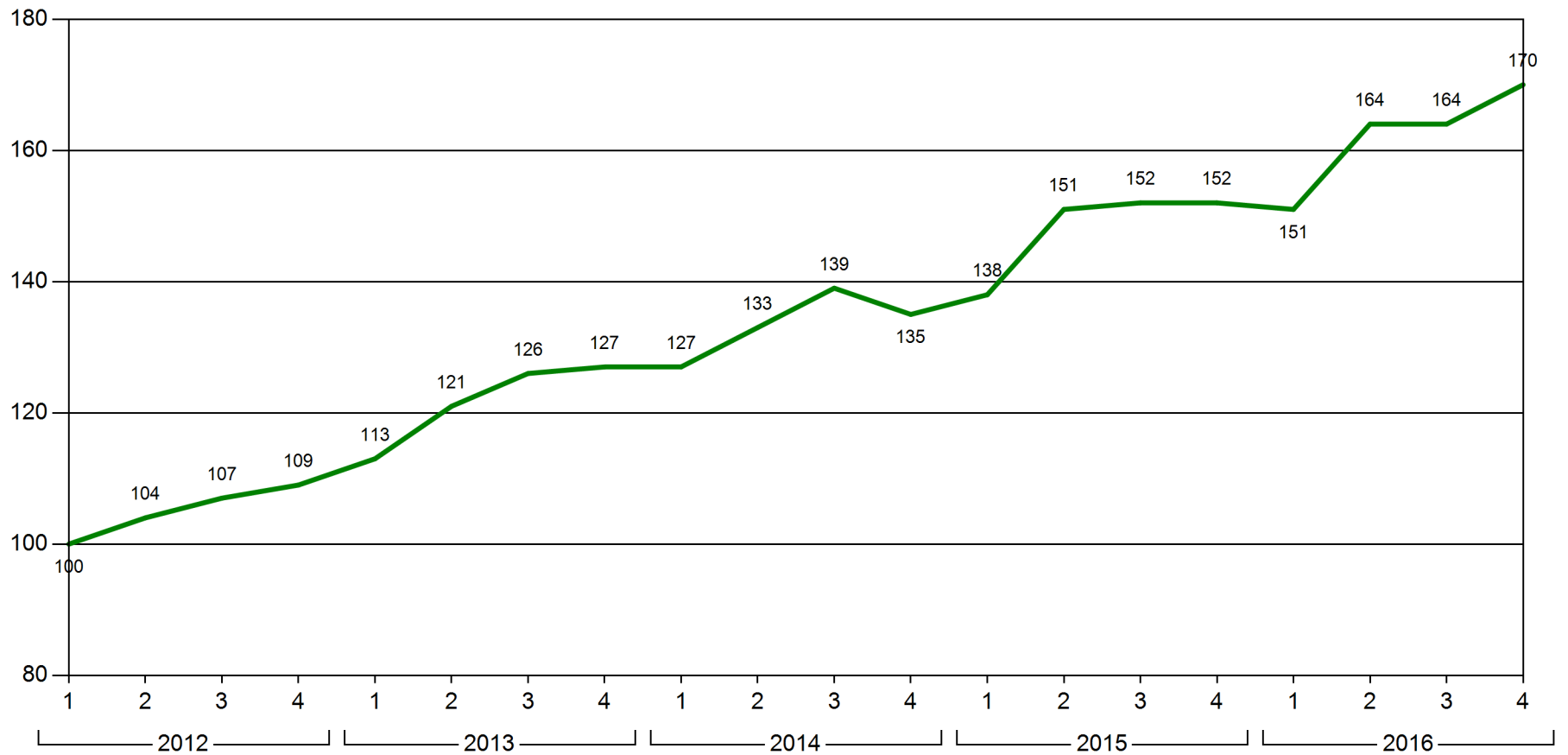
Sales Summary

24 School Street
Boston, MA 02108

617-267-5465

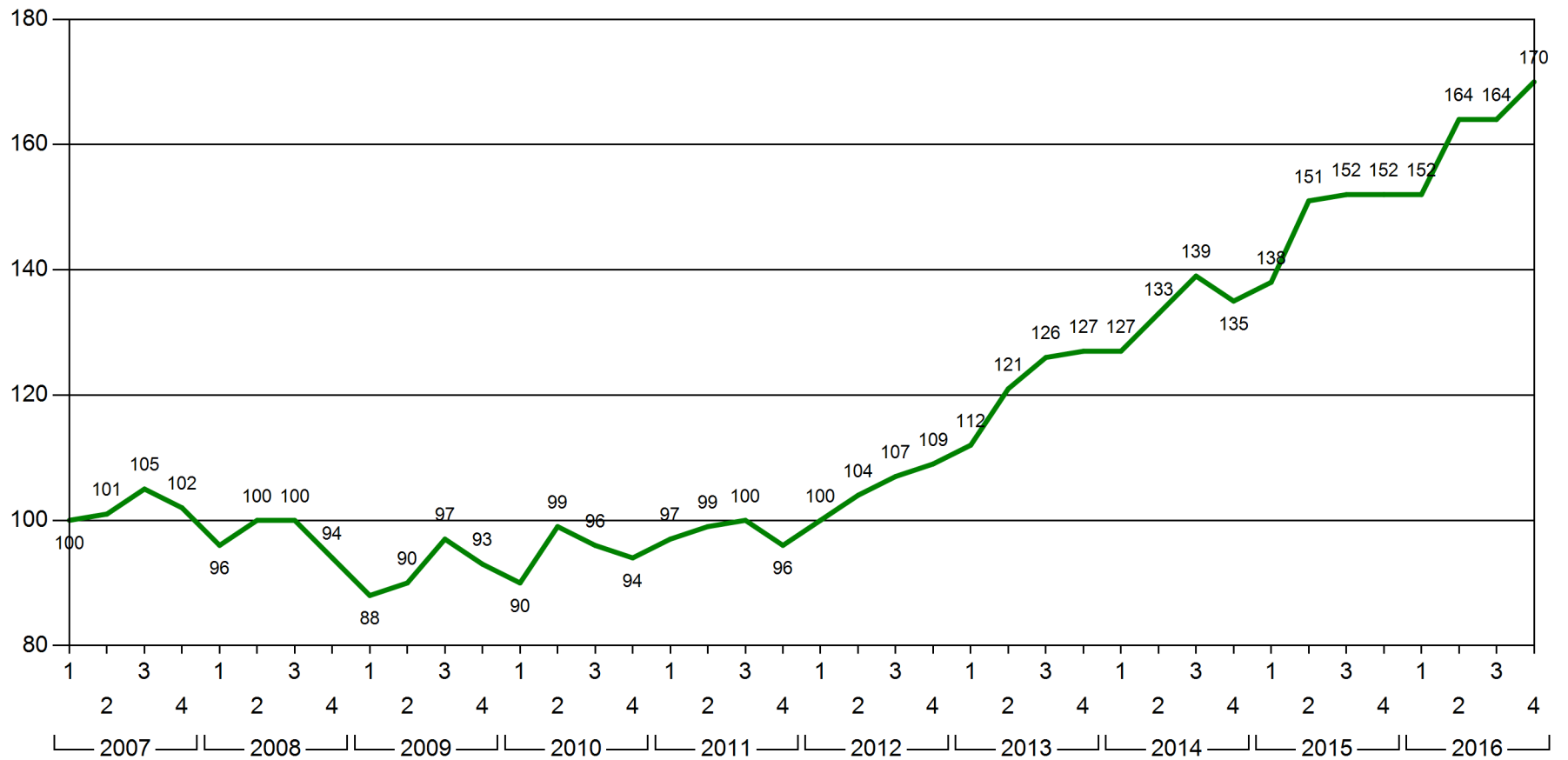
LINK

South Boston Five Year Price Index (Appreciation Rate)



LINK

South Boston Ten Year Price Index (Appreciation Rate)

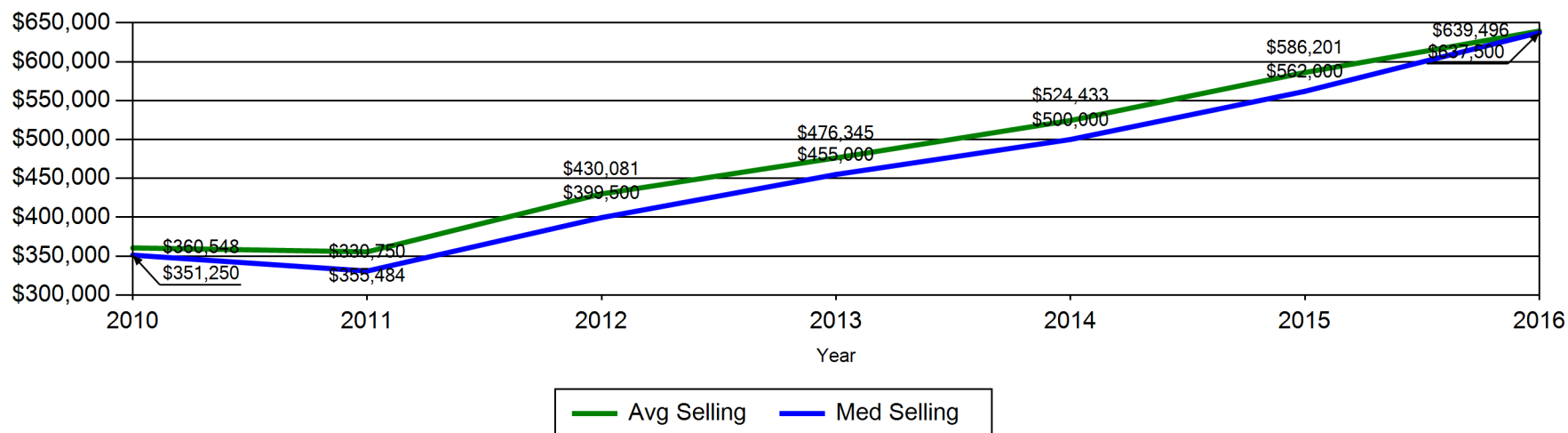


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South Boston Quarterly Sales Summary Fourth Quarter 2016

Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg Psf	%+-	Med Psf	%+-	Avg DOM
2010	98	-15.52 %	\$360,548	8.72 %	\$351,250	7.25 %	\$358.96	-0.32 %	\$355.93	-3.22%	73
2011	130	32.65 %	\$355,484	-1.40 %	\$330,750	-5.84 %	\$363.01	1.13 %	\$366.71	3.03%	88
2012	142	9.23 %	\$430,081	20.98 %	\$399,500	20.79 %	\$405.99	11.84 %	\$400.94	9.33%	63
2013	153	7.75 %	\$476,345	10.76 %	\$455,000	13.89 %	\$473.03	16.51 %	\$471.49	17.60%	44
2014	150	-1.96 %	\$524,433	10.10 %	\$500,000	9.89 %	\$510.42	7.90 %	\$511.52	8.49%	50
2015	152	1.33 %	\$586,201	11.78 %	\$562,000	12.40 %	\$559.62	9.64 %	\$550.07	7.54%	42
2016	150	-1.32 %	\$639,496	9.09 %	\$637,500	13.43 %	\$634.05	13.30 %	\$636.20	15.66%	29

Average and Median Selling Prices



LINK

South Boston

Sales Comparison by Number of Bedrooms Fourth Quarter 2016

Sq Feet	Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg PSF	%+-	Med PSF	%+-	Avg DOM
Studio	2014	0	-100.00 %									
	2015	1		\$326,000		\$326,000		\$763.47		\$763.47		8
	2016	0	-100.00 %									
One Bed	2014	31	14.81 %	\$351,741	-0.21 %	\$340,000	1.49 %	\$580.34	17.95 %	\$581.98	22.10 %	43
	2015	30	-3.23 %	\$407,318	15.80 %	\$392,500	15.44 %	\$609.86	5.09 %	\$586.82	0.83 %	13
	2016	34	13.33 %	\$427,431	4.94 %	\$424,235	8.09 %	\$698.39	14.52 %	\$696.30	18.66 %	19
Two Beds	2014	93	-7.92 %	\$541,819	12.15 %	\$530,000	15.47 %	\$497.40	3.92 %	\$495.79	2.13 %	47
	2015	101	8.60 %	\$611,675	12.89 %	\$600,000	13.21 %	\$555.56	11.69 %	\$552.47	11.43 %	50
	2016	99	-1.98 %	\$683,502	11.74 %	\$672,000	12.00 %	\$630.50	13.49 %	\$632.60	14.50 %	34
Three Plus Beds	2014	24	20.00 %	\$700,492	13.51 %	\$664,000	2.63 %	\$470.52	13.64 %	\$476.56	18.92 %	64
	2015	20	-16.67 %	\$738,896	5.48 %	\$675,500	1.73 %	\$494.55	5.11 %	\$490.54	2.93 %	27
	2016	16	-20.00 %	\$832,813	12.71 %	\$837,500	23.98 %	\$519.28	5.00 %	\$522.78	6.57 %	48

South Boston

Sales Comparison by Square Footage

Fourth Quarter 2016

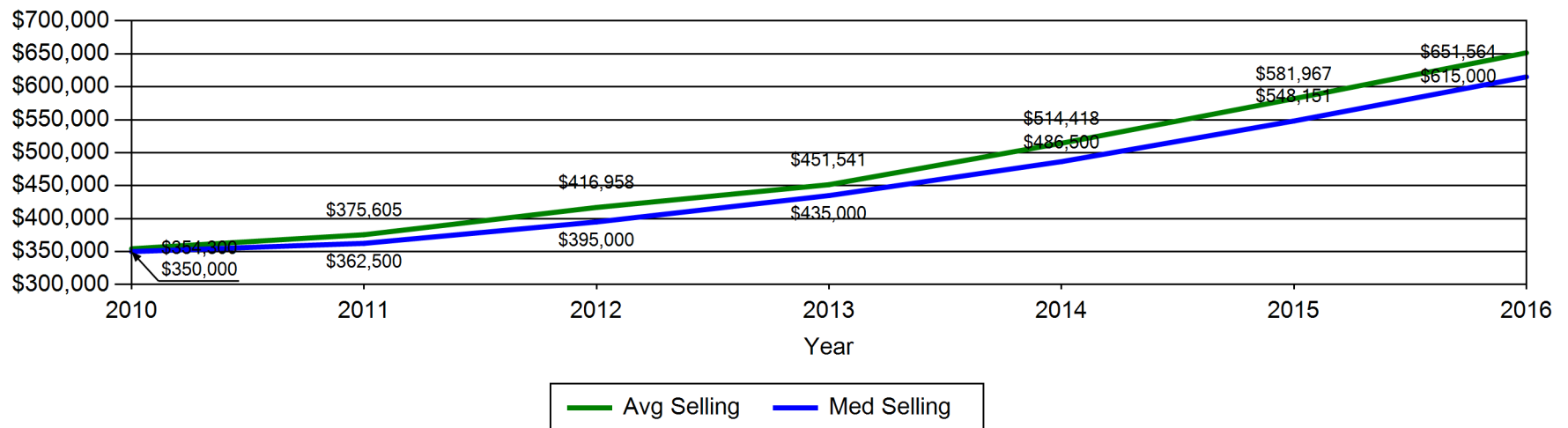
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South Boston Yearly Sales Summary 2016

Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg Psf	%+-	Med Psf	%+-	Avg DOM
2010	530	7.94 %	\$354,300	4.25 %	\$350,000	4.95 %	\$366.49	2.47 %	\$372.43	1.94%	82
2011	522	-1.51 %	\$375,605	6.01 %	\$362,500	3.57 %	\$371.81	1.45 %	\$372.28	-0.04%	93
2012	689	31.99 %	\$416,958	11.01 %	\$395,000	8.97 %	\$389.78	4.83 %	\$390.56	4.91%	75
2013	748	8.56 %	\$451,541	8.29 %	\$435,000	10.13 %	\$458.79	17.70 %	\$460.15	17.82%	38
2014	732	-2.14 %	\$514,418	13.92 %	\$486,500	11.84 %	\$500.97	9.19 %	\$500.00	8.66%	50
2015	726	-0.82 %	\$581,967	13.13 %	\$548,151	12.67 %	\$549.57	9.70 %	\$547.83	9.57%	37
2016	512	-29.48 %	\$651,564	11.96 %	\$615,000	12.20 %	\$589.39	7.25 %	\$584.95	6.78%	40

Average and Median Selling Prices



LINK

South Boston

Sales Comparison by Number of Bedrooms 2016

Sq Feet	Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg PSF	%+-	Med PSF	%+-	Avg DOM
Studio	2014	6	200.00 %	\$212,833	-18.30 %	\$198,500	-23.80 %	\$502.18	-18.20 %	\$492.28	-19.81 %	23
	2015	1	-83.33 %	\$326,000	53.17 %	\$326,000	64.23 %	\$763.47	52.03 %	\$763.47	55.09 %	8
	2016	5	400.00 %	\$242,400	-25.64 %	\$235,000	-27.91 %	\$624.95	-18.14 %	\$718.65	-5.87 %	
One Bed	2014	139	-13.13 %	\$347,197	6.61 %	\$340,000	7.09 %	\$556.41	11.88 %	\$568.83	16.92 %	34
	2015	145	4.32 %	\$396,297	14.14 %	\$390,000	14.71 %	\$600.08	7.85 %	\$610.90	7.40 %	18
	2016	92	-36.55 %	\$431,434	8.87 %	\$419,500	7.56 %	\$642.99	7.15 %	\$646.28	5.79 %	33
Two Beds	2014	454	0.22 %	\$527,443	13.37 %	\$503,000	12.28 %	\$499.09	9.24 %	\$498.37	7.99 %	49
	2015	487	7.27 %	\$601,534	14.05 %	\$575,000	14.31 %	\$547.55	9.71 %	\$547.34	9.83 %	41
	2016	321	-34.09 %	\$659,257	9.60 %	\$630,000	9.57 %	\$591.41	8.01 %	\$586.67	7.19 %	43
Three Plus Beds	2014	116	28.89 %	\$665,701	14.94 %	\$629,750	11.46 %	\$441.83	11.77 %	\$442.88	13.76 %	72
	2015	92	-20.69 %	\$774,448	16.34 %	\$726,750	15.40 %	\$478.35	8.26 %	\$475.00	7.25 %	44
	2016	85	-7.61 %	\$811,824	4.83 %	\$780,000	7.33 %	\$520.35	8.78 %	\$516.38	8.71 %	39

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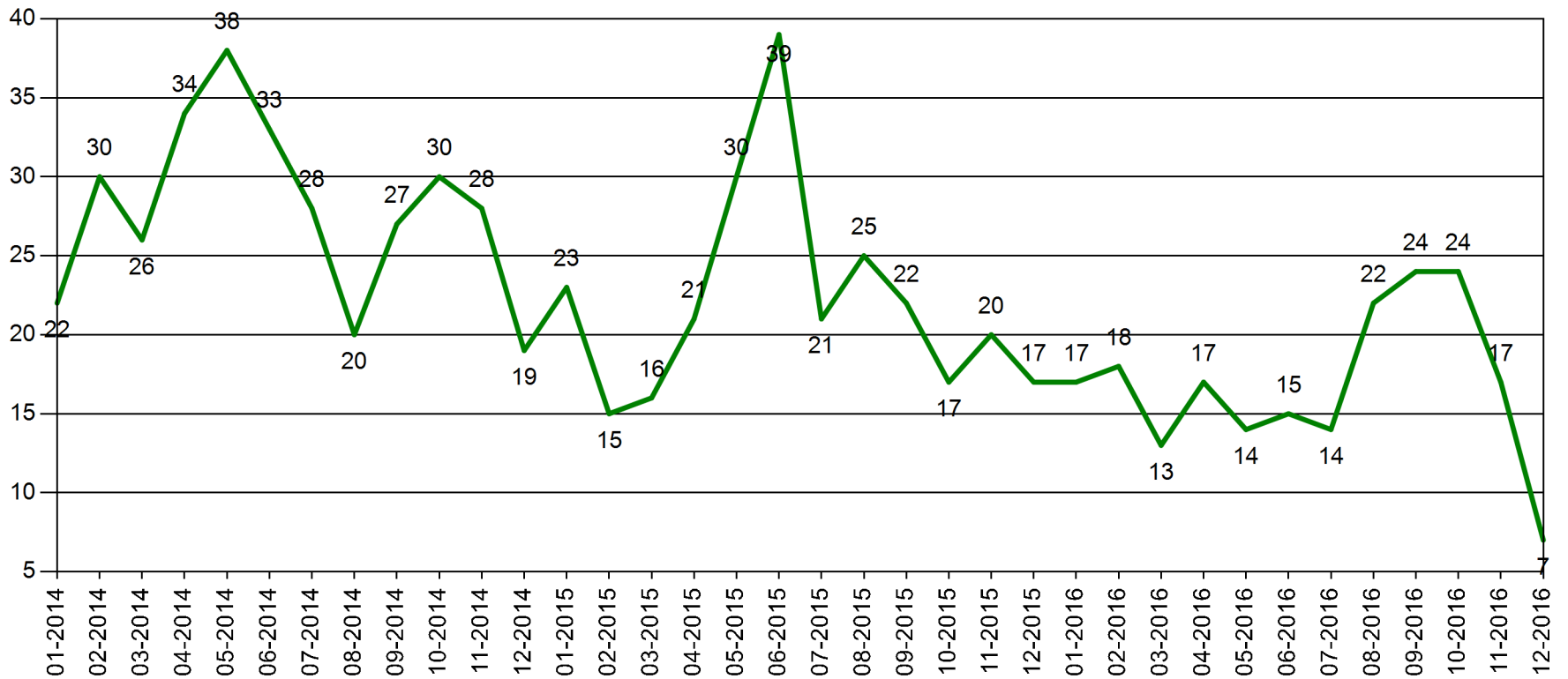
South Boston

Sales Comparison by Square Footage 2016

Sq Feet	Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg P S F	%+-	Med P S F	%+-	Avg D O M
700 or Less	2014	152	2.70 %	\$329,161	8.07 %	\$335,000	9.12 %	\$578.16	9.11 %	\$583.85	11.40%	26
	2015	128	-15.79 %	\$363,950	10.57 %	\$363,500	8.51 %	\$626.09	8.29 %	\$619.58	6.12%	19
	2016	84	-34.38 %	\$389,131	6.92 %	\$400,000	10.04 %	\$682.47	9.01 %	\$689.04	11.21%	33
701-1000	2014	204	-2.86 %	\$439,112	9.75 %	\$430,875	6.92 %	\$513.43	7.93 %	\$511.54	6.30%	35
	2015	213	4.41 %	\$477,189	8.67 %	\$476,000	10.47 %	\$555.67	8.23 %	\$563.38	10.13%	32
	2016	126	-40.85 %	\$510,974	7.08 %	\$519,000	9.03 %	\$604.40	8.77 %	\$601.71	6.80%	26
1001-1500	2014	255	-7.61 %	\$573,811	12.92 %	\$559,990	12.00 %	\$474.50	10.18 %	\$470.37	8.98%	54
	2015	284	11.37 %	\$651,615	13.56 %	\$642,500	14.73 %	\$534.45	12.63 %	\$527.40	12.12%	45
	2016	203	-28.52 %	\$675,948	3.73 %	\$655,000	1.95 %	\$564.73	5.67 %	\$572.71	8.59%	42
1501-1800	2014	59	59.46 %	\$726,393	18.15 %	\$722,500	18.06 %	\$440.81	16.41 %	\$445.33	15.67%	80
	2015	54	-8.47 %	\$778,397	7.16 %	\$819,500	13.43 %	\$473.22	7.35 %	\$483.89	8.66%	44
	2016	49	-9.26 %	\$906,775	16.49 %	\$890,000	8.60 %	\$546.22	15.43 %	\$547.96	13.24%	56
1800-2400	2014	39	30.00 %	\$847,129	19.64 %	\$845,000	17.12 %	\$420.40	19.74 %	\$424.68	19.97%	85
	2015	41	5.13 %	\$982,739	16.01 %	\$954,000	12.90 %	\$494.30	17.58 %	\$472.26	11.21%	40
	2016	44	7.32 %	\$1,056,557	7.51 %	\$987,500	3.51 %	\$536.88	8.61 %	\$530.40	12.31%	80
Over 2400	2014	4	300.00 %	\$839,750	-2.35 %	\$704,500	-18.08 %	\$292.95	-13.41 %	\$281.87	-16.69%	37
	2015	5	25.00 %	\$1,274,800	51.81 %	\$1,175,000	66.78 %	\$467.27	59.51 %	\$436.15	54.74%	-1
	2016	6	20.00 %	\$1,398,833	9.73 %	\$1,350,000	14.89 %	\$543.06	16.22 %	\$553.89	26.99%	

LINK

South Boston Inventory Fourth Quarter 2016





LINK
data | tools | analysis > smart

South End

2016

Sales Summary

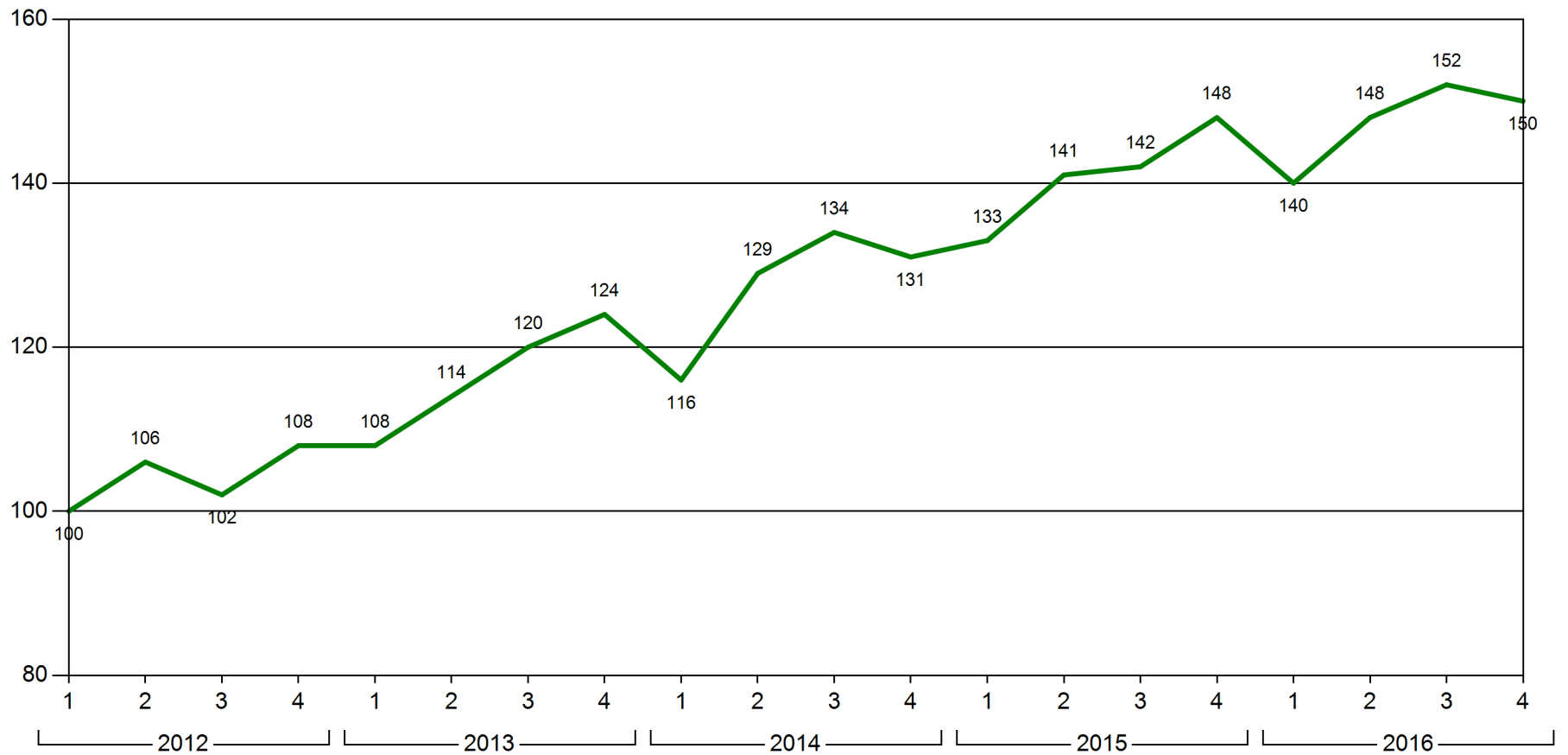
24 School Street
Boston, MA 02108

617-267-5465

LINK

South End

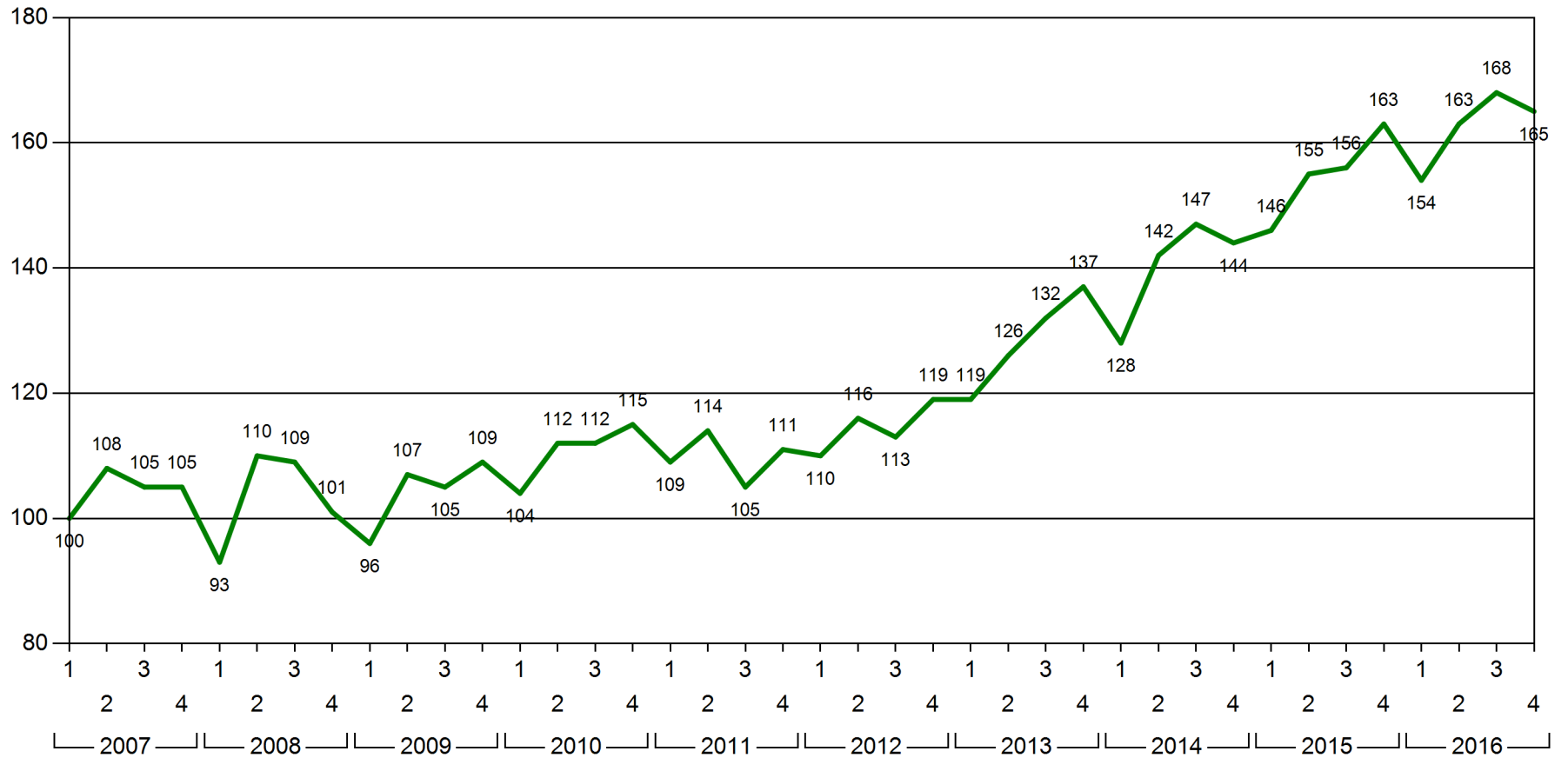
Five Year Price Index
(Appreciation Rate)



LINK

South End

Ten Year Price Index
(Appreciation Rate)



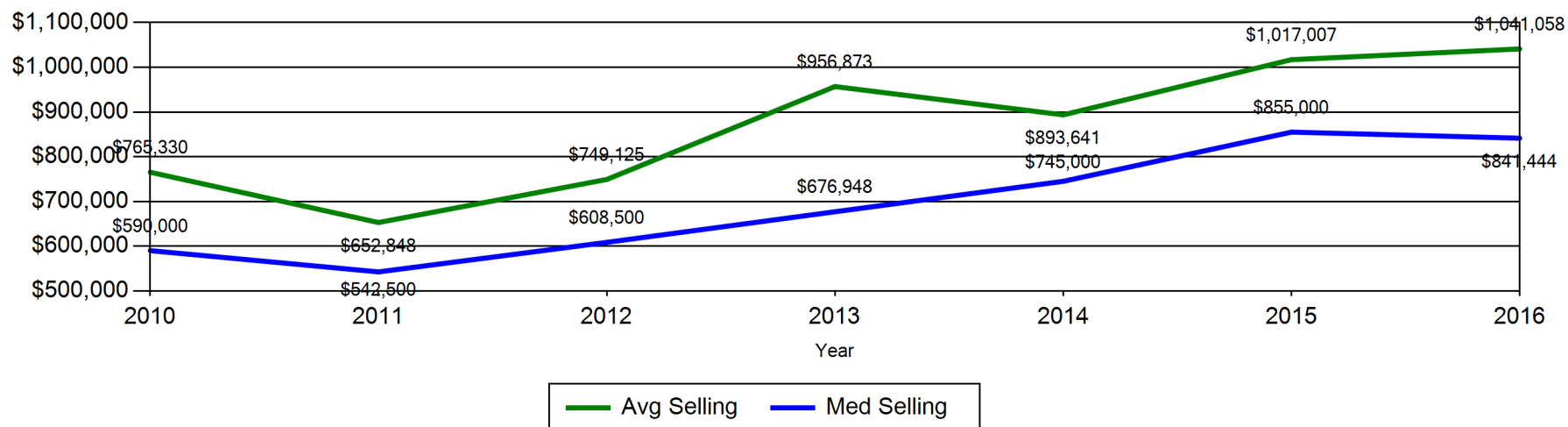
LINK

South End

Quarterly Sales Summary Fourth Quarter 2016

Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg Psf	%+-	Med Psf	%+-	Avg DOM
2010	135	-2.88 %	\$765,330	3.28 %	\$590,000	2.61 %	\$628.59	3.18 %	\$635.32	3.21%	78
2011	135	0.00 %	\$652,848	-14.70 %	\$542,500	-8.05 %	\$608.54	-3.19 %	\$608.79	-4.18%	81
2012	146	8.15 %	\$749,125	14.75 %	\$608,500	12.17 %	\$658.18	8.16 %	\$665.11	9.25%	50
2013	140	-4.11 %	\$956,873	27.73 %	\$676,948	11.25 %	\$757.57	15.10 %	\$733.33	10.26%	41
2014	149	6.43 %	\$893,641	-6.61 %	\$745,000	10.05 %	\$787.30	3.92 %	\$796.88	8.67%	36
2015	213	42.95 %	\$1,017,007	13.80 %	\$855,000	14.77 %	\$924.83	17.47 %	\$949.27	19.12%	35
2016	120	-43.66 %	\$1,041,058	2.36 %	\$841,444	-1.59 %	\$921.45	-0.37 %	\$925.13	-2.54%	32

Average and Median Selling Prices



LINK

South End

Sales Comparison by Number of Bedrooms Fourth Quarter 2016

Sq Feet	Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg PSF	%+-	Med PSF	%+-	Avg DOM
Studio	2014	1		\$349,000		\$349,000		\$828.98		\$828.98		17
	2015	10	900.00 %	\$537,650	54.05 %	\$512,000	46.70 %	\$973.22	17.40 %	\$1,013.45	22.25 %	28
	2016	1	-90.00 %	\$515,000	-4.21 %	\$515,000	0.59 %	\$683.93	-29.72 %	\$683.93	-32.51 %	63
One Bed	2014	49	8.89 %	\$609,010	11.13 %	\$590,000	13.46 %	\$762.17	7.48 %	\$786.68	11.56 %	44
	2015	73	48.98 %	\$688,643	13.08 %	\$669,000	13.39 %	\$893.72	17.26 %	\$908.96	15.54 %	30
	2016	47	-35.62 %	\$650,409	-5.55 %	\$655,000	-2.09 %	\$871.24	-2.52 %	\$893.20	-1.73 %	20
Two Beds	2014	77	32.76 %	\$864,305	0.24 %	\$835,000	7.81 %	\$776.74	3.90 %	\$784.95	3.02 %	33
	2015	108	40.26 %	\$1,080,503	25.01 %	\$1,030,000	23.35 %	\$929.10	19.62 %	\$946.09	20.53 %	37
	2016	53	-50.93 %	\$1,145,603	6.03 %	\$1,005,000	-2.43 %	\$954.64	2.75 %	\$933.29	-1.35 %	30
Three Plus Beds	2014	21	-30.00 %	\$1,654,071	-7.66 %	\$1,749,000	10.52 %	\$882.68	3.90 %	\$890.24	8.11 %	35
	2015	20	-4.76 %	\$2,173,261	31.39 %	\$2,174,000	24.30 %	\$1,044.20	18.30 %	\$1,074.90	20.74 %	45
	2016	19	-5.00 %	\$1,743,461	-19.78 %	\$1,895,000	-12.83 %	\$965.60	-7.53 %	\$993.71	-7.55 %	50

LINK

South End

Sales Comparison by Square Footage Fourth Quarter 2016

Sq Feet	Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg PSF	%+-	Med PSF	%+-	Avg DOM
700 or Less	2014	25	13.64 %	\$494,540	5.70 %	\$506,500	7.54 %	\$840.18	10.49 %	\$828.98	12.69%	22
	2015	45	80.00 %	\$564,807	14.21 %	\$555,000	9.58 %	\$938.42	11.69 %	\$965.79	16.50%	35
	2016	26	-42.22 %	\$498,208	-11.79 %	\$508,000	-8.47 %	\$862.09	-8.13 %	\$818.58	-15.24%	17
701-1000	2014	54	20.00 %	\$648,654	12.91 %	\$635,250	7.85 %	\$775.30	12.83 %	\$791.28	12.53%	28
	2015	64	18.52 %	\$741,984	14.39 %	\$742,000	16.80 %	\$885.28	14.18 %	\$902.67	14.08%	36
	2016	34	-46.88 %	\$746,822	0.65 %	\$742,750	0.10 %	\$904.59	2.18 %	\$933.37	3.40%	27
1001-1500	2014	38	18.75 %	\$902,813	-4.18 %	\$860,000	-11.11 %	\$740.02	-0.56 %	\$757.12	-2.40%	33
	2015	71	86.84 %	\$1,076,647	19.25 %	\$1,099,000	27.79 %	\$901.77	21.86 %	\$952.35	25.79%	33
	2016	36	-49.30 %	\$1,107,818	2.90 %	\$1,096,400	-0.24 %	\$899.67	-0.23 %	\$879.44	-7.66%	30
1501-1800	2014	15	25.00 %	\$1,291,267	-6.44 %	\$1,200,000	-15.79 %	\$791.39	-3.54 %	\$797.34	-1.43%	42
	2015	12	-20.00 %	\$1,646,542	27.51 %	\$1,685,000	40.42 %	\$987.80	24.82 %	\$1,019.89	27.91%	18
	2016	11	-8.33 %	\$1,835,241	11.46 %	\$1,670,000	-0.89 %	\$1,121.40	13.52 %	\$1,099.01	7.76%	51
1800-2400	2014	12	9.09 %	\$1,808,524	12.10 %	\$1,848,585	24.48 %	\$856.23	12.17 %	\$866.54	19.62%	113
	2015	15	25.00 %	\$2,053,747	13.56 %	\$2,169,000	17.33 %	\$1,056.66	23.41 %	\$1,106.59	27.70%	47
	2016	11	-26.67 %	\$2,042,045	-0.57 %	\$1,985,000	-8.48 %	\$1,006.18	-4.78 %	\$1,011.63	-8.58%	37
Over 2400	2014	4	-63.64 %	\$2,177,125	-13.86 %	\$2,304,750	-0.87 %	\$845.84	-15.79 %	\$910.70	1.51%	12
	2015	6	50.00 %	\$2,785,417	27.94 %	\$2,697,500	17.04 %	\$1,062.33	25.59 %	\$1,042.70	14.49%	35
	2016	2	-66.67 %	\$2,025,000	-27.30 %	\$2,025,000	-24.93 %	\$806.29	-24.10 %	\$806.29	-22.67%	70

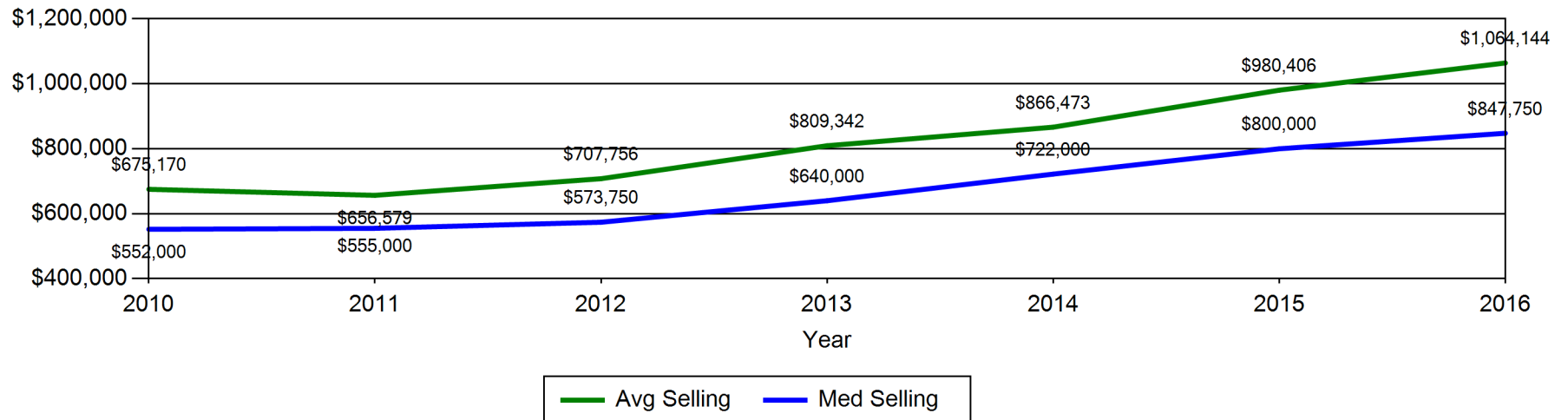
LINK

South End

Yearly Sales Summary 2016

Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg Psf	%+-	Med Psf	%+-	Avg DOM
2010	567	-5.34 %	\$675,170	5.15 %	\$552,000	3.76 %	\$608.47	3.54 %	\$609.21	2.35%	89
2011	559	-1.41 %	\$656,579	-2.75 %	\$555,000	0.54 %	\$606.83	-0.27 %	\$609.08	-0.02%	71
2012	646	15.56 %	\$707,756	7.79 %	\$573,750	3.38 %	\$629.71	3.77 %	\$626.06	2.79%	61
2013	705	9.13 %	\$809,342	14.35 %	\$640,000	11.55 %	\$707.64	12.38 %	\$709.94	13.40%	33
2014	632	-10.35 %	\$866,473	7.06 %	\$722,000	12.81 %	\$780.45	10.29 %	\$785.09	10.59%	34
2015	700	10.76 %	\$980,406	13.15 %	\$800,000	10.80 %	\$870.68	11.56 %	\$878.34	11.88%	38
2016	468	-33.14 %	\$1,064,144	8.54 %	\$847,750	5.97 %	\$911.07	4.64 %	\$917.19	4.42%	30

Average and Median Selling Prices



LINK

South End

Sales Comparison by Number of Bedrooms 2016

Sq Feet	Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg PSF	%+-	Med PSF	%+-	Avg DOM
Studio	2014	11	1,000.00 %	\$301,682	69.96 %	\$316,000	78.03 %	\$795.20	29.47 %	\$765.22	24.59 %	57
	2015	18	63.64 %	\$453,281	50.25 %	\$433,750	37.26 %	\$966.65	21.56 %	\$999.86	30.66 %	24
	2016	12	-33.33 %	\$470,375	3.77 %	\$418,750	-3.46 %	\$923.00	-4.52 %	\$909.19	-9.07 %	32
One Bed	2014	214	-13.36 %	\$564,783	10.74 %	\$530,000	10.65 %	\$741.54	7.65 %	\$766.06	8.90 %	36
	2015	235	9.81 %	\$621,332	10.01 %	\$585,000	10.38 %	\$850.22	14.66 %	\$860.47	12.32 %	29
	2016	146	-37.87 %	\$657,640	5.84 %	\$632,500	8.12 %	\$872.64	2.64 %	\$894.12	3.91 %	26
Two Beds	2014	309	-6.65 %	\$884,985	11.81 %	\$800,000	10.34 %	\$788.33	12.34 %	\$782.86	11.46 %	27
	2015	345	11.65 %	\$1,004,326	13.48 %	\$885,000	10.63 %	\$868.38	10.15 %	\$877.78	12.12 %	41
	2016	236	-31.59 %	\$1,057,702	5.31 %	\$928,500	4.92 %	\$913.77	5.23 %	\$902.96	2.87 %	28
Three Plus Beds	2014	88	-17.76 %	\$1,583,847	-0.10 %	\$1,580,000	5.33 %	\$853.77	9.29 %	\$865.05	11.26 %	47
	2015	99	12.50 %	\$1,859,283	17.39 %	\$1,825,000	15.51 %	\$922.23	8.02 %	\$946.17	9.38 %	50
	2016	72	-27.27 %	\$2,030,306	9.20 %	\$1,987,500	8.90 %	\$996.61	8.07 %	\$1,008.71	6.61 %	41

LINK

South End

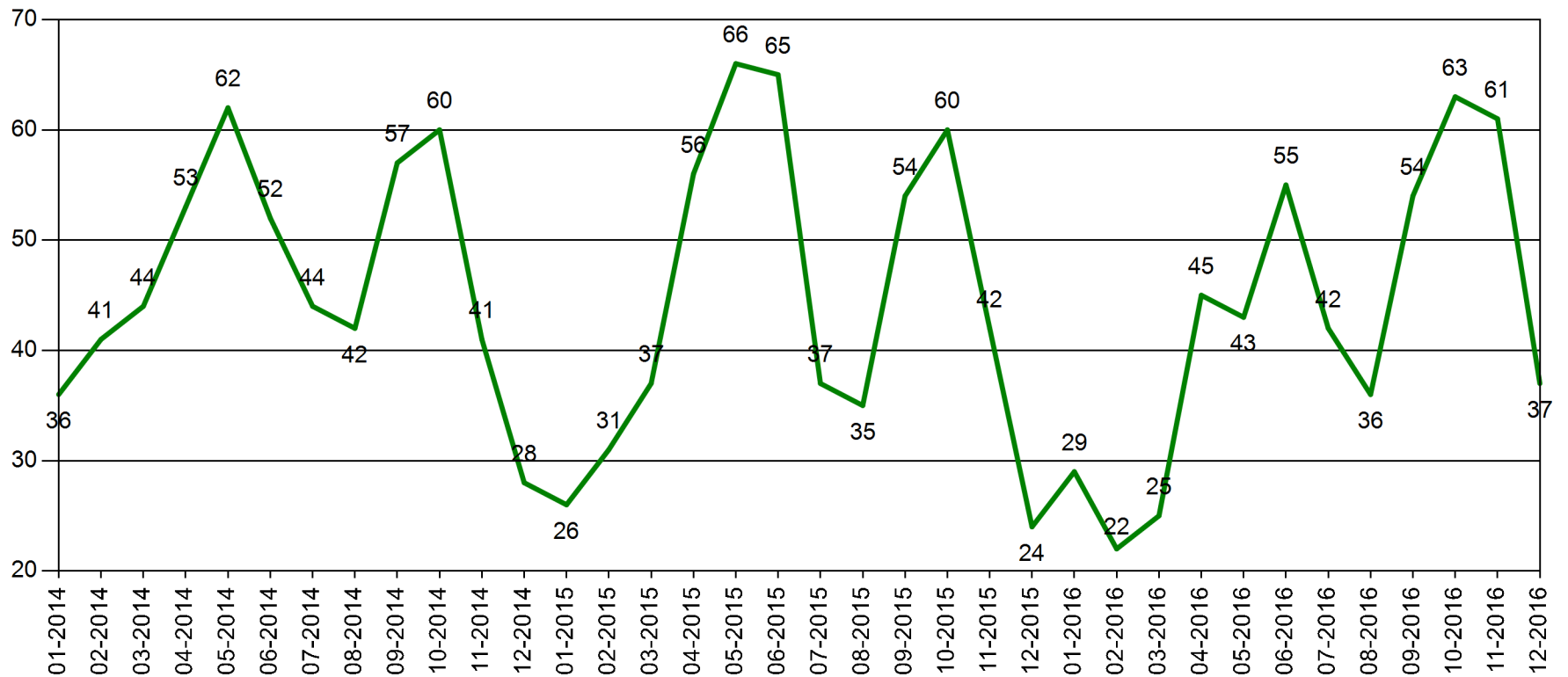
Sales Comparison by Square Footage 2016

Sq Feet	Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg P S F	%+-	Med P S F	%+-	Avg D O M
700 or Less	2014	131	-11.49 %	\$451,375	3.96 %	\$465,500	4.61 %	\$804.23	9.26 %	\$810.55	8.97%	27
	2015	154	17.56 %	\$514,131	13.90 %	\$515,500	10.74 %	\$898.44	11.71 %	\$912.79	12.61%	32
	2016	82	-46.75 %	\$532,670	3.61 %	\$548,250	6.35 %	\$922.43	2.67 %	\$942.30	3.23%	20
701-1000	2014	201	-7.80 %	\$628,292	12.07 %	\$623,500	9.48 %	\$747.64	10.49 %	\$770.11	12.54%	29
	2015	210	4.48 %	\$698,856	11.23 %	\$700,650	12.37 %	\$834.58	11.63 %	\$840.56	9.15%	32
	2016	153	-27.14 %	\$716,375	2.51 %	\$715,000	2.05 %	\$868.10	4.02 %	\$875.00	4.10%	31
1001-1500	2014	177	-4.84 %	\$913,111	10.00 %	\$871,000	7.53 %	\$749.66	11.22 %	\$750.41	11.44%	31
	2015	200	12.99 %	\$1,007,614	10.35 %	\$980,250	12.54 %	\$824.33	9.96 %	\$846.29	12.78%	46
	2016	132	-34.00 %	\$1,064,449	5.64 %	\$1,042,500	6.35 %	\$872.29	5.82 %	\$870.83	2.90%	30
1501-1800	2014	52	-16.13 %	\$1,381,172	14.73 %	\$1,287,500	10.99 %	\$836.91	13.57 %	\$796.69	8.73%	35
	2015	60	15.38 %	\$1,524,206	10.36 %	\$1,484,000	15.26 %	\$921.12	10.06 %	\$918.42	15.28%	44
	2016	43	-28.33 %	\$1,613,349	5.85 %	\$1,615,000	8.83 %	\$974.56	5.80 %	\$959.03	4.42%	23
1800-2400	2014	48	-17.24 %	\$1,752,691	11.93 %	\$1,765,000	16.51 %	\$867.14	15.63 %	\$874.03	18.13%	73
	2015	52	8.33 %	\$2,031,414	15.90 %	\$2,035,000	15.30 %	\$1,006.69	16.09 %	\$986.88	12.91%	36
	2016	45	-13.46 %	\$2,152,154	5.94 %	\$2,010,000	-1.23 %	\$1,059.73	5.27 %	\$1,017.89	3.14%	39
Over 2400	2014	15	-31.82 %	\$2,317,700	-6.25 %	\$2,222,000	-3.81 %	\$902.63	-1.20 %	\$894.52	8.86%	57
	2015	24	60.00 %	\$2,572,479	10.99 %	\$2,650,000	19.26 %	\$973.95	7.90 %	\$1,019.52	13.97%	50
	2016	13	-45.83 %	\$2,923,615	13.65 %	\$2,770,000	4.53 %	\$1,014.20	4.13 %	\$1,031.66	1.19%	54

LINK

South End

Inventory
Fourth Quarter 2016





Waterfront

2016

Sales Summary

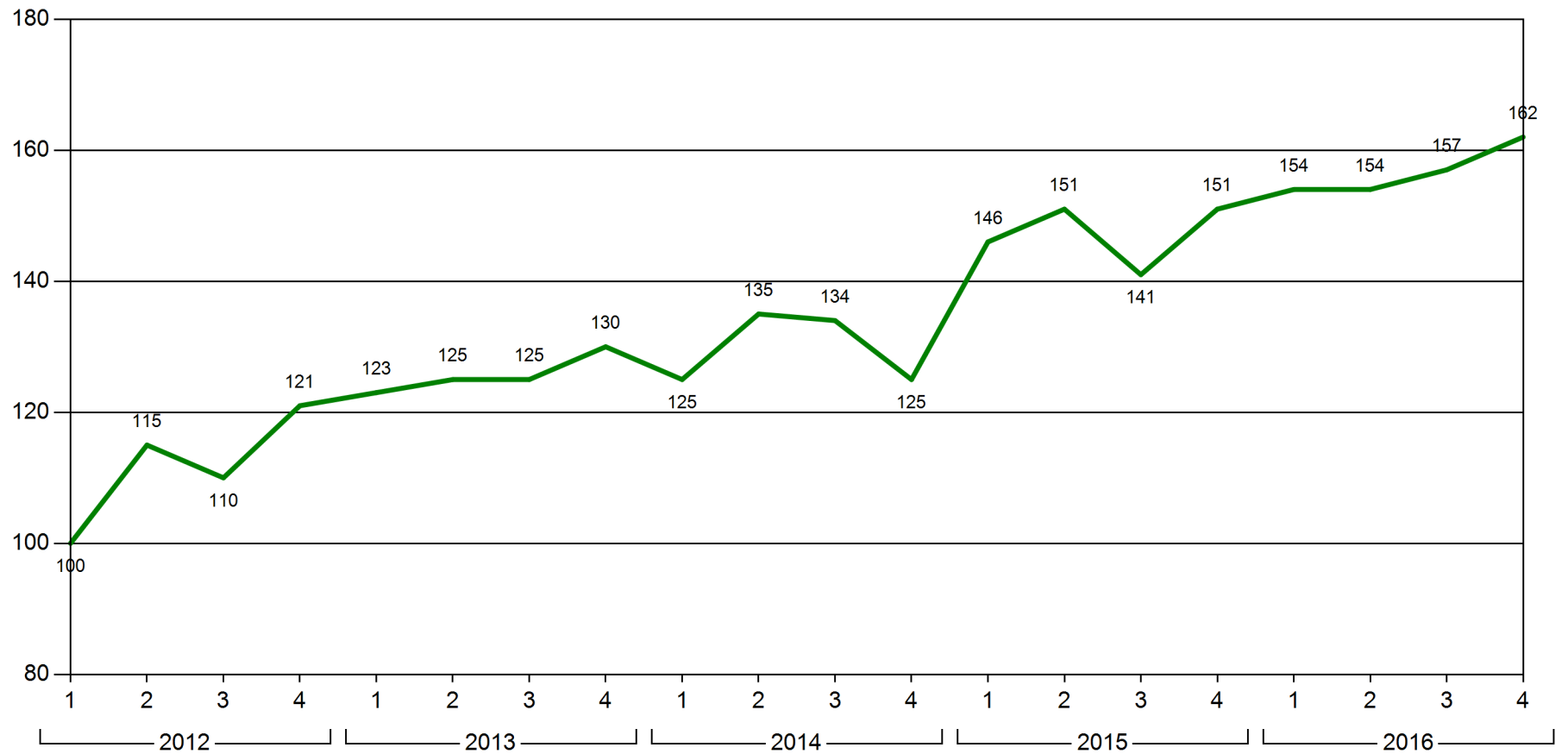
24 School Street
Boston, MA 02108

617-267-5465

LINK

Waterfront

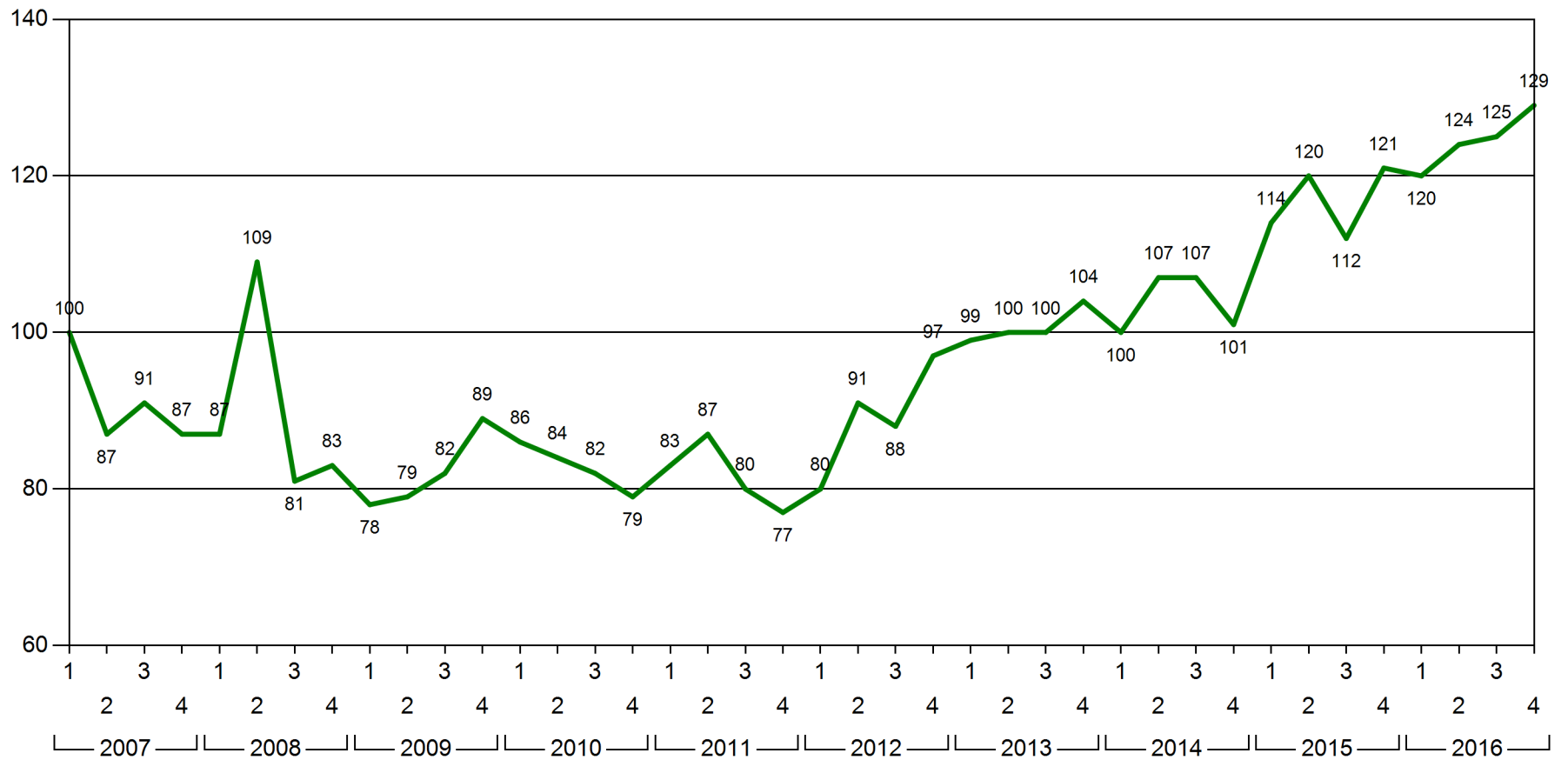
Five Year Price Index
(Appreciation Rate)



LINK

Waterfront

Ten Year Price Index
(Appreciation Rate)



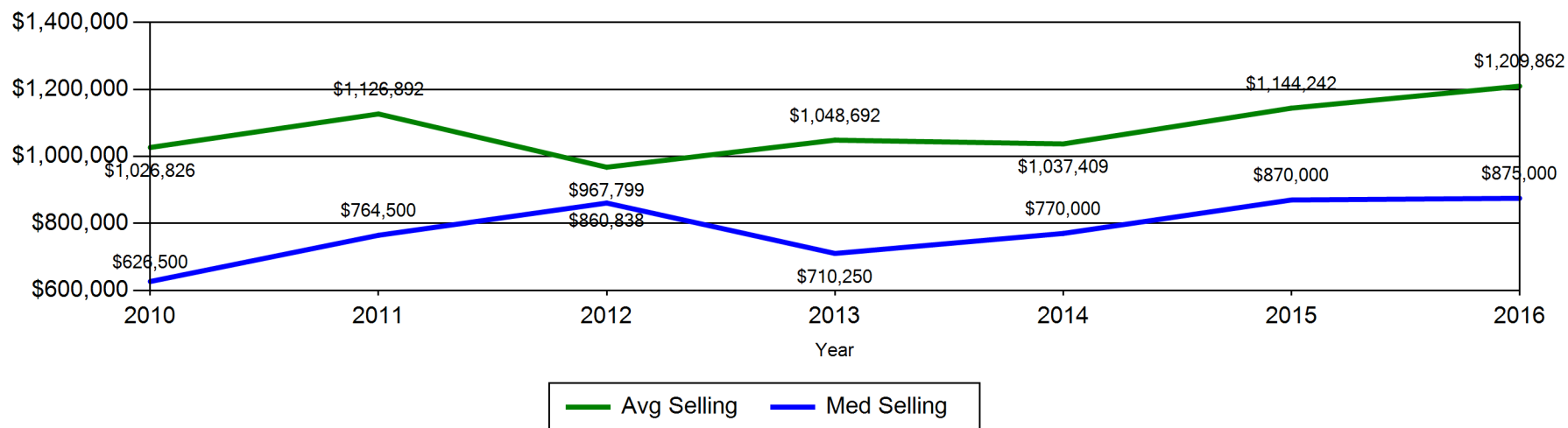
LINK

Waterfront

Quarterly Sales Summary Fourth Quarter 2016

Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg Psf	%+-	Med Psf	%+-	Avg DOM
2010	34	30.77 %	\$1,026,826	2.83 %	\$626,500	-9.20 %	\$644.21	-12.69 %	\$590.18	-12.71%	133
2011	30	-11.76 %	\$1,126,892	9.75 %	\$764,500	22.03 %	\$638.58	-0.88 %	\$583.59	-1.12%	156
2012	40	33.33 %	\$967,799	-14.12 %	\$860,838	12.60 %	\$747.43	17.05 %	\$711.29	21.88%	90
2013	42	5.00 %	\$1,048,692	8.36 %	\$710,250	-17.49 %	\$796.54	6.57 %	\$746.25	4.91%	94
2014	39	-7.14 %	\$1,037,409	-1.08 %	\$770,000	8.41 %	\$806.69	1.27 %	\$729.17	-2.29%	82
2015	31	-20.51 %	\$1,144,242	10.30 %	\$870,000	12.99 %	\$915.62	13.50 %	\$835.03	14.52%	61
2016	29	-6.45 %	\$1,209,862	5.73 %	\$875,000	0.57 %	\$976.04	6.60 %	\$901.74	7.99%	77

Average and Median Selling Prices



LINK

Waterfront

Sales Comparison by Number of Bedrooms Fourth Quarter 2016

Sq Feet	Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg PSF	%+-	Med PSF	%+-	Avg DOM
Studio	2014	2	100.00 %	\$384,000	-8.57 %	\$384,000	-8.57 %	\$883.99	13.45 %	\$883.99	13.45 %	103
	2015	2	0.00 %	\$465,000	21.09 %	\$465,000	21.09 %	\$942.60	6.63 %	\$942.60	6.63 %	2
	2016	1	-50.00 %	\$540,000	16.13 %	\$540,000	16.13 %	\$932.64	-1.06 %	\$932.64	-1.06 %	6
One Bed	2014	15	-28.57 %	\$655,776	-3.61 %	\$680,000	10.57 %	\$721.69	2.82 %	\$656.21	-7.65 %	32
	2015	14	-6.67 %	\$797,000	21.54 %	\$767,000	12.79 %	\$830.66	15.10 %	\$810.40	23.50 %	66
	2016	8	-42.86 %	\$675,813	-15.21 %	\$657,500	-14.28 %	\$822.20	-1.02 %	\$828.85	2.28 %	47
Two Beds	2014	18	28.57 %	\$1,078,072	-18.27 %	\$870,875	-35.13 %	\$767.32	-15.47 %	\$691.84	-27.39 %	103
	2015	13	-27.78 %	\$1,396,808	29.57 %	\$1,265,000	45.26 %	\$971.53	26.61 %	\$993.51	43.60 %	69
	2016	18	38.46 %	\$1,332,750	-4.59 %	\$1,089,000	-13.91 %	\$1,032.55	6.28 %	\$915.70	-7.83 %	75
Three Plus Beds	2014	4	-20.00 %	\$2,612,250	24.74 %	\$2,825,000	24.31 %	\$1,263.99	39.66 %	\$1,344.07	44.51 %	105
	2015	2	-50.00 %	\$2,612,500	0.01 %	\$2,612,500	-7.52 %	\$1,119.87	-11.40 %	\$1,119.87	-16.68 %	24
	2016	2	0.00 %	\$2,575,000	-1.44 %	\$2,575,000	-1.44 %	\$1,104.47	-1.37 %	\$1,104.47	-1.37 %	190

LINK

Waterfront

Sales Comparison by Square Footage Fourth Quarter 2016

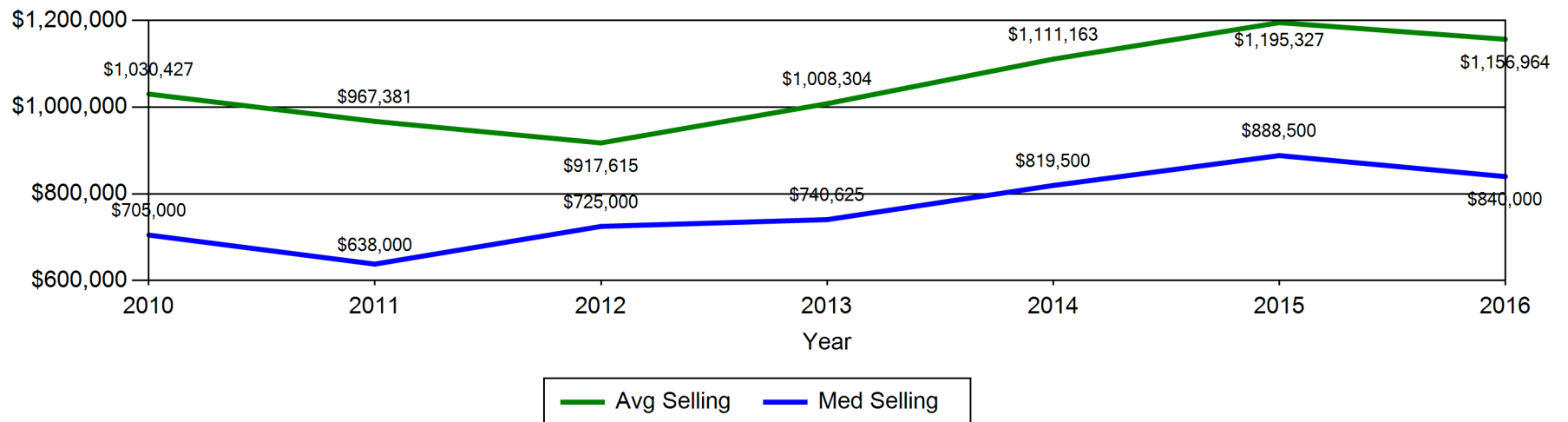
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Waterfront Yearly Sales Summary 2016

Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg Psf	%+-	Med Psf	%+-	Avg DOM
2010	129	24.04 %	\$1,030,427	21.35 %	\$705,000	10.16 %	\$669.26	3.59 %	\$579.82	-2.78%	143
2011	128	-0.78 %	\$967,381	-6.12 %	\$638,000	-9.50 %	\$648.38	-3.12 %	\$585.40	0.96%	128
2012	185	44.53 %	\$917,615	-5.14 %	\$725,000	13.64 %	\$692.83	6.86 %	\$629.72	7.57%	108
2013	171	-7.57 %	\$1,008,304	9.88 %	\$740,625	2.16 %	\$771.47	11.35 %	\$707.92	12.42%	77
2014	157	-8.19 %	\$1,111,163	10.20 %	\$819,500	10.65 %	\$815.10	5.66 %	\$729.17	3.00%	75
2015	154	-1.91 %	\$1,195,327	7.57 %	\$888,500	8.42 %	\$903.95	10.90 %	\$821.60	12.68%	69
2016	128	-16.88 %	\$1,156,964	-3.21 %	\$840,000	-5.46 %	\$931.63	3.06 %	\$843.19	2.63%	56

Average and Median Selling Prices



LINK

Waterfront

Sales Comparison by Number of Bedrooms 2016

Sq Feet	Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg PSF	%+-	Med PSF	%+-	Avg DOM
Studio	2014	2	-71.43 %	\$384,000	-2.52 %	\$384,000	-2.78 %	\$883.99	16.19 %	\$883.99	30.36 %	103
	2015	2	0.00 %	\$465,000	21.09 %	\$465,000	21.09 %	\$942.60	6.63 %	\$942.60	6.63 %	2
	2016	5	150.00 %	\$514,800	10.71 %	\$519,000	11.61 %	\$1,161.30	23.20 %	\$1,229.86	30.48 %	30
One Bed	2014	60	-18.92 %	\$658,221	4.53 %	\$622,500	5.06 %	\$723.16	5.13 %	\$709.32	3.48 %	51
	2015	68	13.33 %	\$768,989	16.83 %	\$660,000	6.02 %	\$831.20	14.94 %	\$811.91	14.46 %	45
	2016	52	-23.53 %	\$713,195	-7.26 %	\$675,000	2.27 %	\$813.28	-2.16 %	\$806.72	-0.64 %	61
Two Beds	2014	80	14.29 %	\$1,222,948	1.06 %	\$942,500	-15.66 %	\$843.28	2.21 %	\$719.22	-6.69 %	77
	2015	64	-20.00 %	\$1,335,532	9.21 %	\$1,115,000	18.30 %	\$954.08	13.14 %	\$853.45	18.66 %	69
	2016	60	-6.25 %	\$1,283,669	-3.88 %	\$1,010,000	-9.42 %	\$970.01	1.67 %	\$853.45	0.00 %	56
Three Plus Beds	2014	15	-16.67 %	\$2,423,700	16.16 %	\$2,595,000	24.46 %	\$1,023.43	11.38 %	\$884.20	-3.38 %	111
	2015	18	20.00 %	\$2,467,778	1.82 %	\$2,400,000	-7.51 %	\$1,002.28	-2.07 %	\$1,005.03	13.66 %	108
	2016	11	-38.89 %	\$2,855,559	15.71 %	\$2,575,000	7.29 %	\$1,177.36	17.47 %	\$1,106.69	10.12 %	55

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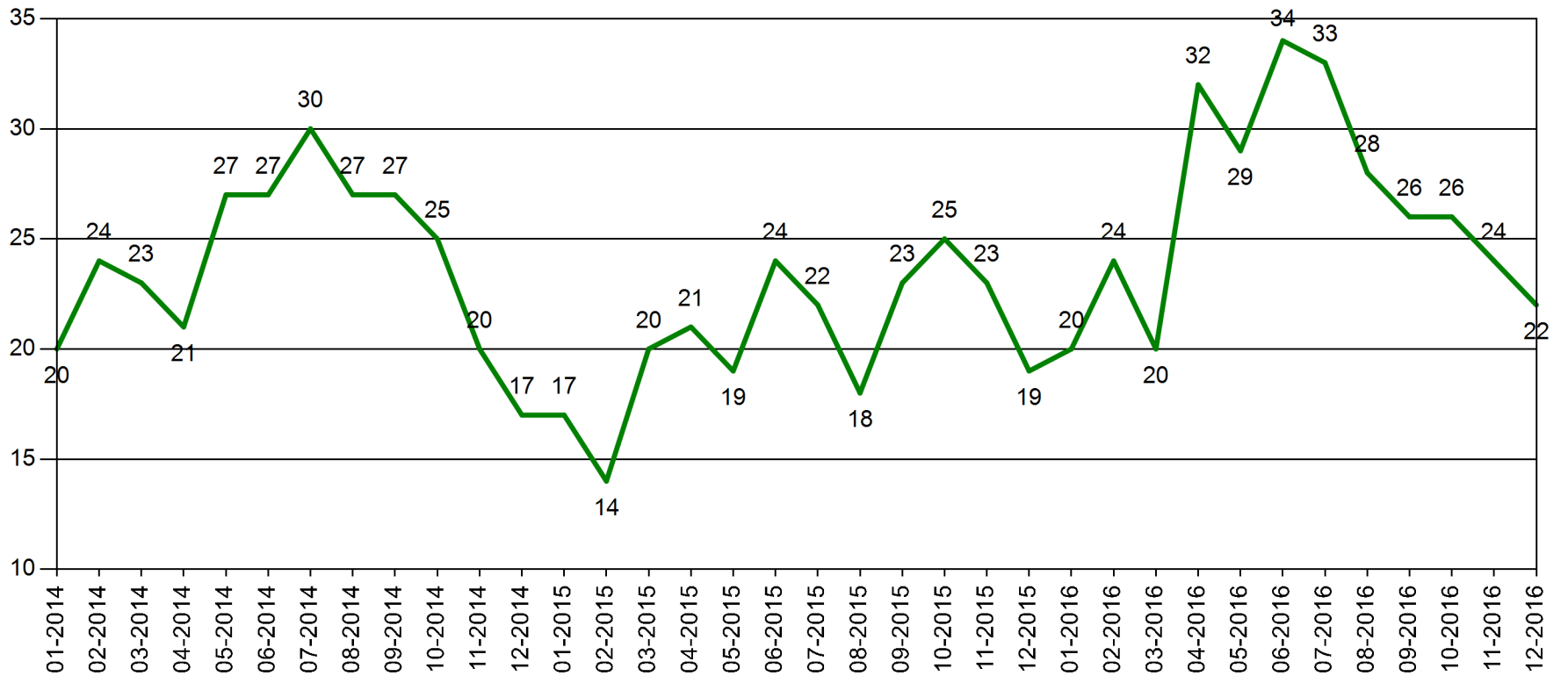
Waterfront

Sales Comparison by Square Footage 2016

Sq Feet	Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg P S F	%+-	Med P S F	%+-	Avg D O M
700 or Less	2014	9	-47.06 %	\$425,404	9.53 %	\$415,000	5.06 %	\$770.06	5.87 %	\$771.77	11.91%	33
	2015	12	33.33 %	\$493,292	15.96 %	\$487,500	17.47 %	\$847.56	10.07 %	\$817.90	5.98%	33
	2016	11	-8.33 %	\$492,873	-0.08 %	\$485,000	-0.51 %	\$928.76	9.58 %	\$817.73	-0.02%	38
701-1000	2014	43	-14.00 %	\$591,768	2.46 %	\$552,000	-3.16 %	\$724.31	5.90 %	\$701.25	2.92%	52
	2015	49	13.95 %	\$655,131	10.71 %	\$640,000	15.94 %	\$782.24	8.00 %	\$791.56	12.88%	41
	2016	46	-6.12 %	\$651,010	-0.63 %	\$656,000	2.50 %	\$795.94	1.75 %	\$804.15	1.59%	48
1001-1500	2014	55	-6.78 %	\$898,080	-2.04 %	\$820,000	2.10 %	\$744.17	0.40 %	\$682.93	1.32%	48
	2015	50	-9.09 %	\$1,079,388	20.19 %	\$977,000	19.15 %	\$893.00	20.00 %	\$816.92	19.62%	62
	2016	47	-6.00 %	\$1,101,856	2.08 %	\$982,000	0.51 %	\$898.77	0.65 %	\$822.02	0.62%	76
1501-1800	2014	28	47.37 %	\$1,426,286	-2.65 %	\$1,342,500	-5.92 %	\$883.97	-3.04 %	\$839.38	-8.18%	80
	2015	20	-28.57 %	\$1,831,600	28.42 %	\$1,905,000	41.90 %	\$1,136.43	28.56 %	\$1,188.69	41.62%	97
	2016	13	-35.00 %	\$1,938,846	5.86 %	\$1,875,000	-1.57 %	\$1,199.44	5.54 %	\$1,204.24	1.31%	31
1800-2400	2014	15	-21.05 %	\$2,173,500	11.40 %	\$2,500,500	40.87 %	\$1,073.39	11.46 %	\$1,171.88	24.01%	172
	2015	16	6.67 %	\$2,327,938	7.11 %	\$2,387,500	-4.52 %	\$1,054.33	-1.78 %	\$1,011.70	-13.67%	80
	2016	7	-56.25 %	\$2,622,143	12.64 %	\$2,575,000	7.85 %	\$1,189.27	12.80 %	\$1,136.94	12.38%	49
Over 2400	2014	7	0.00 %	\$3,320,714	29.57 %	\$3,100,000	34.78 %	\$1,159.16	35.12 %	\$951.60	1.90%	102
	2015	7	0.00 %	\$2,601,571	-21.66 %	\$2,080,000	-32.90 %	\$922.77	-20.39 %	\$800.00	-15.93%	130
	2016	4	-42.86 %	\$4,344,038	66.98 %	\$4,588,075	120.58 %	\$1,564.81	69.58 %	\$1,435.13	79.39%	65

LINK

Waterfront Inventory Fourth Quarter 2016





West End

2016

Sales Summary

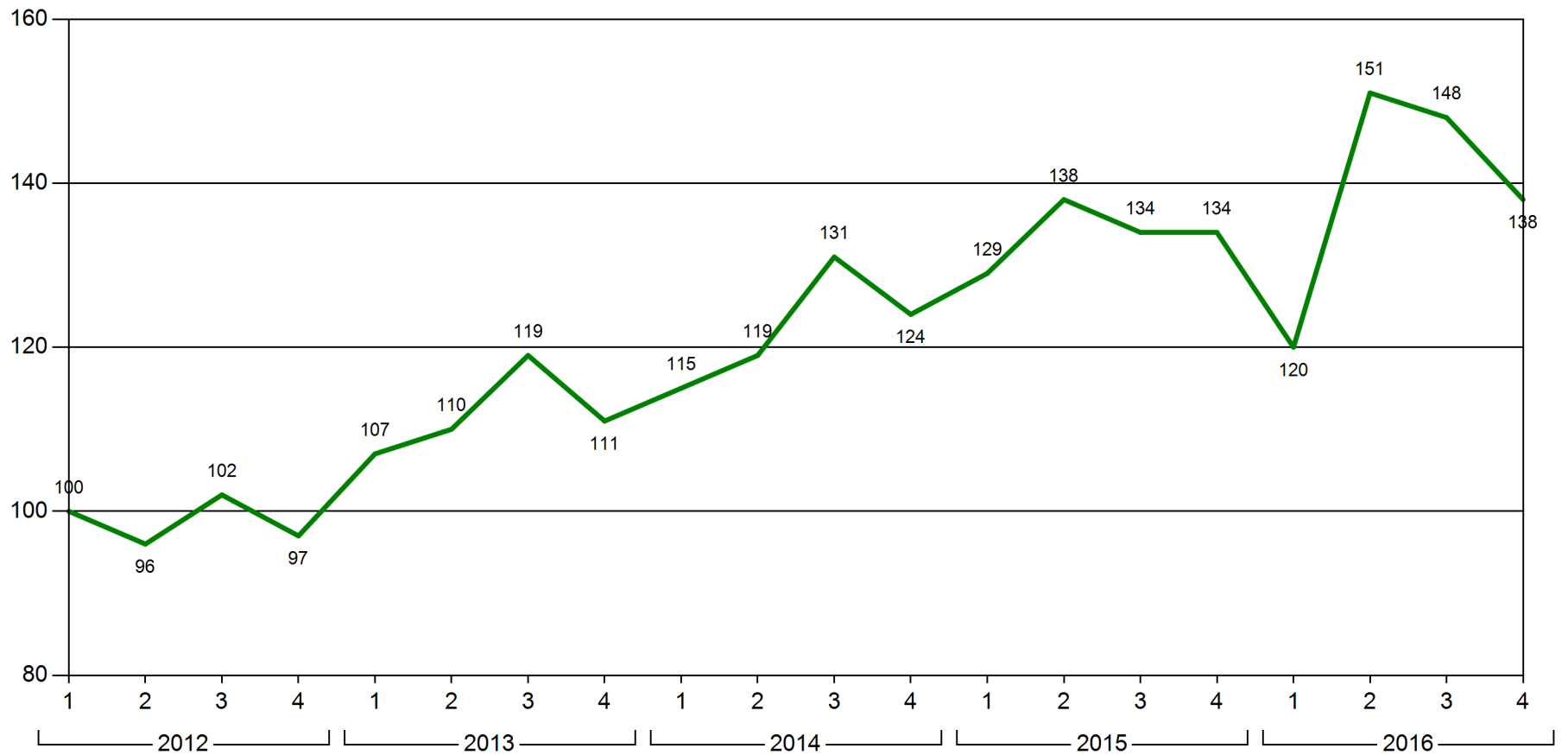
24 School Street
Boston, MA 02108

617-267-5465

LINK

West End

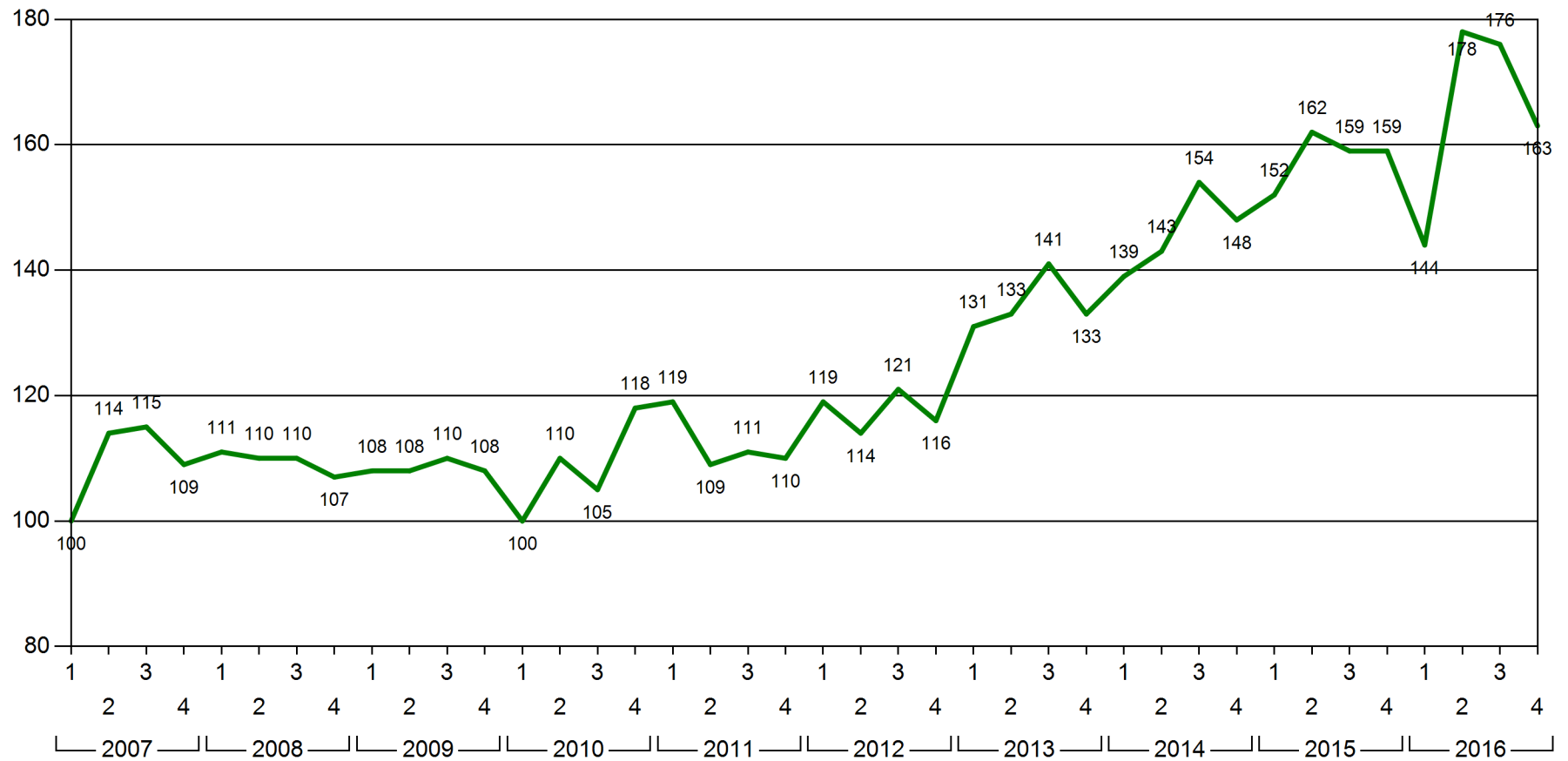
Five Year Price Index
(Appreciation Rate)



LINK

West End

Ten Year Price Index
(Appreciation Rate)



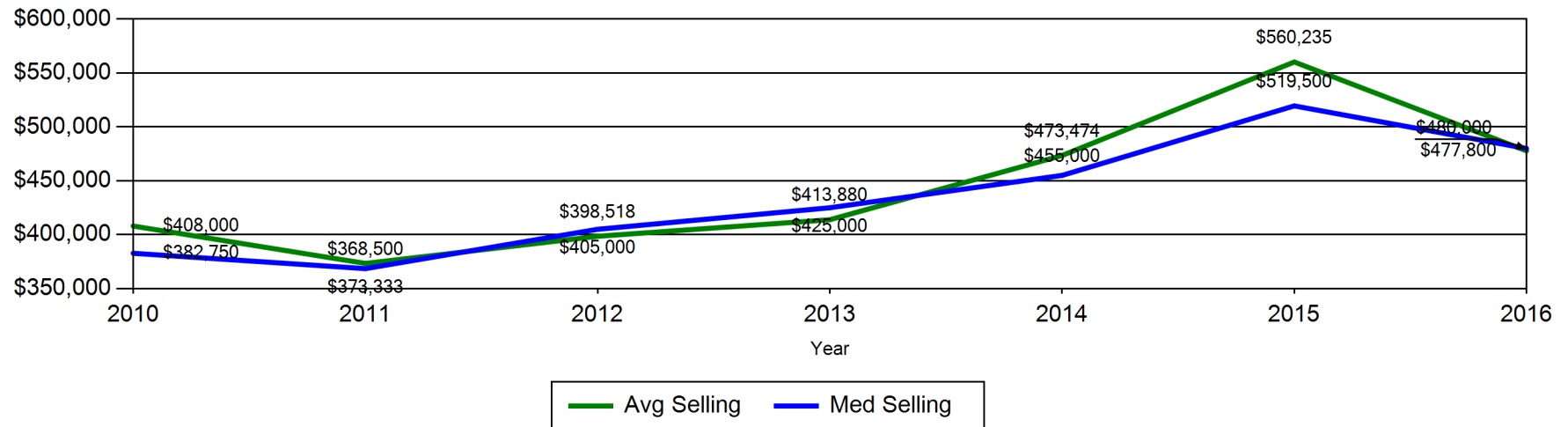
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West End

Quarterly Sales Summary Fourth Quarter 2016

Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg Psf	%+-	Med Psf	%+-	Avg DOM
2010	8	0.00 %	\$408,000	18.52 %	\$382,750	11.51 %	\$444.15	8.89 %	\$445.47	10.16%	49
2011	6	-25.00 %	\$373,333	-8.50 %	\$368,500	-3.72 %	\$419.02	-5.66 %	\$401.16	-9.95%	66
2012	11	83.33 %	\$398,518	6.75 %	\$405,000	9.91 %	\$427.18	1.95 %	\$426.62	6.35%	10
2013	18	63.64 %	\$413,880	3.85 %	\$425,000	4.94 %	\$507.72	18.85 %	\$512.08	20.03%	50
2014	11	-38.89 %	\$473,474	14.40 %	\$455,000	7.06 %	\$556.20	9.55 %	\$555.06	8.39%	40
2015	10	-9.09 %	\$560,235	18.32 %	\$519,500	14.18 %	\$582.40	4.71 %	\$580.16	4.52%	36
2016	5	-50.00 %	\$477,800	-14.71 %	\$480,000	-7.60 %	\$624.97	7.31 %	\$664.19	14.48%	

Average and Median Selling Prices



LINK

West End

Sales Comparison by Number of Bedrooms

Fourth Quarter 2016

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LINK

West End

Sales Comparison by Square Footage Fourth Quarter 2016

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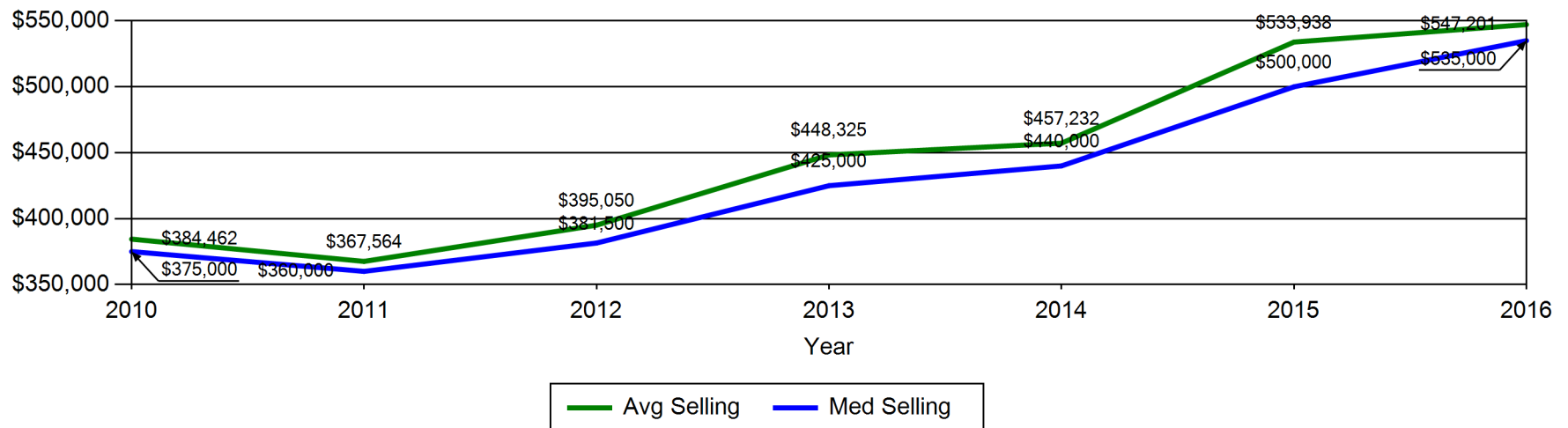
LINK

West End

Yearly Sales Summary 2016

Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg Psf	%+-	Med Psf	%+-	Avg DOM
2010	29	-44.23 %	\$384,462	8.30 %	\$375,000	9.89 %	\$414.09	1.22 %	\$415.08	3.56%	67
2011	51	75.86 %	\$367,564	-4.40 %	\$360,000	-4.00 %	\$420.32	1.50 %	\$419.68	1.11%	76
2012	50	-1.96 %	\$395,050	7.48 %	\$381,500	5.97 %	\$436.87	3.94 %	\$433.24	3.23%	50
2013	53	6.00 %	\$448,325	13.49 %	\$425,000	11.40 %	\$513.88	17.63 %	\$513.34	18.49%	56
2014	43	-18.87 %	\$457,232	1.99 %	\$440,000	3.53 %	\$563.94	9.74 %	\$550.61	7.26%	37
2015	43	0.00 %	\$533,938	16.78 %	\$500,000	13.64 %	\$593.98	5.33 %	\$585.24	6.29%	51
2016	35	-18.60 %	\$547,201	2.48 %	\$535,000	7.00 %	\$658.06	10.79 %	\$667.19	14.00%	30

Average and Median Selling Prices



LINK

West End

Sales Comparison by Number of Bedrooms 2016

Sq Feet	Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg PSF	%+-	Med PSF	%+-	Avg DOM
Studio	2014	8	0.00 %	\$367,750	9.45 %	\$375,000	10.95 %	\$584.28	6.04 %	\$593.09	7.79 %	33
	2015	7	-12.50 %	\$382,714	4.07 %	\$399,000	6.40 %	\$600.40	2.76 %	\$626.37	5.61 %	
	2016	8	14.29 %	\$440,500	15.10 %	\$440,000	10.28 %	\$684.78	14.05 %	\$686.82	9.65 %	19
One Bed	2014	27	-3.57 %	\$428,139	6.92 %	\$440,000	3.53 %	\$562.96	7.81 %	\$550.61	7.31 %	41
	2015	22	-18.52 %	\$473,455	10.58 %	\$485,000	10.23 %	\$600.86	6.73 %	\$604.03	9.70 %	48
	2016	20	-9.09 %	\$483,151	2.05 %	\$537,250	10.77 %	\$650.10	8.19 %	\$660.62	9.37 %	33
Two Beds	2014	8	-38.46 %	\$644,901	18.27 %	\$652,000	17.48 %	\$546.92	17.12 %	\$534.27	9.30 %	34
	2015	14	75.00 %	\$704,596	9.26 %	\$697,500	6.98 %	\$579.94	6.04 %	\$580.18	8.59 %	55
	2016	5	-64.29 %	\$754,000	7.01 %	\$750,000	7.53 %	\$609.69	5.13 %	\$625.56	7.82 %	66
Three Plus Beds	2014	0	-100.00 %									
	2015	0										
	2016	2		\$1,097,500		\$1,097,500		\$751.82		\$751.82		22

LINK

West End

Sales Comparison by Square Footage

[illegible]

LINK

West End

Inventory
Fourth Quarter 2016

