



The Real Estate Insider

Timely Boston Real Estate Market Data, Offerings and Sales Reports
July 2010

2010 - YTD Review

Condominium Sales By Neighborhood 2010 vs. 2009

The Boston real estate market has rebounded well in 2010. We Expanded our research to include the following neighborhoods: Back Bay, Beacon Hill, Charlestown, Midtown, North End, Seaport, South Boston, South End and the Waterfront. 2010 vs. 2009 NOTES: Sales are up in every neighborhood except Beacon Hill and Midtown. The average sale price is up in every neighborhood except Beacon Hill and the North End. The average price per square foot is up in every neighborhood except Charlestown and Midtown

Time Frame: January 1—July 16, 2010 vs. the same period in 2009

Price Level: All sales

Property Types: Condominiums

Key: # Sales: number of sales that have closed. Avg. Sale Price: average closing sale price.
Avg. PPSF: average closing sale price per square foot. DOM: average days on market.

Information Source: LINK (Listing Information Network).

Neighborhood	YTD 2010				YTD 2009			
	# Sales	Avg. Sale Price	Avg. PPSF	DOM	# Sales	Avg. Sale Price	Avg. PPSF	DOM
Back Bay	241	\$1,245,033	\$809	136	148	\$1,064,146	\$763	122
Beacon Hill	78	\$665,371	\$717	104	87	\$713,750	\$702	129
Charlestown	151	\$463,162	\$432	97	107	\$457,934	\$443	112
Midtown	25	\$1,632,890	\$958	165	38	\$1,162,597	\$1,061	106
North End	40	\$453,526	\$593	62	34	\$491,865	\$571	134
Seaport	42	\$575,824	\$482	182	37	\$453,681	\$395	222
South Boston	313	\$348,060	\$370	92	229	\$346,062	\$353	127
South End	287	\$622,715	\$598	98	254	\$601,344	\$576	97
Waterfront	60	\$954,335	\$679	165	41	\$894,683	\$607	160



MARSH PROPERTIES

Lowest & Highest Condominium Sales in 2010

<u>Neighborhood</u>	<u>Address</u>	<u>Sale Price</u>	<u>\$/ SF</u>	<u>Description</u>
Back Bay	319 Marlborough #3	\$100,000	\$90	2 bedrooms, 2 baths, 1,115 SF, no pkg.
	51 Commonwealth #C-G	\$10,800,000	\$1,231	7 bedrooms, 8.5 baths, 8,773 SF, 6 gar. pkg.
Beacon Hill	42 Mt. Vernon #3B	\$180,000	\$201	2 bedrooms, 1 bath, 895 SF, no pkg.
	96 Beacon #3	\$3,700,000	\$1,267	3 bedrooms, 2.5 baths, 2,920 SF, 2 pkg.
Charlestown	370 Bunker Hill #2	\$69,500	\$134	1 bedroom, 1 bath, 520 SF, no pkg.
	47 Monument Sq. #47	\$1,482,500	\$466	4 bedrooms, 4.5 baths, 3,180 SF, 1 gar. pkg.
Midtown	TOC #22C	\$181,500	\$247	1 bedroom, 1 bath, 735 SF, no pkg.
	Ritz Tower I #26A	\$2,100,000	\$937	3 bedrooms, 3.5 baths, 2,242 SF, 1 gar. pkg.
North End	10 Henschman #1M	\$165,000	\$525	1 bedroom, 1 bath, 314 SF, no pkg.
	50 Fleet #301	\$1,650,000	\$887	3 bedrooms, 2.5 baths, 1,861 SF, no pkg.
Seaport	Fort Point Place #519	\$261,600	\$337	1 bedroom, 1 bath, 776 SF, no pkg.
	FP3 #701	\$1,220,000	\$848	2 bedrooms, 2 baths, 1,438 SF, 1 gar. pkg.
South Boston	55 Burrill Pl. #1	\$55,000	\$143	1 bedroom, 1 bath, 385 SF, no pkg.
	17 Thomas Park #2	\$705,000	\$377	3 bedrooms, 2.5 baths, 1,868 SF, no pkg.
South End	200 North Hampton #1	\$105,000	\$236	1 bedroom, 1 bath, 445 SF, no pkg.
	Atelier 505 #709	\$2,000,000	\$1,129	2 bedrooms, 2.5 baths, 1,771 SF, 2 gar. pkg.
Waterfront	187-9 North #7	\$375,000	\$576	1 bedroom, 1 bath, 651 SF, no pkg.
	Battery Wharf #4311	\$3,000,000	\$1,471	2 bedrooms, 2.5 baths, 2,039 SF, 1 gar. pkg.

Beacon Hill Single Family Home Sales in 2010

Sixteen single family homes have sold so far in 2010 (vs. thirteen in 2009) at an average sale price of \$2.5 million. Sale prices have ranged from \$1,062,000 for 5 Spruce Court to \$4,375,000 for 20 Brimmer Street.

5 Spruce Court

Single Family Home
Three Bedrooms, 2.5 Baths
Approximately 1,500 SF
Parking Available to Purchase
Sale Price: \$1,062,000



20 Brimmer Street

Single Family Home
Five Bedrooms, 4.5 Baths
Approximately 5,700 SF
Two Parking Spaces
Sale Price: \$4,375,000

FYI Earlier this year we launched our new website and email addresses. Add them to your "favorites folder" and email address book, then reach us with a single click. These addresses are not case sensitive.

New website: BostonLuxuryRealEstate.com

New Owner/Broker e-mail addresses:

TimMarsh@BostonLuxuryRealEstate.com

CherylMarsh@BostonLuxuryRealEstate.com

You'll find our new website a valuable resource. Watch videos on our latest listings; Learn about our services for sellers and buyers, your neighborhood and our brokers; Analyze our timely market updates. Additionally, you can search for every MLS listing for sale by any broker in our region (remember we can show all of them to you). Access our new BLOG and this e-version of the fact-filled newsletter we've been publishing since 1992 - The Real Estate Insider. It is full of in-depth sales and trend analysis, investment opportunities and immediate, if not advance, notice about our new listings and significant listings by other brokers. NOTE: In order to provide you with timely information and analysis, we no longer print and mail this newsletter. If you would like us to automatically e-mail every issue to you please send your request to us at info@BostonLuxuryRealEstate.com or call

Boston's Tier-1 Doorman Condominiums Sold

Average Price Per Square Foot (PPSF)

BUILDING	2005		2006		2007		2008		2009		2010 YTD	
	PPSF	Sales	PPSF	Sales	PPSF	Sales	PPSF	Sales	PPSF	Sales	PPSF	Sales
1 Charles	\$ 842	131	\$ 896	36	\$ 848	23	\$ 861	26	\$ 883	7	\$ 842	7
45 Province									\$1,008	15	\$ 648	3
Atelier 505	\$ 802	8	\$ 934	11	\$ 800	12	\$ 848	32	\$ 976	10	\$1,034	2
Battery Wharf							\$1,084	48	\$ 899	8	\$ 978	6
Belvedere	\$ 949	3	\$1,230	3	\$ 944	2	\$1,175	3	\$ 897	2	\$1,164	2
Carlton House	\$1,211	1	\$1,843	2	\$1,808	2	\$1,601	1	-	0	\$1,045	1
Clarendon									\$ 987	6	\$1,158	28
Four Seasons	\$ 963	5	\$1,089	6	\$ 969	2	\$1,107	5	\$1,228	3	\$ 994	3
Heritage	\$1,011	6	\$ 896	6	\$ 856	1	\$ 894	5	\$1,012	4	-	0
Intercontinental			\$ 814	57	\$ 888	36	\$ 917	15	\$ 881	12	\$ 874	6
Le Jardin	\$1,168	1	\$1,284	2	\$1,106	1	-	0	\$ 972	1	-	0
Mandarin**							\$1,540	51	\$1,092	4	\$1,517	4
Ritz Tower I	\$ 837	28	\$ 886	19	\$ 947	18	\$ 912	13	\$ 848	10	\$ 846	5
Ritz Tower II	\$ 893	53	\$ 956	37	\$1,044	17	\$1,162	23	\$ 913	7	\$1,007	3
Rowes Wharf	\$1,174	9	\$ 993	8	\$ 754	5	\$ 996	5	\$ 804	3	\$1,183	2
Trinity Place	\$ 871	13	\$ 775	7	\$ 865	6	\$ 986	5	\$ 984	6	\$ 937	4
W Boston											\$ 788	8

Marsh Properties 2010 Sales Sample

Sellers and buyers want to know their broker is selling in the current market. Below is a sample of properties we have sold and closed on in 2010. Marsh Properties represented the seller, buyer or both in these transactions. In order to protect the privacy of our clients and customers, we have listed the asking prices vs. the selling prices. We'd love to be your Boston real Estate Broker!

<u>1 Charles, Unit 1512, Boston, MA</u>	Two bedroom, Two bath condominium Rear 1,238 SF unit with views of the Hancock.	Offered @ \$1,049,000
<u>Four Seasons Place, Unit 9002, Boston, MA</u>	Two bedroom, two bath condominium Rear, 1,233 SF south facing unit.	Offered @ \$1,150,000
<u>Four Seasons Place, Unit 1007, Boston, MA</u>	One bedroom, 1.5 bath condominium Front, 985 SF unit overlooking the Public Garden.	Offered @ \$1,295,000
<u>Battery Wharf, Unit 3408, Boston, MA</u>	Two bedroom, 2.5 bath condominium Front, 1633 SF unit with views of Boston Harbor.	Offered @ \$1,825,000
<u>Trinity Place, Unit 1401, Boston, MA</u>	Three bedroom, 3.5 bath condominium Front, 3,108 SF unit overlooking Copley Square.	Offered @ \$3,850,000
<u>96 Beacon, Unit 3, Boston, MA</u>	Three bedroom, 2.5 bath condominium Front 2,920 SF unit overlooking the Public Garden.	Offered @ \$3,990,000

Featured Exclusive Listings For Sale

Four Seasons Place Condominium



220 Boylston Street, Boston, MA 02116

BUILDING FEATURES:

- ◆ The Four Seasons also boasts a valuable location across from the Public Garden and Boston Common.
- ◆ Enjoy 24 hr. concierge services. On-site management.
- ◆ Porte-cochere and self or valet-park garage space.
- ◆ Complimentary health spa, lap pool, sauna/steam.
- ◆ Five diamond Four Seasons Hotel services available.
- ◆ Renovation of Common Halls nearly complete!

RESIDENCE FEATURES:

- ◆ Conveniently located close to the elevators.
- ◆ Entry foyer with marble floor, coffered ceiling and coat closet.
- ◆ 21 foot Living room boasts large picture windows and faux fireplace mantel.
- ◆ Large Four Seasons eat-in kitchen features wood floors and a full compliment of appliances.
- ◆ Master bedroom suite features a walk-in closet, carpeting and marble accented bath.
- ◆ Large second bedroom, carpeted. Adjacent full bath.
- ◆ Central air and heat. Direct line to the concierge & hotel. Laundry room. Individual hot water tank.
- ◆ One garage parking space and one storage compartment is included with the property.

NOTE: Condominium Association reserves the 1st right of refusal on all units sold. Pet Restriction: One dog per unit; maximum of 35 lbs.

PRICE: \$1,750,000

SIZE: 1638 SF

2010 CONDO FEE: \$2,472.01

2010 R.E. TAXES (no Residential Exemption): \$16,736.54

Four Seasons Place Condominium



220 Boylston Street, Boston, MA 02116

BUILDING FEATURES:

- ◆ The Four Seasons also boasts a valuable location across from the Public Garden and Boston Common.
- ◆ Enjoy 24 hr. concierge services. On-site management.
- ◆ Porte-cochere and self or valet-park garage space.
- ◆ Complimentary health spa, lap pool, sauna/steam.
- ◆ Five diamond Four Seasons Hotel services available.
- ◆ Renovation of Common Halls nearly complete!

RESIDENCE FEATURES:

- ◆ Enjoy offers dramatic views of the Boston Public Garden, Boston Common from this significantly renovated unit.
- ◆ Entry foyer with coat closet. Adjacent laundry room with washer/dryer, storage and hot water tank. Powder Room.
- ◆ Living room boasts large picture window with gorgeous Views of the Public Garden and Boston Common. Faux fireplace. Wood floors.
- ◆ Cook's kitchen is highlighted by granite counters, custom cabinetry and a full compliment of appliances.
- ◆ Bedroom suite features large picture window with post card views and excellent storage. Granite-accented master bathroom is outfitted with oversized shower, whirlpool tub and double vanity.
- ◆ Central air and heat. Direct line to the concierge & hotel.
- ◆ One garage parking space and one storage compartment is included with the property.

PRICE: \$1,475,000

SIZE: 1021 SF per original floor plan. 957 SF per RE Tax Bill

2010 CONDO FEE: \$2,007.14

2010 R.E. TAXES (no Residential Exemption): \$11,030.58

Marsh Properties, Inc.

Local Brokerage ◆ Global Network

Serving Boston's Premier Downtown Neighborhoods & Surrounding Communities Since 1984

Located Centrally in the Back Bay at 306 Dartmouth Street, Boston, MA 02116

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Members: NABB, BHCA & Friends of the Public Garden