

Area Market Survey

Report Run: 9/5/2013 4:05:36 PM

Property Type(s): CC

Start Date: 6/5/2013

End Date: 9/5/2013

Towns: Boston-Roslindale

Active Listings

Price Range	# of Listings	Avg. Days on Market
\$0 - \$49,999	0	0
\$50,000 - \$99,999	0	0
\$100,000 - \$149,999	2	64
\$150,000 - \$199,999	0	0
\$200,000 - \$249,999	4	134
\$250,000 - \$299,999	5	155
\$300,000 - \$349,999	8	11
\$350,000 - \$399,999	6	37
\$400,000 - \$449,999	3	121
\$450,000 - \$499,999	3	79
\$500,000 - \$599,999	0	0
\$600,000 - \$699,999	0	0
\$700,000 - \$799,999	0	0
\$800,000 - \$899,999	0	0
\$900,000 - \$999,999	0	0
\$1,000,000 - \$1,499,999	0	0
\$1,500,000 - \$1,999,999	0	0
\$2,000,000 - \$2,499,999	0	0
\$2,500,000 - \$2,999,999	0	0
\$3,000,000 - \$3,999,999	0	0
\$4,000,000 - \$4,999,999	0	0
\$5,000,000 - \$9,999,999	0	0
\$10,000,000 - \$99,999,999	0	0
Total Properties	31	Avg. 76
Lowest Price: \$143,999	Median Price: \$329,900	
Highest Price: \$479,000	Average Price: \$326,771	
Total Market Volume: \$10,129,894		

Price Changed Listings

Starting Price Range	# of Listings with Price Changes	# of Price Changes	Avg. Total Price Change %	Avg. Total Price Change \$
Under \$50,000	-	-	-	-
\$50,000 - \$99,999	-	-	-	-
\$100,000 - \$149,999	1	1	-4.00 %	-\$6,000.00
\$150,000 - \$199,999	1	1	-8.53 %	-\$13,900.00
\$200,000 - \$249,999	7	11	-6.51 %	-\$14,586.43
\$250,000 - \$299,999	4	8	-5.55 %	-\$14,600.00
\$300,000 - \$349,999	3	5	-5.95 %	-\$20,000.00
\$350,000 - \$399,999	2	3	-5.28 %	-\$20,000.00
\$400,000 - \$449,999	2	3	-17.82 %	-\$80,000.00
\$450,000 - \$499,999	1	1	-1.24 %	-\$6,000.00
\$500,000 - \$599,999	-	-	-	-
\$600,000 - \$699,999	-	-	-	-
\$700,000 - \$799,999	-	-	-	-
\$800,000 - \$899,999	-	-	-	-
\$900,000 - \$999,999	-	-	-	-
\$1,000,000 - \$1,499,999	-	-	-	-
\$1,500,000 - \$1,999,999	-	-	-	-
\$2,000,000 - \$2,499,999	-	-	-	-
\$2,500,000 - \$2,999,999	-	-	-	-
\$3,000,000 - \$3,999,999	-	-	-	-
\$4,000,000 - \$4,999,999	-	-	-	-
\$5,000,000 - \$9,999,999	-	-	-	-
Over \$10,000,000	-	-	-	-
Totals	21	33	-7.34 %	-\$21,257.38

Pending/Under Agreement Listings

Price Range	# of Listings	Avg. Days on Market
\$0 - \$49,999	0	0
\$50,000 - \$99,999	0	0
\$100,000 - \$149,999	0	0
\$150,000 - \$199,999	1	347
\$200,000 - \$249,999	3	104
\$250,000 - \$299,999	4	52
\$300,000 - \$349,999	2	9
\$350,000 - \$399,999	2	44
\$400,000 - \$449,999	0	0
\$450,000 - \$499,999	1	30
\$500,000 - \$599,999	0	0
\$600,000 - \$699,999	0	0
\$700,000 - \$799,999	0	0
\$800,000 - \$899,999	0	0
\$900,000 - \$999,999	0	0
\$1,000,000 - \$1,499,999	0	0
\$1,500,000 - \$1,999,999	0	0
\$2,000,000 - \$2,499,999	0	0
\$2,500,000 - \$2,999,999	0	0
\$3,000,000 - \$3,999,999	0	0
\$4,000,000 - \$4,999,999	0	0
\$5,000,000 - \$9,999,999	0	0
\$10,000,000 - \$99,999,999	0	0
Total Properties	13	Avg. 77
Lowest Price: \$160,000	Median Price: \$260,000	
Highest Price: \$469,000	Average Price: \$286,562	
Total Market Volume: \$3,725,300		

Sold Listings

Price Range	# of Listings	Avg. Days on Market	Average Sale Price	Average List Price	SP:LP Ratio	Average Orig Price	SP:OP Ratio
\$0 - \$49,999	0	0	\$0	\$0	0	\$0	0
\$50,000 - \$99,999	0	0	\$0	\$0	0	\$0	0
\$100,000 - \$149,999	3	40	\$119,667	\$125,767	95	\$130,767	91
\$150,000 - \$199,999	5	22	\$172,450	\$166,200	104	\$171,400	102
\$200,000 - \$249,999	8	46	\$223,675	\$225,913	99	\$242,675	93
\$250,000 - \$299,999	6	24	\$275,167	\$275,250	100	\$276,233	100
\$300,000 - \$349,999	11	17	\$316,455	\$306,291	103	\$308,100	103
\$350,000 - \$399,999	5	28	\$380,100	\$366,360	104	\$366,360	104
\$400,000 - \$449,999	7	27	\$430,643	\$424,714	102	\$427,571	101
\$450,000 - \$499,999	1	17	\$469,000	\$469,000	100	\$469,000	100
\$500,000 - \$599,999	0	0	\$0	\$0	0	\$0	0
\$600,000 - \$699,999	0	0	\$0	\$0	0	\$0	0
\$700,000 - \$799,999	0	0	\$0	\$0	0	\$0	0
\$800,000 - \$899,999	0	0	\$0	\$0	0	\$0	0
\$900,000 - \$999,999	0	0	\$0	\$0	0	\$0	0
\$1,000,000 - \$1,499,999	0	0	\$0	\$0	0	\$0	0
\$1,500,000 - \$1,999,999	0	0	\$0	\$0	0	\$0	0
\$2,000,000 - \$2,499,999	0	0	\$0	\$0	0	\$0	0
\$2,500,000 - \$2,999,999	0	0	\$0	\$0	0	\$0	0
\$3,000,000 - \$3,999,999	0	0	\$0	\$0	0	\$0	0
\$4,000,000 - \$4,999,999	0	0	\$0	\$0	0	\$0	0
\$5,000,000 - \$9,999,999	0	0	\$0	\$0	0	\$0	0
\$10,000,000 - \$99,999,999	0	0	\$0	\$0	0	\$0	0
Total Properties	46	Avg. 27	\$294,058	\$289,350	101	\$294,152	100
Lowest Price: \$104,000				Median Price: \$301,250			
Highest Price: \$469,000				Average Price: \$294,058			
Total Market Volume: \$13,526,650							

Expired Listings

Price Range	# of Listings	Avg. Days on Market
\$0 - \$49,999	0	0
\$50,000 - \$99,999	0	0
\$100,000 - \$149,999	1	95
\$150,000 - \$199,999	0	0
\$200,000 - \$249,999	0	0
\$250,000 - \$299,999	1	95
\$300,000 - \$349,999	0	0
\$350,000 - \$399,999	0	0
\$400,000 - \$449,999	0	0
\$450,000 - \$499,999	0	0
\$500,000 - \$599,999	0	0
\$600,000 - \$699,999	0	0
\$700,000 - \$799,999	0	0
\$800,000 - \$899,999	0	0
\$900,000 - \$999,999	0	0
\$1,000,000 - \$1,499,999	0	0
\$1,500,000 - \$1,999,999	0	0
\$2,000,000 - \$2,499,999	0	0
\$2,500,000 - \$2,999,999	0	0
\$3,000,000 - \$3,999,999	0	0
\$4,000,000 - \$4,999,999	0	0
\$5,000,000 - \$9,999,999	0	0
\$10,000,000 - \$99,999,999	0	0
Total Properties	2	Avg. 95
Lowest Price: \$139,000	Median Price: \$199,450	
Highest Price: \$259,900	Average Price: \$199,450	
Total Market Volume: \$398,900		