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Real Estate Service Consultation

Monthly Sales Report for DECEMBER 2013

The following list is derived from MLS sales reported by participating brokers. The information provided has not been verified by the author.

| <i>TOWN/PROPERTY TYPE</i> | <i>Sale/List Ratio</i> | <i>Sale Price</i> | <i>Days on Market</i> |
|--|------------------------|-------------------|-----------------------|
| Jamaica Plain | | | |
| Condo | | | |
| 30 Jamaicaaway, unit 12 | 120.0% | \$246,000 | 7 |
| 12 Revere Street, unit 12 | 115.2% | \$978,000 | 8 |
| 42 Spring Park Ave, unit 2 | 112.0% | \$503,000 | 5 |
| 15 Halifax St., unit 1 | 108.6% | \$429,000 | 4 |
| 82 Carolina Ave, unit 1 | 106.4% | \$463,000 | 34 |
| 68 Wenham Street, unit 1 | 106.3% | \$371,000 | 15 |
| 140 School St, unit 2 | 103.6% | \$579,000 | 226 |
| 99 Day St, unit 1 | 102.7% | \$338,000 | 23 |
| 19 Burroughs Street, unit 2 | 102.4% | \$563,000 | 5 |
| 23 Paul Gore Street, unit #1 | 101.5% | \$401,000 | 61 |
| 26 Perkins St, unit 3 | 101.3% | \$465,000 | 57 |
| 36 Stedman, unit 36 | 100.8% | \$392,000 | 6 |
| 5 Halifax St, unit 2 | 100.0% | \$439,000 | 38 |
| 111 Perkins Street, unit 49 | 100.0% | \$175,000 | 2 |
| Eight-12 Stedman St, unit 8 | 100.0% | \$649,900 | 41 |
| 45 Lourdes Ave, unit 2 | 99.5% | \$397,000 | 39 |
| 269 Forest Hills St, unit 5 (Forest Hills) | 98.9% | \$275,000 | 59 |
| 111 Perkins Street, unit 177 | 98.9% | \$440,000 | 17 |
| 7 Chestnut Sq, unit 3 | 98.9% | \$345,000 | 18 |
| 78 Montebello Rd, unit 1 | 98.7% | \$380,000 | 64 |
| 53 Day St, unit 53 | 98.2% | \$280,000 | 58 |
| Eight-12 Stedman St, unit 12 | 98.0% | \$636,902 | 6 |
| 42 Rockview St, unit 1 | 97.6% | \$262,500 | 25 |
| 76 Elm St, unit 307 | 96.8% | \$483,000 | 51 |
| Multi-Family | | | |
| 50 Eldridge Road | 97.3% | \$632,500 | 40 |
| Single Family | | | |
| 51 Lila Rd | 102.0% | \$560,000 | 20 |
| 173 Moss Hill Rd. | 100.5% | \$1,080,000 | 6 |
| 180 Moss Hill Rd | 100.0% | \$2,000,000 | 84 |
| 58 Round Hill St | 100.0% | \$400,000 | 50 |
| 43 Westchester Rd | 99.6% | \$696,000 | 43 |
| 38 Slocum Road | 98.6% | \$690,000 | 165 |
| 12 Gay Head St | 97.4% | \$515,000 | 34 |

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Roslindale

| Condo | | | |
|----------------------------|--------|-----------|-----|
| 7 Iona Street, unit B | 100.0% | \$399,000 | 10 |
| 40 Granfield Ave., unit 40 | 100.0% | \$209,000 | 9 |
| 3 Neponset Ct, unit 3 | 99.0% | \$395,000 | 34 |
| 20 Montvale St, unit 2 | 98.8% | \$335,000 | 86 |
| 27 Sheffield Rd, unit 3 | 97.3% | \$320,000 | 69 |
| 4 Rowe Court, unit - | 97.1% | \$319,500 | 71 |
| 15 Hillock, unit 1 | 96.5% | \$250,000 | 58 |
| 43 Stellman Rd, unit 1 | 87.8% | \$180,000 | 153 |

Multi-Family

| | | | |
|--------------------|--------|-----------|-----|
| 4420 Washington St | 102.2% | \$510,000 | 30 |
| 60 Seymour Street | 93.1% | \$740,000 | 26 |
| 1575 Centre Street | 90.8% | \$444,000 | 17 |
| 167 Orange St. | 90.2% | \$450,000 | 124 |

Single Family

| | | | |
|----------------------|--------|-----------|-----|
| 117 Metropolitan Ave | 100.0% | \$400,000 | 68 |
| 139 Beech Street | 99.2% | \$505,000 | 9 |
| 35 Walter Street | 99.1% | \$565,000 | 57 |
| 36 Mount Hope Street | 99.1% | \$332,000 | 72 |
| 61 Averton St | 99.1% | \$425,000 | 21 |
| 46 Hautevale St | 98.0% | \$264,500 | 5 |
| 32 Hilburn Street | 97.8% | \$439,314 | 49 |
| 196 ORANGE STREET | 97.6% | \$730,888 | 40 |
| 57 Cliffmont St | 97.5% | \$390,000 | 40 |
| 29 Delano Park | 97.4% | \$427,500 | 77 |
| 14 Holly Rd | 92.9% | \$267,500 | 151 |

West Roxbury

| Condo | | | |
|--|--------|-----------|----|
| 5 Cass St, unit 5 | 104.0% | \$155,000 | 13 |
| 231 Maple Street, unit 1 (Chestnut Hill) | 100.0% | \$319,000 | 12 |
| 57 Greateon Road, unit 57 | 99.6% | \$348,400 | 15 |
| 1690 Centre, unit 1 | 98.8% | \$375,500 | 33 |
| 14 Heron Street, unit 405 | 96.1% | \$160,500 | 24 |
| 99 Anderer Lane, unit 1 (Chestnut Hill) | 94.6% | \$440,000 | 42 |
| 1403 Centre St, unit 1403 | 94.6% | \$472,000 | 47 |

Multi-Family

| | | | |
|---------------------|--------|-----------|----|
| 129-131 Clement Ave | 122.0% | \$610,000 | 14 |
| 2-4 Tarleton Rd | 107.9% | \$560,000 | 56 |
| 15 Weymouth Ave | 100.9% | \$353,000 | 27 |

Single Family

| | | | |
|-------------------|--------|-----------|-----|
| 25 Edgebrook Road | 108.4% | \$455,000 | 34 |
| 2 Perham St | 101.7% | \$365,000 | 112 |
| 64 Overlook Rd | 100.0% | \$219,500 | 32 |
| 86 Newfield St | 99.7% | \$319,000 | 113 |
| 21 Potomac St | 99.5% | \$367,000 | 13 |

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| | | | |
|-----------------------------|-------|-----------|-----|
| 12 Farragut Street | 99.3% | \$430,000 | 82 |
| 276 Park St (Bellevue Hill) | 99.1% | \$594,500 | 35 |
| 106 Westmoor Road | 98.9% | \$375,000 | 29 |
| 12 HARTLAWN ROAD | 98.2% | \$402,500 | 171 |
| 380 Park St (Bellevue Hill) | 98.0% | \$753,800 | 54 |
| 58 Greateon Rd | 97.7% | \$537,500 | 82 |
| 15 Acacia Rd | 96.7% | \$357,000 | 31 |
| 320 VERMONT STREET | 96.5% | \$415,000 | 160 |
| 197 Weld Street | 96.3% | \$490,000 | 63 |
| 16 Bellaire Road | 94.9% | \$497,500 | 44 |
| 28 Cotuit St | 94.0% | \$310,000 | 62 |
| 50 Chesbrough Road | 93.8% | \$375,000 | 29 |
| 112 Stimson Street | 88.5% | \$300,000 | 273 |

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| <i>TOWN/PROPERTY TYPE</i> | <i>Sale:List Ratio</i> | <i>Sale Price</i> | <i>Days on Market</i> |
|-----------------------------------|------------------------|-------------------|-----------------------|
| Allston | | | |
| <hr/> | | | |
| Condo | | | |
| <hr/> | | | |
| 17 Radcliffe Rd, unit 8 | 100.3% | \$290,900 | 69 |
| 533 Cambridge Street, unit 311 | 100.0% | \$520,000 | 7 |
| 18 Park Vale, unit 1 | 100.0% | \$324,900 | 17 |
| 14 Park Vale Ave, unit 3 | 100.0% | \$349,000 | 31 |
| 32 Reedsdale, unit A | 97.8% | \$127,000 | 5 |
| 97 Chester street, unit 2 | 94.5% | \$241,000 | 101 |
| 244 Brighton Ave, unit 406 | 93.1% | \$405,000 | 12 |
| | | | |
| Multi-Family | | | |
| <hr/> | | | |
| 594 Cambridge | 94.2% | \$800,000 | 28 |
| | | | |
| Back Bay | | | |
| <hr/> | | | |
| Condo | | | |
| <hr/> | | | |
| 242 Beacon St, unit 2 | 117.1% | \$350,000 | 14 |
| 176 Marlborough St, unit 3 | 106.7% | \$1,600,000 | 17 |
| 10 Charlesgate E., unit 702 | 105.8% | \$545,000 | 13 |
| 200 Saint Botolph Street, unit 3 | 102.8% | \$668,000 | 95 |
| 298 Marlborough St, unit 4 | 100.7% | \$1,385,000 | 15 |
| 180 Marlborough Street, unit 4 | 100.2% | \$1,197,000 | 7 |
| 110 Stuart Street, unit 24C | 100.0% | \$1,000,000 | 0 |
| 236 Marlborough Street, unit 1 | 100.0% | \$749,000 | 23 |
| 11 Gloucester St, unit 4 | 99.5% | \$970,000 | 27 |
| 12 Gloucester St, unit 4 | 99.3% | \$1,435,000 | 231 |
| 138 Marlborough St, unit 1 | 99.1% | \$2,373,600 | 49 |
| 195 Marlborough St, unit 3 | 98.3% | \$1,425,000 | 3 |
| 149 Beacon St, unit 1 | 98.2% | \$637,000 | 65 |
| 6 Newbury Street, unit 601 | 98.1% | \$7,817,500 | 84 |
| 395 Marlborough St, unit 6 | 97.6% | \$575,000 | 7 |
| 328 Dartmouth St, unit 1 | 97.3% | \$797,500 | 98 |
| 235 Beacon St, unit 2 | 96.8% | \$610,000 | 107 |
| 776 Boylston Street, unit E-10D | 96.7% | \$5,175,000 | 17 |
| 48 Commonwealth, unit 1B | 96.6% | \$700,000 | 57 |
| 259 Marlborough St, unit 6 | 96.1% | \$1,245,000 | 89 |
| 400 Stuart Street, unit 20C | 96.1% | \$1,365,000 | 98 |
| 464-466 Commonwealth Ave, unit 55 | 95.6% | \$525,000 | 50 |
| 271 Beacon Street, unit 6 | 95.5% | \$839,500 | 66 |
| 19 Albemarle St, unit 1 | 95.3% | \$852,500 | 156 |
| 400 Stuart St, unit 30E | 94.6% | \$3,950,000 | 48 |
| 103 Beacon St, unit 5 | 94.1% | \$940,000 | 258 |
| 1 Charles St S, unit 11G | 93.5% | \$1,450,000 | 84 |
| 1 Charles St S, unit 1504 | 92.3% | \$1,565,000 | 231 |
| 191 Commonwealth Avenue, unit 1 | 90.8% | \$3,585,000 | 279 |
| 220 Boylston Street, unit 9016 | 87.5% | \$1,750,000 | 97 |
| | | | |
| Single Family | | | |
| <hr/> | | | |
| 293 Marlborough St | 94.2% | \$4,900,000 | 289 |

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Bay Village

| | | | |
|-----------------------|--------|-------------|----|
| <hr/> | | | |
| Condo | | | |
| <hr/> | | | |
| 16 Melrose St, unit 1 | 100.2% | \$636,000 | 57 |
| <hr/> | | | |
| Single Family | | | |
| <hr/> | | | |
| 13 Knox | 90.7% | \$1,175,000 | 32 |

Beacon Hill

| | | | |
|----------------------------|--------|-------------|-----|
| <hr/> | | | |
| Condo | | | |
| <hr/> | | | |
| 54 Myrtle St, unit 7 | 101.1% | \$445,000 | 2 |
| 1 Primus Ave, unit 11 | 100.4% | \$802,000 | 8 |
| 101 Chestnut, unit G | 100.0% | \$1,695,000 | 10 |
| 3 Anderson Place, unit A | 100.0% | \$599,000 | 50 |
| 75 Chestnut St, unit 14 | 100.0% | \$449,000 | 27 |
| 29 Brimmer St, unit 3 | 97.0% | \$877,500 | 30 |
| 22 David Mugar Way, unit 7 | 96.7% | \$277,500 | 150 |
| 121 Charles St, unit 3 | 96.2% | \$481,000 | 244 |
| 76 Phillips Street, unit 1 | 95.2% | \$295,000 | 26 |
| 20 Chestnut St, unit 1 | 92.3% | \$3,600,000 | 269 |
| <hr/> | | | |
| Single Family | | | |
| <hr/> | | | |
| 96 Pinckney St. | 99.3% | \$2,730,000 | 64 |
| 103 Revere Street | 97.9% | \$2,150,000 | 215 |
| 14 Charles River Square | 88.5% | \$1,500,000 | 154 |

Brighton

| | | | |
|---|--------|-----------|-----|
| <hr/> | | | |
| Condo | | | |
| <hr/> | | | |
| 249 Chestnut Hill Ave, unit 4 | 109.1% | \$240,000 | 5 |
| 5 South St, unit 2 | 108.3% | \$460,000 | 4 |
| 1933 Commonwealth Ave, unit 503 | 105.1% | \$451,000 | 4 |
| 1680 Commonwealth Ave, unit 1 | 104.9% | \$345,000 | 7 |
| 44 Orkney, unit 3 (Cleveland Circle) | 104.5% | \$375,000 | 13 |
| 162 Lake Shore Rd, unit 3 | 103.3% | \$371,000 | 8 |
| 181 Lake Shore Rd, unit 1 | 103.3% | \$351,000 | 43 |
| 300 Allston, unit 212 | 102.6% | \$399,000 | 11 |
| 129 Chiswick Rd, unit 7 | 102.3% | \$358,000 | 8 |
| 1871 Commonwealth Ave, unit 10 | 101.8% | \$335,000 | 86 |
| 124 Sutherland Rd, unit 15 | 101.1% | \$187,000 | 18 |
| 1680 Commonwealth Ave, unit 2 | 100.9% | \$372,500 | 7 |
| 461 Washington Street, unit 301 | 100.2% | \$274,500 | 50 |
| 300 Allston St, unit 514 | 100.0% | \$400,000 | 7 |
| 190 Corey Rd, unit 8 | 100.0% | \$559,000 | 23 |
| 11 Priscilla Rd, unit 1 | 100.0% | \$435,000 | 25 |
| 1872 Commonwealth Ave, unit 15 | 100.0% | \$279,000 | 55 |
| 21 Sutherland Road, unit 2 (Cleveland Circle) | 100.0% | \$249,900 | 103 |
| 55 Perthshire Road, unit A | 99.5% | \$398,000 | 11 |
| 1661 COMMONWEALTH AVENUE, unit 7 | 99.5% | \$398,000 | 4 |
| 153 Strathmore Rd, unit 9 (Cleveland Circle) | 98.6% | \$275,000 | 53 |
| 365 Faneuil Street, unit 5 | 98.2% | \$245,000 | 6 |
| 153 Chiswick, unit 5 | 97.7% | \$375,000 | 11 |
| 19 Colliston, unit 11 | 97.6% | \$360,000 | 63 |

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| | | | |
|----------------------------------|-------|-----------|-----|
| 64 Newton St, unit 64 | 97.5% | \$545,000 | 154 |
| 158 Lake Shore Road, unit 3 | 97.3% | \$303,500 | 62 |
| 300 Allston St, unit 214 | 97.2% | \$485,000 | 6 |
| 90 Kilsyth Rd, unit 46 | 96.2% | \$279,000 | 83 |
| 36 Cummings Rd, unit 1 | 95.3% | \$362,000 | 131 |
| 29 Mount Hood Rd, unit 29-14 | 95.0% | \$190,000 | 166 |
| 1657 Commonwealth Avenue, unit 7 | 94.4% | \$405,000 | 26 |
| 1633 Commonwealth Ave, unit 19 | 94.1% | \$400,000 | 16 |

Multi-Family

| | | | |
|--------------------------------------|--------|-----------|----|
| 142 Sutherland Rd (Cleveland Circle) | | | |
| 29-31 Harriet St | 103.4% | \$640,000 | 18 |
| 15-17 Etna St | 99.5% | \$725,000 | 3 |
| 11 Menlo St | 98.6% | \$985,000 | 13 |
| 12-14 Richardson | 98.0% | \$720,000 | 19 |
| 75 Union St | 94.9% | \$750,000 | 91 |

Single Family

| | | | |
|-------------------|--------|-----------|----|
| 183 Kenrick St | 130.7% | \$260,000 | 22 |
| 16 Dustin St | 112.2% | \$560,000 | 6 |
| 39 Surrey St. | 108.6% | \$570,000 | 13 |
| 109 Langley Rd | 103.8% | \$405,000 | 27 |
| 58 Winship Street | 102.1% | \$479,000 | 14 |
| 64 Newton St | 97.5% | \$545,000 | 7 |
| 75 Gardena | 96.5% | \$375,375 | 71 |

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Charlestown

| <u>Condo</u> | | | |
|--|--------|-------------|-----|
| | 99.0% | \$592,228 | 52 |
| 79 Bartlett, unit 1 | 110.2% | \$495,000 | 27 |
| 14 Sullivan Street, unit 2 | 103.8% | \$570,000 | 55 |
| 46 Pleasant Street, unit 3 | 103.4% | \$760,000 | 15 |
| 31 Mount Vernon Street, unit 2 | 103.1% | \$902,000 | 21 |
| 42 Washington Street, unit 2 | 102.6% | \$389,000 | 24 |
| 32 Cordis St, unit 3 | 101.8% | \$681,000 | 48 |
| 9 Cook St, unit 2 | 101.0% | \$605,000 | 44 |
| 44 Warren Street, unit 2 | 100.9% | \$584,000 | 32 |
| 20 Mystic, unit 3 | 100.8% | \$392,000 | 7 |
| 88 Washington St, unit A | 100.5% | \$592,849 | 5 |
| 13 Lexington Street, unit 1 | 99.0% | \$510,000 | 21 |
| 28 Pleasant Street, unit 3 | 99.0% | \$405,000 | 30 |
| 5 Auburn St, unit 2 | 99.0% | \$385,000 | 21 |
| 197 Eighth Street, unit 806 (Navy Yard) | 98.8% | \$1,285,000 | 36 |
| 6 SHIPWAY PLACE, unit 6 | 98.8% | \$750,000 | 67 |
| 30 High Street, unit 2 | 98.5% | \$610,000 | 29 |
| 98 High Street, unit 1 | 98.5% | \$580,000 | 19 |
| 36 Mt. Vernon St, unit 2 | 98.2% | \$549,000 | 17 |
| 3 Nearen Row, unit B | 98.2% | \$1,030,000 | 94 |
| 42 8th Street, unit 3414 (Navy Yard) | 97.5% | \$389,000 | 144 |
| 15 Belmont Street, unit 1 | 97.4% | \$409,000 | 60 |
| 197 Bunker Hill St, unit 2 | 97.3% | \$355,000 | 132 |
| 42 Washington, unit 5 | 97.2% | \$413,000 | 55 |
| 23 Sullivan Street, unit 1 | 96.7% | \$415,000 | 159 |
| 42 8th Street, unit 3518 (Navy Yard) | 94.9% | \$417,500 | 69 |
| 42 8Th St, unit 3502 (Navy Yard) | 94.8% | \$365,000 | 73 |
| 137 Main St, unit M-4 | 94.4% | \$1,273,750 | 10 |
| 1 Nearen Row, unit 1 | 93.3% | \$680,000 | 77 |
| 48 Monument Square, unit B | 91.1% | \$382,500 | 110 |
| <u>Single Family</u> | | | |
| 30 Allston St | 100.0% | \$600,000 | 46 |
| 20 Russell Street | 100.0% | \$575,000 | 19 |
| 27 Belmont St | 99.9% | \$769,000 | 26 |
| 4 Concord Avenue | 98.9% | \$790,000 | 38 |
| 313 Main St | 98.5% | \$542,000 | 3 |
| 25 Oak Street | 96.6% | \$700,000 | 57 |
| <u>Chestnut Hill</u> | | | |
| <u>Condo</u> | | | |
| 2400 Beacon Street, unit 406 (Chestnut Hill) | 97.2% | \$705,000 | 127 |

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| <i>TOWN/PROPERTY TYPE</i> | <i>Sale:List Ratio</i> | <i>Sale Price</i> | <i>Days on Market</i> |
|---|------------------------|-------------------|-----------------------|
| Dorchester | | | |
| Condo | | | |
| 2 Howe Ter, unit 9 (Uphams Corner) | 107.9% | \$125,000 | 8 |
| 135 Granite Ave, unit 1 | 107.3% | \$133,000 | 13 |
| 159 King St, unit 2 (Neponset) | 103.9% | \$239,000 | 244 |
| 29 S Sydney Street, unit 3 | 102.6% | \$400,000 | 18 |
| 8 Hallam Street, unit 2 (Savin Hill) | 100.8% | \$261,000 | 58 |
| 1245 Adams St, unit B304 (Lower Mills) | 100.2% | \$589,900 | 3 |
| 1245 Adams St, unit B201 (Lower Mills) | 100.0% | \$410,000 | 6 |
| 543 Adams St, unit 14 (Ashmont) | 100.0% | \$139,900 | 85 |
| 79 Van Winkle St, unit 3 | 100.0% | \$349,000 | 20 |
| 46 Adams St, unit D1 | 100.0% | \$115,000 | 80 |
| 45 Quincy St, unit A | 100.0% | \$190,000 | 48 |
| 1245 Adams St, unit B507 (Lower Mills) | 100.0% | \$440,000 | 2 |
| 1910 Dorchester Ave, unit 515 | 100.0% | \$339,000 | 87 |
| 182 Ruthven St, unit 2 | 100.0% | \$180,000 | 64 |
| 28 Mora Street, unit 3 | 99.4% | \$149,000 | 74 |
| 8-10 Thelma Rd, unit 3 (Neponset) | 98.9% | \$276,000 | 55 |
| 1241-1251 Adams St, unit B408 (Lower Mills) | 98.8% | \$425,000 | 2 |
| 501 Talbot Ave, unit 1 | 98.3% | \$284,000 | 116 |
| 9 Park, unit 3 | 98.1% | \$460,000 | 37 |
| 14 Pleasant Street, unit 3 | 98.0% | \$343,000 | 7 |
| 12 Moultrie, unit 1 | 97.7% | \$390,000 | 75 |
| 42 Rosemont, unit 1 | 97.4% | \$262,000 | 44 |
| 96 Pleasant Street, unit 1 | 97.2% | \$276,000 | 23 |
| 547 Adams St, unit 12 | 97.1% | \$145,500 | 33 |
| 171-173 Savin Hill Ave, unit 1 (Savin Hill) | 96.9% | \$315,000 | 29 |
| 797 Columbia road, unit 2 | 96.1% | \$297,000 | 17 |
| 14 Barse Ave, unit 1 (Lower Mills) | 96.1% | \$220,000 | 48 |
| 9 Park, unit 4 | 96.0% | \$460,000 | 18 |
| 40-48 Vaughan Ave, unit 2 | 94.8% | \$221,000 | 335 |
| 169 Walnut St, unit 5 | 92.5% | \$369,000 | 121 |

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Multi-Family

| | | | |
|-----------------------------------|--------|-----------|-----|
| 206-208 Harold St | 108.0% | \$675,000 | 7 |
| 17 Oldfields Rd | 107.0% | \$534,000 | 3 |
| 12 Holborn St | 106.2% | \$360,000 | 7 |
| 5 Althea St | 105.4% | \$448,000 | 7 |
| 24-24A Creston St | 100.8% | \$499,000 | 3 |
| 18 Holborn St (Grove Hall) | 100.4% | \$241,000 | 22 |
| 5 Coleman St | 100.0% | \$460,000 | 47 |
| 1-3 Quincy Pl | 100.0% | \$180,000 | 6 |
| 31 Torrey St | 99.8% | \$438,000 | 22 |
| 7 Standish St | 99.1% | \$465,000 | 35 |
| 10 Millet Street | 98.7% | \$492,500 | 78 |
| 109 fuller (Ashmont) | 98.6% | \$345,000 | 11 |
| 177 Westville St (Fields Corner) | 97.9% | \$372,000 | 82 |
| 73 Milton Ave | 97.6% | \$415,000 | 6 |
| 48 Dix St. | 97.6% | \$512,000 | 49 |
| 15 Downer Ave | 97.3% | \$427,000 | 124 |
| 8 Fox St (Meeting House Hill) | 97.0% | \$320,000 | 112 |
| 89 Barry St | 96.9% | \$435,000 | 42 |
| 27 Trull street | 96.8% | \$425,000 | 68 |
| 119-121 Whitfield Street | 96.3% | \$336,900 | 51 |
| 8 Woodrow Ave | 95.0% | \$285,000 | 119 |
| 13 Westcott Street | 94.7% | \$355,000 | 17 |
| 33-35 Gallivan Blvd (Lower Mills) | 89.5% | \$425,000 | 81 |
| 500 Blue Hill Ave | 85.6% | \$385,000 | 80 |

Single Family

| | | | |
|---------------------------------|--------|-----------|-----|
| 96 Victory Rd | 100.4% | \$281,000 | 6 |
| 116 Neponset Ave | 100.3% | \$400,000 | 17 |
| 51 Clancy Road (Lower Mills) | 100.0% | \$369,900 | 107 |
| 31 Ocean Street | 97.9% | \$410,000 | 10 |
| 19 Galty Ave | 97.9% | \$410,000 | 34 |
| 24 Puritan Ave (Mt. Bowdoin) | 94.0% | \$272,500 | 93 |
| 384-386 Neponset Ave (Neponset) | 91.7% | \$385,000 | 85 |
| 126 GALLIVAN BLVD | 90.8% | \$200,299 | 190 |
| 125 Brook Ave (Uphams Corner) | 90.6% | \$230,000 | 119 |
| 41 Mellen St (Ashmont) | 89.8% | \$395,000 | 142 |
| 38 Homestead St | 84.3% | \$295,000 | 70 |
| 84 Lucerne St | 83.7% | \$200,000 | 104 |

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East Boston

Condo

| | | | |
|------------------------------------|--------|-----------|-----|
| 24 Bremen St, unit 1 (Jeffries Pt) | 100.0% | \$300,000 | 56 |
| 156 Porter St, unit 216 | 98.4% | \$245,000 | 84 |
| 958 Bennington St, unit 3 | 98.3% | \$290,000 | 38 |
| 156 Porter St, unit 119 | 98.1% | \$328,000 | 95 |
| 156 Porter Street, unit 225 | 96.6% | \$280,000 | 40 |
| 156 Porter, unit #446 | 96.2% | \$350,000 | 54 |
| 156 Porter St, unit 230 | 95.7% | \$315,000 | 88 |
| 36 Ashley Street, unit 4 | 95.0% | \$285,000 | 49 |
| 404 Meridian St, unit 1B | 91.7% | \$110,000 | 219 |

Multi-Family

| | | | |
|-----------------------|--------|-----------|----|
| 1069-1071 Saratoga St | 106.5% | \$458,000 | 79 |
| 194 Bennington St | 102.8% | \$370,000 | 60 |
| 286 Princeton Street | 101.6% | \$385,000 | 17 |
| 133 Havre St | 99.7% | \$395,000 | 13 |
| 196 Havre Street | 97.0% | \$320,000 | 15 |
| 95 Trenton Street | 96.2% | \$351,000 | 10 |
| 189 Wordsworth Street | 96.0% | \$575,000 | 70 |

Single Family

| | | | |
|-----------------|--------|-----------|----|
| 22 Thurston St. | 100.0% | \$495,000 | 46 |
|-----------------|--------|-----------|----|

The Fenway

Condo

| | | | |
|-----------------------------|--------|-----------|----|
| 24 Peterborough St, unit 10 | 101.3% | \$405,000 | 13 |
| 70 Fenway, unit 25 | 100.0% | \$295,000 | 17 |
| 107 Jersey Street, unit 12A | 100.0% | \$279,900 | 7 |
| 451 Park Dr, unit 2D | 99.1% | \$545,000 | 7 |
| 118 Riverway, unit 10 | 94.5% | \$340,000 | 28 |

Financial District

Condo

| | | | |
|---|--------|-----------|----|
| 80 Broad, unit 605 (Financial District) | 100.0% | \$539,000 | 25 |
|---|--------|-----------|----|

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Hyde Park

Condo

| | | | |
|--|--------|-----------|-----|
| 32 Ridlon Rd, unit 1 | 100.8% | \$252,000 | 133 |
| 32 Ridlon Rd, unit 2 | 98.5% | \$320,000 | 149 |
| 211 Reservation Rd, unit 211 (Readville) | 97.4% | \$204,500 | 103 |
| 2 Glenwood Ave, unit 2 | 94.7% | \$232,000 | 98 |
| 1409 River St, unit 35 | 89.9% | \$80,000 | 149 |

Multi-Family

| | | | |
|----------------------------|--------|-----------|-----|
| 64 Oak St (Fairmount Hill) | 100.9% | \$353,000 | 11 |
| 3 Weston St | 99.6% | \$284,000 | 119 |
| 71 Neponset Ave | 98.9% | \$445,000 | 152 |
| 21 Lincoln St | 97.9% | \$430,000 | 32 |

Single Family

| | | | |
|----------------------------------|--------|-----------|-----|
| 18 Summer St | 105.2% | \$345,000 | 18 |
| 19 Franklin St | 102.0% | \$305,000 | 7 |
| 134 Clare Avenue | 101.7% | \$295,000 | 61 |
| 85 Thompson Street | 101.6% | \$325,000 | 31 |
| 47 Lexington Ave | 101.1% | \$394,000 | 54 |
| 20 Myopia Road | 100.0% | \$320,000 | 20 |
| 68 Child Street | 100.0% | \$329,000 | 62 |
| 1104 Hyde Park Ave | 100.0% | \$249,900 | 148 |
| 11 Corcoran Cir (Fairmount Hill) | 99.0% | \$395,000 | 40 |
| 44 Chesterfield St (Readville) | 98.8% | \$325,000 | 40 |
| 18 FRANKLIN TR. (Fairmount Hill) | 98.6% | \$345,000 | 42 |
| 39 Braeburn Rd | 96.7% | \$290,000 | 41 |
| 22 Leighton Rd | 96.0% | \$355,000 | 71 |
| 1396 River St | 95.9% | \$382,500 | 54 |
| 61 Blake St | 94.2% | \$325,000 | 142 |
| 145 Child St | 83.3% | \$200,000 | 16 |

Leather District

Condo

| | | | |
|--------------------------|--------|-----------|-----|
| 70 Lincoln St, unit L611 | 100.0% | \$498,000 | 8 |
| 150 Lincoln St, unit 6A | 99.5% | \$745,000 | 135 |

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Mattapan

| <u>Condo</u> | | | |
|----------------------------|--------|-----------|-----|
| 6 W Main St, unit 208 | 97.8% | \$263,000 | 45 |
| 770 Cummins Hwy, unit 12 | 97.8% | \$127,000 | 45 |
| <u>Multi-Family</u> | | | |
| 55 Woodhaven St | 112.5% | \$393,500 | 41 |
| 9 Gladeside Ave | 101.3% | \$343,500 | 19 |
| 239 W Selden St | 98.1% | \$411,000 | 56 |
| 134-136 Blake St | 96.6% | \$424,000 | 35 |
| 462 Norfolk St | 95.5% | \$372,500 | 123 |
| <u>Single Family</u> | | | |
| 50 Rockingham Road | 100.0% | \$250,000 | 46 |
| 48 Temple St (Lower Mills) | 98.2% | \$265,000 | 31 |
| 21 Kennebec St | 90.0% | \$144,000 | 50 |

Midtown

| <u>Condo</u> | | | |
|-----------------------------------|--------|-------------|-----|
| 151 Tremont, unit 25N&M | 104.4% | \$1,409,000 | 12 |
| 151 Tremont St, unit 25D | 100.3% | \$772,000 | 92 |
| 580 Washington Street, unit 9 B | 100.0% | \$2,125,000 | 0 |
| 580 Washington Street, unit 1402 | 100.0% | \$1,685,000 | 89 |
| 580 Washington Street, unit 902 | 100.0% | \$1,595,000 | 23 |
| 580 Washington Street, unit 602 | 100.0% | \$1,500,000 | 90 |
| 580 Washington Street, unit 401 | 100.0% | \$1,300,000 | 55 |
| 580 Washington Street, unit 15 F | 100.0% | \$1,310,000 | 15 |
| 580 Washington Street, unit 2 C | 100.0% | \$1,355,000 | 127 |
| 580 Washington Street, unit 1506 | 100.0% | \$1,245,000 | 2 |
| 580 Washington Street, unit 1502 | 100.0% | \$1,645,000 | 1 |
| 580 Washington Street, unit 1512 | 100.0% | \$1,200,000 | 21 |
| 580 Washington Street, unit PH 01 | 100.0% | \$3,495,000 | 1 |
| 580 Washington Street, unit 1403 | 100.0% | \$1,640,000 | 7 |
| 580 Washington Street, unit 508 | 100.0% | \$1,735,000 | 86 |
| 580 Washington Street, unit 1101 | 100.0% | \$1,420,000 | 82 |
| 580 Washington Street, unit 703 | 100.0% | \$1,005,000 | 6 |
| 580 Washington Street, unit 1409 | 100.0% | \$1,275,000 | 8 |
| 580 Washington Street, unit 0 | 100.0% | \$1,470,000 | 0 |
| 580 Washington Street, unit 10 E | 100.0% | \$1,095,000 | 133 |
| 580 Washington Street, unit 1505 | 100.0% | \$1,525,000 | 36 |
| 580 Washington Street, unit 12 B | 100.0% | \$2,205,000 | 5 |
| 580 Washington Street, unit 14 E | 100.0% | \$1,205,000 | 24 |
| 1 Avery Street, unit 24C | 100.0% | \$1,545,000 | 41 |
| 580 Washington Street, unit 408 | 100.0% | \$1,675,000 | 1 |
| 580 Washington Street, unit 1012 | 100.0% | \$1,040,000 | 50 |
| 580 Washington Street, unit ??? | 100.0% | \$1,420,000 | 36 |
| 580 Washington Street, unit 7 B | 100.0% | \$2,065,000 | 44 |
| 45 Province Street, unit 1905 | 97.6% | \$1,440,000 | 320 |
| 45 Province Street, unit 1702 | 96.9% | \$1,575,000 | 111 |
| 88 Kingston St, unit 5B | 96.8% | \$460,000 | 36 |
| 45 Province Street, unit 2703 | 90.8% | \$2,623,500 | 26 |

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North End

Condo

| | | | |
|------------------------|--------|-----------|----|
| 99-A Prince St, unit 4 | 100.4% | \$270,000 | 1 |
| 243 North St, unit 7 | 95.3% | \$381,250 | 71 |

Roxbury

Condo

| | | | |
|------------------------------------|-------|-----------|----|
| 3 Lambert St, unit 3 (Fort Hill) | 96.8% | \$241,000 | 81 |
| 65 Highland St, unit 1 (Fort Hill) | 96.8% | \$300,000 | 33 |

Single Family

| | | | |
|--------------------|-------|-----------|-----|
| 60 Forest Street | 96.7% | \$290,000 | 184 |
| 19 Clifford Street | 96.6% | \$366,200 | 196 |

Seaport District

Condo

| | | | |
|--------------------------------|--------|-------------|----|
| 150 Dorchester Ave, unit 601 | 101.3% | \$1,467,500 | 41 |
| 35 Channel Center St, unit 402 | 92.0% | \$952,000 | 30 |

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| TOWN/PROPERTY TYPE | Sale:List Ratio | Sale Price | Days on Market |
|-------------------------------|------------------------|-------------------|-----------------------|
| South Boston | | | |
| Condo | | | |
| 761 E Sixth St, unit 14 | 107.2% | \$385,000 | 23 |
| 629 East 6th Street, unit 2 | 104.7% | \$470,250 | 31 |
| 15 Ward St, unit 6 | 104.2% | \$520,000 | 49 |
| 270 Bowen St, unit 2 | 103.6% | \$434,000 | 37 |
| 610 E 6th St, unit 2 | 102.5% | \$615,000 | 36 |
| 111 West 8th St, unit A | 101.7% | \$361,000 | 19 |
| 137-139 D Street, unit 6 | 101.7% | \$332,500 | 38 |
| 433 W 4Th St, unit 2 | 101.4% | \$425,000 | 14 |
| 157 W 3rd, unit 1 | 101.1% | \$535,000 | 21 |
| 502 East Seventh, unit 2 | 100.8% | \$262,000 | 15 |
| 9 Broadway, unit 219 | 100.8% | \$462,500 | 20 |
| 615 East Sixth St, unit 6 | 100.3% | \$781,500 | 3 |
| 245 W 5Th St, unit 4 | 100.3% | \$340,000 | 21 |
| 9 Broadway, unit 103 | 100.2% | \$620,000 | 34 |
| 231 Dorchester St, unit 1 | 100.0% | \$599,000 | 49 |
| 615 East Sixth St, unit 2 | 100.0% | \$719,000 | 7 |
| 551 East Sixth Street, unit 3 | 100.0% | \$609,000 | 1 |
| 9 M St, unit 3 | 100.0% | \$599,000 | 26 |
| 12 Mohawk Street, unit 4 | 100.0% | \$449,000 | 21 |
| 514.5 East Third, unit 3 | 100.0% | \$410,000 | 49 |
| 12 Mohawk Street, unit 3 | 100.0% | \$459,000 | 1 |
| 637-639 E 7th, unit 2 | 99.8% | \$423,000 | 57 |
| 9 M St, unit 4 | 99.3% | \$595,000 | 26 |
| 335 West 2nd Street, unit 7 | 99.2% | \$485,000 | 93 |
| 80 Old Harbor St, unit 2 | 99.2% | \$347,000 | 21 |
| 21 Sanger Street, unit 1 | 99.0% | \$385,000 | 51 |
| 311 Emerson St, unit 7 | 98.9% | \$355,000 | 11 |
| 180 L Street, unit 1 | 98.9% | \$435,000 | 53 |
| 18-20 Knowlton St, unit 3 | 98.9% | \$434,000 | 15 |
| 172 Dorchester St, unit 3 | 98.7% | \$380,000 | 32 |
| 9 M St, unit 2 | 98.7% | \$735,000 | 179 |
| 30 Story St., unit 2 | 98.6% | \$359,000 | 37 |
| 9 M St, unit 6 | 98.6% | \$715,000 | 5 |
| 9 M St, unit 5 | 98.6% | \$715,000 | 25 |
| 124 D St, unit 2 | 98.4% | \$412,500 | 80 |
| 68 I, unit 2 | 98.4% | \$412,500 | 30 |
| 404 West First, unit 11 | 98.4% | \$235,000 | 169 |
| 633 Dorchester Avenue, unit 3 | 98.2% | \$417,500 | 71 |
| 372 A Dorchester St, unit 2 | 98.2% | \$480,000 | 32 |
| 9 M St, unit 1 | 98.1% | \$735,000 | 32 |
| 720 E 8Th St, unit 3 | 97.4% | \$535,000 | 15 |
| 58 L Street, unit 1 | 96.9% | \$460,000 | 41 |
| 12 Mohawk Street, unit 6 | 96.7% | \$560,000 | 102 |
| 291 West Third, unit 3 | 96.6% | \$309,000 | 35 |
| 18 Dorchester Street, unit 1 | 96.5% | \$423,500 | 50 |
| 58 Story St, unit 1 | 96.2% | \$422,500 | 60 |
| 1520 Columbia Road, unit 2 | 96.2% | \$625,000 | 63 |
| 17 Winfield St, unit 2 | 95.8% | \$392,000 | 45 |

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| | | | |
|----------------------------------|-------|-----------|-----|
| 873 East Broadway, unit 1 | 95.7% | \$860,000 | 26 |
| 314 - 320 W 2Nd St, unit 205 | 94.1% | \$460,000 | 50 |
| 69-73 Telegraph Street, unit 302 | 93.7% | \$655,000 | 53 |
| 12 Mohawk Street, unit 5 | 93.5% | \$420,000 | 102 |
| 486 E 3Rd St, unit 15 | 91.9% | \$385,000 | 144 |
| 505 E 5Th St, unit 2 | 91.0% | \$355,000 | 78 |

Multi-Family

| | | | |
|------------------------------------|-------|-----------|----|
| 289 W 5Th St | 94.5% | \$850,000 | 15 |
| 125 F St | 93.0% | \$650,000 | 2 |
| 73 Old Harbor Street (Dot Heights) | 89.8% | \$790,000 | 47 |
| 342-346 Dorchester St | 86.4% | \$950,000 | 18 |

Single Family

| | | | |
|------------------------|--------|-------------|----|
| 8 Ward Court | 106.4% | \$553,000 | 5 |
| 734 East Eighth Street | 100.9% | \$1,210,000 | 5 |
| 2 Minnie Court | 100.0% | \$549,000 | 28 |

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South End

| <hr/> | | | |
|---------------------------------|--------|-------------|-----|
| Condo | | | |
| <hr/> | | | |
| 27 Greenwich Park, unit 3 | 111.5% | \$485,000 | 22 |
| 65 Worcester St, unit 5 | 104.6% | \$564,000 | 21 |
| 7 Dwight St, unit 2 | 103.6% | \$579,000 | 2 |
| 12 Concord Sq, unit 3 | 103.0% | \$555,000 | 26 |
| 685 Massachusetts Ave, unit 3 | 102.8% | \$400,000 | 15 |
| 5 Dwight St, unit 1 | 102.3% | \$1,175,000 | 11 |
| 285 Columbus Ave, unit 208 | 101.1% | \$955,000 | 58 |
| 1723 Washington St, unit 509 | 101.0% | \$580,500 | 5 |
| 692 Tremont St, unit 5 | 100.9% | \$655,000 | 22 |
| 662 Tremont Street, unit 2 | 100.2% | \$450,000 | 25 |
| 501 Columbus Ave, unit 3 | 100.2% | \$620,000 | 38 |
| 1280 Washington St, unit 401 | 100.1% | \$1,450,000 | 28 |
| 19 Milford Street, unit 4 | 100.0% | \$639,000 | 2 |
| 70 W Rutland Sq, unit 2 | 100.0% | \$599,000 | 8 |
| 238 West Canton Street, unit 2 | 100.0% | \$599,000 | 33 |
| 35 Fay St, unit 511 | 100.0% | \$589,000 | 6 |
| Zero Worcester Square, unit E | 100.0% | \$445,000 | 47 |
| Zero Worcester Square, unit F | 100.0% | \$495,000 | 47 |
| Zero Worcester Square, unit A | 100.0% | \$695,000 | 38 |
| 14 Dartmouth Pl, unit 3 | 99.0% | \$718,000 | 4 |
| 114 Pembroke St, unit 3 | 98.7% | \$1,410,000 | 44 |
| 1 Wellington St, unit 3 | 98.6% | \$586,500 | 20 |
| 1 Worcester Sq, unit 5 | 98.4% | \$885,000 | 35 |
| 673 Tremont St, unit 3 | 98.4% | \$540,000 | 84 |
| 9 Upton St, unit 3 | 97.6% | \$1,450,000 | 26 |
| 20 E Springfield St, unit 41955 | 97.6% | \$760,000 | 94 |
| 122 Chandler St, unit A | 97.5% | \$477,000 | 29 |
| 27 Wareham St, unit 101 | 97.5% | \$681,396 | 54 |
| 33 Worcester St, unit 1 | 97.3% | \$466,000 | 25 |
| 5 Holyoke Street, unit 3 | 96.8% | \$580,000 | 67 |
| 608 Tremont, unit 4 | 96.8% | \$725,000 | 134 |
| 14 Milford Street, unit 1 | 96.7% | \$2,175,000 | 106 |
| 993 Tremont, unit 4 | 96.6% | \$366,300 | 30 |
| 225 Shawmut Ave, unit 4 | 96.6% | \$1,400,000 | 8 |
| 115 Chandler St, unit 1 | 96.2% | \$794,000 | 27 |
| 25 Union Park, unit 3 | 96.0% | \$1,680,000 | 59 |
| 71 Appleton St, unit 1 | 95.9% | \$795,000 | 55 |
| 236 West Canton Street, unit 5 | 95.7% | \$669,000 | 11 |
| 290 Columbus, unit 8 | 93.5% | \$715,000 | 78 |
| 41 Thorndike, unit 1 | 92.9% | \$250,000 | 127 |
| 88 Chandler St, unit 3 | 92.1% | \$995,000 | 97 |
| <hr/> | | | |
| Multi-Family | | | |
| <hr/> | | | |
| 40 - 40A Melrose St | 101.2% | \$910,000 | 13 |
| <hr/> | | | |
| Single Family | | | |
| <hr/> | | | |
| 8 Cumston | 98.7% | \$1,850,000 | 22 |
| 27 Gray St | 98.5% | \$1,965,125 | 25 |
| 18 Cumberland Street | 95.5% | \$3,150,000 | 195 |

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| | | | |
|------------------------|-------|-------------|----|
| 151 West Canton Street | 95.5% | \$3,050,000 | 16 |
| 26 Braddock Park | 95.1% | \$3,800,000 | 50 |

Waterfront

Condo

| | | | |
|--|--------|-------------|-----|
| 234 Causeway Street, unit 709 (Waterfront) | 102.5% | \$1,225,000 | 68 |
| 85 East India Row, unit 34H (Waterfront) | 100.0% | \$600,000 | 39 |
| 85 E. India Row, unit 38H (Waterfront) | 98.6% | \$630,000 | 32 |
| 47 Commercial Wharf East, unit 47-5 (Waterfront) | 97.8% | \$1,000,000 | 115 |
| 85 East India Row, unit 28E (Waterfront) | 97.6% | \$615,000 | 98 |
| 65 East India Row, unit 21F (Waterfront) | 96.0% | \$1,425,000 | 20 |
| 500 Atlantic Avenue, unit 14M (Waterfront) | 95.0% | \$1,515,000 | 36 |
| 22 Constellation Wharf, unit 22 (Waterfront) | 94.6% | \$1,134,000 | 122 |
| 342 Commercial, unit 7 (Waterfront) | 94.3% | \$1,225,000 | 169 |
| 300 Commercial St, unit 1003 (Waterfront) | 88.2% | \$1,410,000 | 122 |
| 50 Battery St, unit 105 (Waterfront) | 81.6% | \$1,875,000 | 55 |

West End

Condo

| | | | |
|---------------------------------------|--------|-----------|-----|
| 8 Whittier Place, unit 3C (West End) | 106.5% | \$638,000 | 30 |
| 2 Hawthorne Pl, unit 15R (West End) | 97.2% | \$485,000 | 122 |
| 8 Whittier Place, unit 22A (West End) | 96.8% | \$450,000 | 30 |
| 6 Whittier Pl, unit 16O (West End) | 94.7% | \$425,000 | 23 |

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| <i>TOWN/PROPERTY TYPE</i> | <i>Sale:List Ratio</i> | <i>Sale Price</i> | <i>Days on Market</i> |
|---|------------------------|-------------------|-----------------------|
| Somerville | | | |
| Condo | | | |
| 411 Norfolk St, unit 1F (Inman) | 116.7% | \$210,000 | 61 |
| 4-6 Banks St, unit 1 | 109.6% | \$470,000 | 14 |
| 205 Summer St, unit 1 | 108.1% | \$550,000 | 11 |
| 68 Line Street, unit 1 (Inman) | 107.5% | \$515,000 | 7 |
| 303 Lowell Street, unit 16 | 107.4% | \$290,000 | 8 |
| 107 Glenwood Road, unit 3 | 107.4% | \$450,000 | 8 |
| 122-124 Holland Street, unit 1 (Davis) | 106.5% | \$510,000 | 8 |
| 218 Summer St, unit 2 | 106.1% | \$540,000 | 6 |
| 30 School St, unit 2 (Union Square) | 106.1% | \$455,000 | 7 |
| 22 Robinson Street, unit 3 | 105.7% | \$390,000 | 5 |
| 29 Waterhouse Street, unit 1 (Teele Square) | 105.3% | \$420,000 | 4 |
| 23 Village St, unit 23 | 105.1% | \$1,025,000 | 7 |
| 10 Roberts Street, unit 13 | 105.1% | \$210,000 | 67 |
| 19 Stone Ave, unit A (Union Square) | 104.1% | \$405,000 | 7 |
| 112 Highland Ave, unit G | 103.6% | \$435,000 | 13 |
| 96 Ossipee, unit 2 (Davis) | 103.1% | \$711,000 | 6 |
| 5 Tannery Brook Row, unit 8 (Davis) | 102.4% | \$900,000 | 28 |
| 21 Hudson Street, unit 21 | 102.3% | \$445,000 | 2 |
| 17 Bonair St, unit A | 100.9% | \$332,000 | 7 |
| 55 Grove Street, unit 55 | 100.8% | \$604,000 | 17 |
| 97 Raymond Ave., unit 2 | 100.4% | \$416,500 | 49 |
| 12 Pitman, unit 12 | 100.2% | \$410,000 | 0 |
| 23 Hudson Street, unit 23 | 100.2% | \$586,000 | 7 |
| 9 Dimick Street, unit 2 (Inman) | 100.0% | \$549,000 | 7 |
| 731 Somerville Ave, unit A | 100.0% | \$349,000 | 24 |
| 47-3 Fairmount Ave., unit 3 | 100.0% | \$599,900 | 215 |
| 9 Radcliffe Road, unit 1 | 100.0% | \$339,000 | 1 |
| 21 Edmands St, unit 3 (Winter Hill) | 99.6% | \$278,000 | 43 |
| 9 Radcliffe Road, unit 2 | 99.4% | \$317,000 | 2 |
| 4 Cameron Avenue, unit 3 (Davis) | 99.1% | \$425,000 | 40 |
| 117 Yorktown Street, unit 3 | 99.1% | \$316,000 | 56 |
| 111 Woodstock St, unit 2 (Teele Square) | 98.5% | \$258,000 | 65 |
| 52 Dartmouth Street, unit 1 | 98.3% | \$295,000 | 27 |
| 67 Fairfax, unit 67 (West Somerville) | 98.2% | \$333,000 | 79 |
| 112 Pearson Avenue, unit 1 (Davis) | 98.0% | \$479,000 | 24 |
| 112 Pearson Avenue, unit 2 (Davis) | 97.7% | \$585,000 | 11 |
| 9 Radcliffe Road, unit 3 | 97.3% | \$320,000 | 11 |
| 45 Wallace Street, unit 2 | 96.0% | \$950,000 | 71 |
| 4 Cameron Avenue, unit 2 (Davis) | 95.2% | \$475,000 | 25 |
| 54-56 Fremont Street, unit 56 | 94.3% | \$565,000 | 89 |
| 74 Gilman Street, unit 7 (Winter Hill) | 92.5% | \$305,000 | 52 |
| Multi-Family | | | |
| 21 Granite Street | 117.1% | \$1,025,000 | 7 |
| 17-19 LESLEY AVE | 115.5% | \$865,000 | 2 |
| 76 Raymond Ave | 103.9% | \$930,000 | 10 |
| 12 Silvey Place | 100.5% | \$955,000 | 6 |
| 34 Partridge Ave | 100.2% | \$550,000 | 21 |

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| | | | |
|----------------|--------|-----------|----|
| 22 Hamlet St | 100.0% | \$700,000 | 70 |
| 56 Bow Street | 99.3% | \$680,000 | 55 |
| 20 Lee St | 93.9% | \$525,000 | 52 |
| 19 Upland Park | 90.9% | \$599,000 | 36 |

Single Family

| | | | |
|----------------------------------|--------|-----------|-----|
| 29 Berkeley Street (Spring Hill) | 108.7% | \$585,000 | 6 |
| 139 Central Street | 107.0% | \$535,000 | 65 |
| 39 Alston St | 100.0% | \$350,000 | 34 |
| 47-3 Fairmount Ave., unit C1 | 100.0% | \$599,900 | 103 |
| 26 Hudson Street | 98.6% | \$715,000 | 27 |
| 16 Hinckley St | 98.5% | \$468,000 | 97 |
| 18 Farragut Ave (Teele Square) | 98.2% | \$746,500 | 24 |
| 10 Belmont Place (Spring Hill) | 95.7% | \$555,000 | 3 |

Cambridge**Condo**

| | | | |
|--|--------|-------------|-----|
| 676 Huron Ave, unit 27 | 115.8% | \$635,500 | 9 |
| 125 Magazine Street, unit A (Cambridgeport) | 114.8% | \$1,601,000 | 7 |
| 2 St. Paul Street, unit 2 (Central Sq) | 112.9% | \$641,000 | 21 |
| 863 Massachusetts Ave, unit 51 | 112.7% | \$321,100 | 9 |
| 264 Huron Ave, unit 2 (West Cambridge) | 109.9% | \$731,000 | 15 |
| 606-608 Franklin Street, unit 2 (Riverside) | 109.5% | \$590,000 | 16 |
| 29 Wood St, unit 29 | 107.0% | \$400,000 | 12 |
| 71 Fulkerson St, unit 301 (Kendall) | 106.8% | \$470,000 | 16 |
| 3 Crawford Street, unit 7 (Mid-Cambridge) | 106.8% | \$360,000 | 5 |
| 147 Sherman, unit 102 | 105.5% | \$347,000 | 116 |
| 47 Chestnut, unit 3 | 105.0% | \$524,000 | 50 |
| 112 Trowbridge, unit 2 (Harvard Sq) | 104.3% | \$675,000 | 25 |
| 95 Second Street, unit 4 (East Camb.) | 103.7% | \$310,000 | 40 |
| 33 Royal Avenue, unit 2 | 103.3% | \$500,000 | 12 |
| 10 Rogers Street, unit 422 (Kendall) | 102.8% | \$452,000 | 6 |
| 1228 Cambridge Street, unit 3 | 102.6% | \$440,000 | 51 |
| 83 Fayerweather St, unit 83 | 102.4% | \$511,000 | 8 |
| 17 Otis Street, unit 205 | 102.2% | \$684,000 | 38 |
| 1 Richdale Avenue, unit 16 (Porter Square) | 102.1% | \$785,000 | 22 |
| 29 Wheeler St, unit 109 | 101.8% | \$345,000 | 69 |
| 20-22 Seven Pines Ave, unit 2 (North Cambridge) | 101.2% | \$425,000 | 16 |
| 169 Monsignor Obrien Hwy, unit 610 (East Camb.) | 100.3% | \$390,000 | 28 |
| 392 Norfolk St, unit 1 | 100.0% | \$313,800 | 64 |
| 10 McTernan St, unit 203 (Cambridgeport) | 100.0% | \$849,000 | 179 |
| 169 Monsignor O'Brien Hwy, unit 312 (East Camb.) | 100.0% | \$459,000 | 20 |
| 149 Walden Street, unit 2 | 100.0% | \$510,000 | 22 |
| 10 Museum Way, unit 1721 (East Camb.) | 99.3% | \$694,000 | 6 |
| 8 Museum Way, unit 706 (East Camb.) | 98.5% | \$639,000 | 24 |
| 43 Linnaean St, unit 1A | 98.2% | \$480,000 | 20 |
| 2440 Massachusetts Ave, unit 9 | 97.7% | \$317,500 | 11 |
| 147 Sherman, unit 205 | 97.4% | \$340,000 | 144 |
| 111-117 Charles Street, unit 111 | 96.6% | \$675,000 | 99 |
| 188 Upland Road, unit 4 | 96.5% | \$530,000 | 16 |
| 248 Chestnut Street, unit 248 | 96.1% | \$1,418,101 | 15 |
| 2 Earhart Street, unit 204 | 95.6% | \$630,000 | 34 |
| 293 Huron Ave., unit 1 | 95.4% | \$705,000 | 40 |
| 325 Franklin Street, unit 1 (Riverside) | 93.8% | \$1,215,000 | 46 |
| 115 Lakeview Avenue, unit 115 (West Cambridge) | 93.0% | \$2,125,000 | 41 |
| 4 Kirkland Place, unit 4 | 91.7% | \$2,660,000 | 61 |

Multi-Family

| | | | |
|---------------------------------------|--------|-------------|----|
| 415-417 Putnam Avenue (Cambridgeport) | 123.1% | \$1,600,000 | 17 |
| 69 Rindge Avenue (North Cambridge) | 119.5% | \$835,000 | 6 |
| 23 Florence St (Cambridgeport) | 103.7% | \$725,000 | 8 |
| 41 Pleasant St (Central Sq) | 102.2% | \$915,000 | 6 |

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Single Family

| | | | |
|---------------------------------------|--------|-------------|-----|
| 36 Irving Street, unit 3 (Harvard Sq) | 112.5% | \$779,000 | 6 |
| 21 Gurney Street (West Cambridge) | 106.5% | \$1,970,000 | 7 |
| 226 Upland Road (Avon) | 102.6% | \$2,037,000 | 7 |
| 134 Reed St | 101.2% | \$424,750 | 65 |
| 22 Follen Street | 100.4% | \$3,380,000 | 2 |
| 78 Larchwood Drive (West Cambridge) | 100.0% | \$1,350,000 | 28 |
| 53 Wendell Street (Agassiz) | 100.0% | \$1,195,000 | 5 |
| 2147 Massachusetts Ave | 99.1% | \$643,000 | 5 |
| 213 Rindge Avenue | 97.9% | \$465,000 | 7 |
| 155 Harvey St (North Cambridge) | 97.1% | \$645,000 | 166 |
| 25 Dover St (North Cambridge) | 96.6% | \$865,000 | 69 |
| 1 Eustis (Agassiz) | 92.7% | \$765,000 | 17 |

| <i>TOWN/PROPERTY TYPE</i> | <i>Sale:List Ratio</i> | <i>Sale Price</i> | <i>Days on Market</i> |
|---------------------------|------------------------|-------------------|-----------------------|
|---------------------------|------------------------|-------------------|-----------------------|

Brookline

Condo

| | | | |
|---|--------|-------------|-----|
| 216 Saint Paul St, unit 401 | 111.7% | \$670,000 | 4 |
| 16 Addington Rd, unit 24 | 105.5% | \$452,500 | 7 |
| 36 Dwight St, unit 5 | 105.2% | \$525,000 | 9 |
| 321 Hammond Pond Pkwy, unit 104 (Chestnut Hill) | 105.2% | \$815,000 | 2 |
| 321 Hammond Pond Pkwy, unit 301 (Chestnut Hill) | 104.3% | \$965,000 | 0 |
| 275 Cypress St, unit 302 | 103.1% | \$541,000 | 7 |
| 321 Hammond Pond Pkwy, unit 303 (Chestnut Hill) | 101.7% | \$875,000 | 0 |
| 30 Summit Ave, unit 1 | 101.5% | \$583,800 | 38 |
| 110 Cypress Street, unit PH4 | 101.5% | \$405,000 | 23 |
| 1514 Beacon St, unit 34 | 100.8% | \$882,000 | 79 |
| 37 White Pl, unit 3 | 100.2% | \$490,000 | 60 |
| 321 Hammond Pond Pkwy, unit 202 (Chestnut Hill) | 100.0% | \$700,000 | 0 |
| 1761 Beacon St, unit 1 | 100.0% | \$1,579,000 | 8 |
| 28 Meadowbrook Rd, unit 0 (Chestnut Hill) | 100.0% | \$964,000 | 74 |
| 403 Washington St, unit 2 | 100.0% | \$730,000 | 40 |
| 99 Pond Ave, unit 404 (Brookline Vlg) | 100.0% | \$364,000 | 129 |
| 44 Kilsyth Rd, unit B | 100.0% | \$299,000 | 27 |
| 321 Hammond Pond Pkwy, unit 204 (Chestnut Hill) | 100.0% | \$1,000,000 | 83 |
| 60 Glen Road, unit 201 | 100.0% | \$419,000 | 62 |
| 11 Waverly St, unit 4 (Brookline Vlg) | 98.6% | \$720,000 | 35 |
| 95 Mason Ter, unit 4 | 98.4% | \$865,000 | 13 |
| 45 Longwood Ave., unit 609 (Coolidge Corner) | 98.4% | \$245,000 | 193 |
| 503 Boylston Street, unit 3 | 97.9% | \$465,000 | 50 |
| 81 Westbourne Ter, unit 2 | 97.3% | \$1,260,000 | 7 |
| 1774 Beacon St, unit 6 | 97.2% | \$485,000 | 34 |
| 1514 Beacon, unit 43 | 96.7% | \$675,000 | 43 |
| 119 Winthrop Rd, unit 2C | 96.6% | \$386,250 | 15 |
| 295 Tappan, unit 3 | 96.4% | \$795,000 | 48 |
| 168 Cypress St, unit 168 | 94.5% | \$623,000 | 96 |
| 59 Green Street, unit 1 (Coolidge Corner) | 89.4% | \$2,100,000 | 51 |

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| <u>Multi-Family</u> | | | |
|--------------------------------------|--------|-------------|-----|
| 70 Columbia Street (Coolidge Corner) | 108.2% | \$1,461,000 | 6 |
| 132 Coolidge St | 104.1% | \$1,535,000 | 9 |
| 380-382A Washington | 100.0% | \$1,185,000 | 71 |
| <u>Single Family</u> | | | |
| 29 Powell St | 122.4% | \$2,265,000 | 6 |
| 154 Rawson Rd. | 100.8% | \$1,311,000 | 52 |
| 59 Leland Rd (Chestnut Hill) | 100.1% | \$750,000 | 9 |
| 380 Washington | 100.0% | \$1,185,000 | 69 |
| 50 Clearwater Rd (Chestnut Hill) | 99.9% | \$689,000 | 57 |
| 40 Gardner Rd | 97.3% | \$1,800,000 | 235 |
| 151 Wallis Rd (Chestnut Hill) | 96.2% | \$864,563 | 35 |
| 266 Allandale Rd (Chestnut Hill) | 95.4% | \$620,000 | 19 |
| 25 Cutler Ln (Chestnut Hill) | 94.3% | \$3,725,000 | 40 |
| 210 Wolcott Rd (Chestnut Hill) | 94.1% | \$729,000 | 5 |
| 78 Clinton Rd | 92.3% | \$1,905,000 | 187 |

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Newton

| Condo | | | |
|--|--------|-------------|-----|
| 89 Walnut St, unit 5 (Newtonville) | 109.7% | \$318,000 | 6 |
| 39 HENSHAW STREET, unit 1 | 107.3% | \$546,000 | 43 |
| 250 Hammond Pond Pkwy, unit 705N (Chestnut Hill) | 106.3% | \$738,500 | 3 |
| 56 Thurston Road, unit 56 (Upper Falls) | 105.9% | \$740,000 | 30 |
| 26 Wessex Rd, unit 26 (Newton Center) | 105.6% | \$570,000 | 23 |
| 47 Charlesbank, unit A (Newton Corner) | 104.8% | \$262,000 | 9 |
| 6 Johnson Place, unit 2 (Auburndale) | 101.5% | \$750,000 | 5 |
| 326 Cherry St, unit 1 (West Newton) | 101.2% | \$308,775 | 22 |
| 51 Faxon St, unit 51 | 100.2% | \$600,000 | 5 |
| 250 Hammond Pond Pkwy, unit 406N (Chestnut Hill) | 100.0% | \$555,000 | 4 |
| 26 Sullivan Ave, unit 26 (Upper Falls) | 100.0% | \$443,000 | 24 |
| 22 Milo St, unit 2 (West Newton) | 100.0% | \$399,000 | 14 |
| 350 Boylston Street, unit 303 (Newton Center) | 100.0% | \$869,000 | 3 |
| 6 Grove St, unit 2 (Auburndale) | 99.0% | \$505,000 | 119 |
| 250 Hammond Pond Pkwy, unit 214N (Chestnut Hill) | 98.7% | \$370,000 | 58 |
| 33 Court Street, unit 33 | 98.4% | \$310,000 | 20 |
| 193 Oak Street, unit 402 (Upper Falls) | 98.1% | \$352,000 | 168 |
| 99 Florence, unit 1C,bldg 60 (Chestnut Hill) | 97.9% | \$430,000 | 15 |
| 543 Centre St, unit 6 | 97.9% | \$306,000 | 43 |
| 11 Parker St, unit 11 | 97.6% | \$760,000 | 20 |
| 4B CRAGMORE ROAD, unit 4B | 97.0% | \$765,000 | 18 |
| 287 Langley Rd, unit 16 (Newton Center) | 96.8% | \$1,525,000 | 130 |
| 391 Walnut Street, unit 1 (Newtonville) | 96.8% | \$420,000 | 56 |
| 578 Auburn St., unit 578 (Auburndale) | 95.9% | \$862,500 | 65 |
| 725 Watertown Street, unit 1 (Newtonville) | 94.3% | \$367,000 | 27 |
| 266 Melrose Street, unit 266 | 0.1% | \$430 | 15 |
| Multi-Family | | | |
| 56-58 Lexington St | 100.0% | \$629,000 | 56 |
| 164 Pearl St | 95.9% | \$670,000 | 99 |
| 192 Auburndale Ave (Auburndale) | 95.1% | \$760,000 | 76 |
| Single Family | | | |
| 50 Stearns Street (Newton Center) | 112.4% | \$770,000 | 7 |
| 56 RIPLEY STREET (Newton Center) | 112.3% | \$750,000 | 79 |
| 20 Breamore Road | 110.5% | \$750,000 | 7 |
| 7 Newell Rd | 109.4% | \$1,060,000 | 6 |
| 9 Chapin Rd. (Newton Center) | 109.3% | \$1,015,000 | 7 |
| 54 Waban Avenue (Waban) | 109.1% | \$1,255,000 | 6 |
| 32 Lakewood Road | 108.2% | \$951,000 | 12 |
| 1342 Walnut Street (Highlands) | 105.7% | \$950,000 | 7 |
| 35 Lockwood Rd (West Newton) | 102.9% | \$1,800,000 | 3 |
| 36 Newbrook Cir (Chestnut Hill) | 102.8% | \$745,000 | 1 |
| 315 Winchester Street | 102.7% | \$615,300 | 34 |
| 60 Clyde Street | 102.6% | \$922,000 | 7 |
| 1 Rosalie Rd. | 102.4% | \$1,228,000 | 5 |
| 51 Fairfield | 102.0% | \$1,050,000 | 8 |
| 102 Parker St (Newton Center) | 101.4% | \$913,000 | 7 |
| 59 Margaret Rd (Highlands) | 101.3% | \$565,000 | 7 |



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| | | | |
|-------------------------------------|--------|-------------|-----|
| 33 School Street (Newton Corner) | 101.2% | \$495,000 | 16 |
| 56 Dearborn St (West Newton) | 101.0% | \$525,000 | 48 |
| 29 Sunset Road | 100.4% | \$1,104,000 | 19 |
| 46 Devonshire Rd | 100.1% | \$900,000 | 49 |
| 57 Metacomet Road | 100.1% | \$1,000,000 | 7 |
| 118 Oak Hill St | 100.0% | \$1,149,000 | 3 |
| 42 Brae Burn | 100.0% | \$1,499,000 | 75 |
| 87 Lewis Street | 100.0% | \$749,000 | 48 |
| 24 Pilgrim Road (Waban) | 100.0% | \$1,150,000 | 25 |
| 30 Pine Meadow Drive (Auburndale) | 100.0% | \$1,395,000 | 18 |
| 100 Cleveland St (West Newton) | 100.0% | \$699,999 | 99 |
| 20 BURRAGE RD (Newton Center) | 100.0% | \$1,249,000 | 57 |
| 15 Quirk Court (Nonantum) | 100.0% | \$360,000 | 73 |
| 16 Kensington Ave. (West Newton) | 99.0% | \$482,500 | 132 |
| 71 Duncklee | 98.7% | \$1,075,000 | 8 |
| 51 Mignon Rd (West Newton) | 98.2% | \$2,650,000 | 29 |
| 127 Cornell St | 97.9% | \$612,000 | 46 |
| 7 Fredette | 97.9% | \$420,000 | 5 |
| 289 Mill Street (Newtonville) | 97.2% | \$1,895,000 | 1 |
| 40 The Ledges Rd | 96.9% | \$6,300,000 | 19 |
| 133 Eastbourne (Newton Center) | 96.8% | \$910,000 | 45 |
| 12 Cottage Pl (West Newton) | 96.4% | \$375,000 | 82 |
| 450 Waverley Ave | 96.1% | \$1,200,000 | 19 |
| 339 Hammond Street (Chestnut Hill) | 96.0% | \$1,920,000 | 45 |
| 104 Dorcar Rd | 95.8% | \$1,915,000 | 119 |
| 82 Bullough Park | 95.7% | \$844,000 | 45 |
| 9 Higgins Street (Auburndale) | 94.9% | \$593,000 | 80 |
| 27 Reservoir Drive (Chestnut Hill) | 94.9% | \$995,000 | 62 |
| 134 Upland Road | 94.4% | \$1,675,000 | 130 |
| 55 Auburn (West Newton) | 93.7% | \$580,000 | 76 |
| 37 Ellis Road | 92.2% | \$875,000 | 52 |
| 36 Parsons Street | 92.0% | \$560,000 | 50 |
| 121 Bellevue St | 91.5% | \$1,825,000 | 153 |
| 19 Avalon Road (Waban) | 90.1% | \$1,125,000 | 52 |
| 33 Chesterfield Rd (West Newton) | 89.7% | \$1,300,000 | 48 |
| 203 Windsor Rd | 85.0% | \$2,421,500 | 358 |
| 31 E QUINOBEQUIN RD | 77.0% | \$500,000 | 48 |