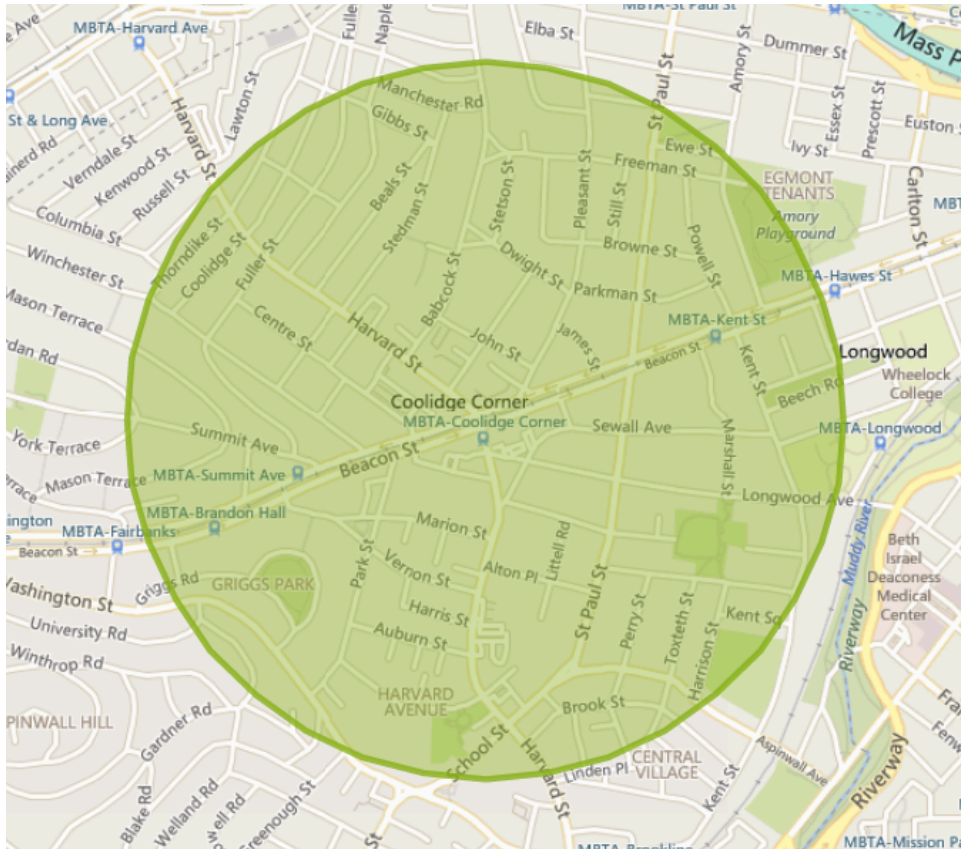


Coolidge Corner sold condo analysis

1st half 2015



- 0.5 mile radius from Coolidge Corner
- Condos with 1 to 3 bedrooms
- Closing date Jan–June 2015

Overview & Averages

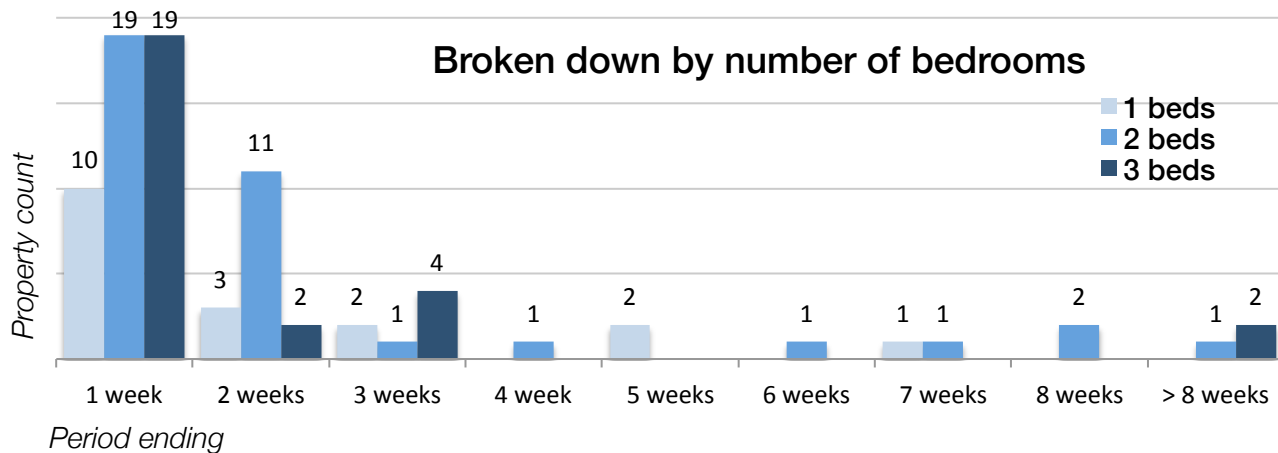
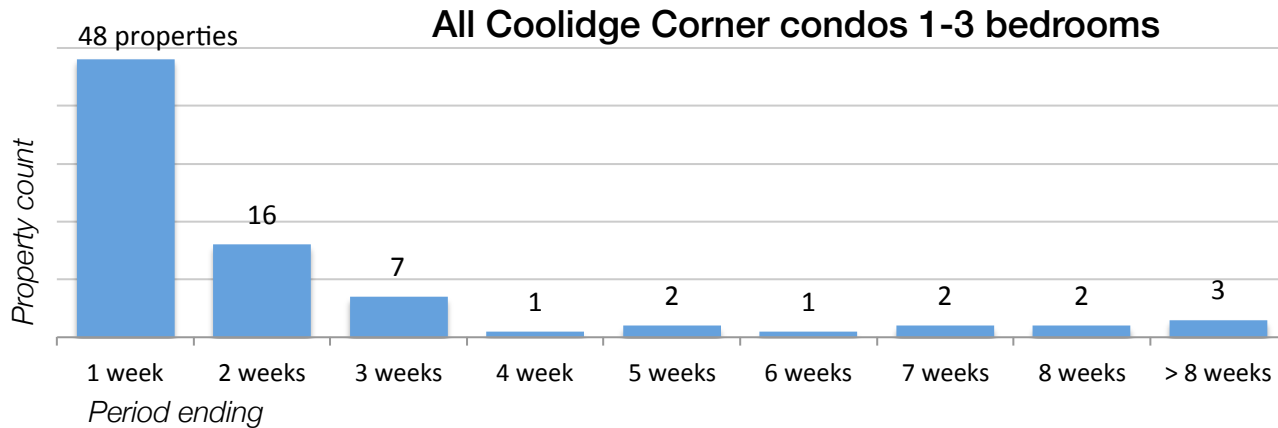
January – June 2015

	# Sold	List price (avg.)	Sale price (avg.)	% sold price over list price (avg.)	Days to accepted offer (avg.)	# baths (avg.)	# Parking spots (avg.)	Condo fee (avg.)	Year built (avg.)
1-bed	18	\$487,572	\$517,356	6.1%	13.4	1.2	0.8	\$451	1946
2-bed	37	\$660,830	\$691,484	4.6%	16.2	1.6	0.9	\$466	1935
3-bed	27	\$1,069,181	\$1,116,408	4.4%	15.0	2.2	1.0	\$428	1929
	82	\$739,194	\$775,082	4.9%	15	2	0.9	\$448	1936

Days to Offer

How long do listings last until an offer is accepted?

58% had offers within one week
= Bidding wars



Fairly consistent across sizes

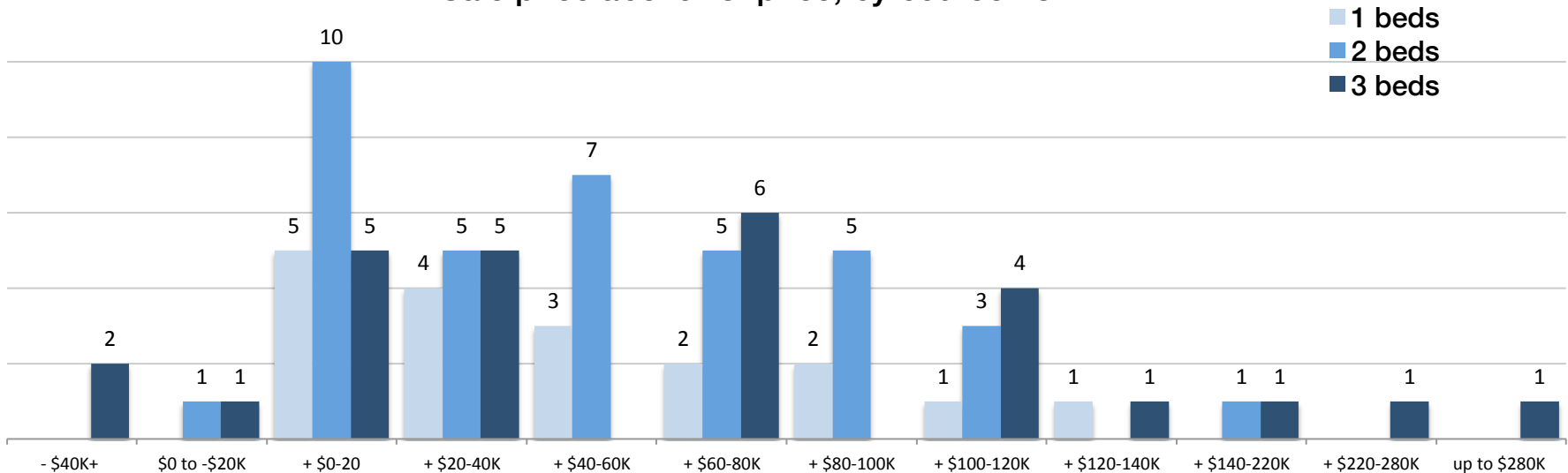
List price vs. Sale price

How much over bid price?



	List price (avg.)	Sale price (avg.)	% sold over list (avg.)	\$ over list price (avg.)	Median \$ over list	Max \$ over list	Standard deviation
1-bed	\$487,572	\$517,356	6.1%	\$29,783	\$20,000	\$101,000	\$36,483
2-bed	\$660,830	\$691,484	4.6%	\$30,654	\$26,000	\$126,000	\$36,621
3-bed	\$1,069,181	\$1,116,408	4.4%	\$47,226	\$41,000	\$271,000	\$73,206

Sale price above list price, by bedrooms



Timing of sales

Lifecycle for the 82 condos sold from Jan-Jun 2015

