



Reyem Affiar

Reyem Affiar was relieved. After three months of searching, Affiar had finally found a condominium he was interested in purchasing. Although the condominium¹ (described in **Exhibit 1**) was exactly what he wanted, Reyem was unclear about how much to offer for the unit. While he was willing to pay as much as the asking price of \$169,000, Affiar thought he could conceivably buy the condominium for less (see **Exhibit 2** for a description of the condominium purchasing process).

The next day, May 4, 1994, Affiar had a meeting with his real estate agent. At that time, Affiar planned to make an offer on the two-bedroom condominium at 236 Ellery Street. Reyem had data on Cambridge, Massachusetts condominiums sold in the past five years (**Exhibit 3**). [See **Exhibit 4** for a map of Cambridge and **Exhibit 5** for a map of the neighborhoods around 236 Ellery Street.] Affiar was hoping that an analysis of the data would provide him with insights on how to bid and perhaps save him thousands of dollars.

¹A residential condominium or condo is a dwelling in which the units are individually owned. Condominium complexes vary in size from as few as two units to as many as a hundred or more units. A condominium owner owns the space inside his or her unit and a proportion of the common space (grounds, hallways, stairwells, etc.). Each owner typically pays a monthly *condominium association fee* or *condo fee* to maintain the common space and in many cases cover the cost of utilities such as heat, water, and electricity.

Professor George Wu prepared this case as the basis for class discussion rather than to illustrate either effective or ineffective handling of an administrative situation.

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Exhibit 1 Description of 236 Ellery Street Condominium

Rooms:	Five (two bedroom, one bath)
Location:	Mid-Cambridge
Interior Space:	1040 square feet of interior space
Monthly Condominium Fee:	\$175
Annual Property Taxes:	\$1,121
Price:	\$169,000
Put on market:	April 11, 1994
Rent Control Status:	In the event that owner wishes to let condominium, restrictions apply on monthly rent owner may charge.

Exhibit 2 Synopsis of the Condominium Sale and Purchase Process

In Cambridge, Massachusetts, the majority of residential condominiums are sold and purchased through real estate agents. The seller chooses an agent (the *seller's agent* or *listing agent*). A professional appraiser assesses the value of the unit, using factors such as the quality of the condominium building and neighborhood, interior square footage, number of bedrooms and bathrooms, and the condition of the unit. The seller and the seller's agent decide on a list price (or asking price). List prices can change to reflect changes in the housing market or level of buyer interest. The typical price change is a decrease in the list price, although there can be price increases as well. The seller's agent advertises the unit and arranges for open house and showings to interested buyers.

The buyer typically works through another agent (the *buyer's agent*). The buyer's agent can show the buyer most units available for sale, including units listed by other agents. When a buyer is interested in a particular unit, he or she submits an offer through his or her agent. The seller's agent communicates the buyer's offer to the seller. The seller may choose to accept the bid, reject the bid, or make a counter-offer. If an offer is accepted, a *Purchase and Sale Agreement* is drafted and signed by both the seller and the buyer. The sale may be subject to conditions detailed in the agreement, such as inspection, financing, etc. If the sale meets all conditions of the agreement, the closing takes place approximately 45 days later, and ownership of the condominium is officially transferred from the seller to the buyer.

The real estate agents of the seller and buyer are paid as a commission a percentage of the sale price. The standard percentage in Massachusetts is 6%, 3% to the seller's agent, and 3% to the buyer's agent.

Exhibit 3 Cambridge condominium sales (January 1990-April 1994)

Variable	Description
STREET ADDRESS	Address of condominium building
UNIT	Condominium unit number
FIRST PRICE	Initial asking price
LAST PRICE	Last asking price prior to sale
SALE PRICE	Actual sale price ²
FIRST DATE	Date condominium is first offered for sale
CLOSE DATE	Date condominium was closed ³
DAYS	Number of days from FIRST DATE to CLOSE DATE
AREA (AREA CODE)	Residential neighborhood within Cambridge
	AG=Agassiz (1) AH=Avon Hill (2) C=Central Square (3) CP=Cambridgeport (4) E=East Cambridge (5) FP=Fresh Pond (6) HS=Harvard Square (7) K=Kendall Square (8) M=Mid-Cambridge (9) N=North Cambridge (10) NW=Northwest Cambridge (11) PS=Porter Square (12) RA=Radcliffe (13) RS=Riverside (14) SH=Strawberry Hill (15) W=West Cambridge (16)
BED	Number of bedrooms
BATH	Number of bathrooms
ROOMS	Number of rooms (bedrooms, living room, dining room, kitchen, studies)
INTERIOR	Total interior square footage
CONDO	Monthly condominium or association fee
TAX	Yearly property tax paid in the year condominium was purchased
RC	Rent control status that applies if owner wishes to let condominium (i.e., accept tenants)
	0=Exempt (No restrictions on monthly rent that owners may charge tenants.)
	1=Rent Control (Restrictions on monthly rent that owners may charge tenants.)

Source: *The Rosenoff Reports* (Somerville, MA)

² The buyer is typically able to negotiate a discount from the asking price. Thus, SALE PRICE usually differs from LAST PRICE. Under certain circumstances, for example, simultaneous offers from several potential buyers, the SALE PRICE may exceed the LAST PRICE.

³ On the CLOSE DATE, legal ownership is transferred from the seller to the buyer. In addition, monetary obligations are generally settled on this day.

Exhibit 3 (continued)

Street Address	Unit	Area	Area Code	First Price	Last Price	Sale Price	First Date	Close Date	Days	Interior	Bed	Bath	Rooms	Condo	Tax	RC
73 Allston St	1	CP	4	109,000	109,000	106,000	7/17/93	10/22/93	97	834	2	1	4	70	490	0
239 Allston St	2	CP	4	127,000	127,000	125,000	8/21/93	10/22/93	62	850	2	1	5	100	923	1
83 Amory St	3	M	9	123,000	100,000	95,000	3/6/93	9/30/93	208	730	2	1	4	185	575	0
43 Antrim St	3	M	9	194,000	194,000	189,000	5/18/93	8/6/93	80	1058	3	1	5	163	1682	0
95 Antrim St	3	M	9	245,000	214,900	202,000	8/8/92	1/15/93	160	1585	2	1	6	100	1402	1
107 Antrim St	1	M	9	219,000	210,000	206,000	3/17/91	8/23/91	159	1460	3	2	6	100	1582	1
109 Antrim St	3	M	9	199,000	189,000	175,000	5/28/92	9/15/92	110	1630	4	1	8	50	1659	1
131 Antrim St	3	M	9	217,500	217,500	208,000	9/24/93	1/25/94	123	1330	3	1	6	100	1590	1
135 Antrim St	1	M	9	169,000	152,000	136,500	5/30/92	9/23/92	116	1225	2	1	6	100	1698	1
135 Antrim St	3	M	9	189,000	169,000	166,000	6/19/93	11/23/93	157	1446	3	1	6	150	2120	1
158 Appleton St	2	W	16	141,900	129,900	131,000	6/3/92	1/26/94	602	950	2	1	5	100	1114	1
158 Appleton St	3	W	16	125,000	109,900	97,000	7/28/92	4/22/94	633	850	2	1	5	100	1114	0
5 Arcadia St	2	AG	1	127,000	127,000	125,000	7/6/91	9/27/91	83	927	2	1	5	80	1781	1
6 Arlington St	31	PS	12	92,000	79,000	79,000	8/26/90	12/11/90	107	708	1	1	3	121	456	1
2 Arnold Cir	6	M	9	109,000	79,000	75,000	9/26/92	8/20/93	328	570	1	1	4	115	792	1
10 Arnold Cir	2	M	9	247,500	220,000	205,000	7/4/92	5/20/93	320	1739	3	2	7	154	2203	1
34 Ash St	201	HS	7	140,000	140,000	135,000	6/24/90	8/1/90	38	570	1	1	3	99	630	1
34 Ash St	303	HS	7	189,000	179,500	172,500	4/25/92	10/30/92	188	915	2	1	5	168	1700	1
34 Ash St	403	HS	7	212,000	179,000	179,000	12/9/90	8/22/91	256	915	2	1	5	168	1556	1
36 Ash St	401	HS	7	129,000	114,900	105,000	11/4/90	8/15/91	284	570	1	1	3	98	470	1
2 Avon St	5	AH	2	119,900	119,900	118,000	3/20/93	6/21/93	93	520	1	1	3	114	519	1
2 Avon St	6	AH	2	179,900	174,500	166,000	6/24/93	10/29/93	127	910	2	1	5	199	1374	1
2 Avon St	7	AH	2	154,500	154,500	150,700	6/5/91	8/9/91	65	890	2	1	5	194	1193	1
10 Avon St	2	AH	2	179,500	169,500	166,000	7/31/93	12/15/93	137	730	1	1	4	170	1011	1
10 Avon St	3	AH	2	147,500	147,500	145,000	5/4/91	6/25/91	52	730	1	1	4	170	966	1
22 Bigelow St	3B	M	9	159,900	129,900	122,000	7/2/90	5/8/91	310	840	1	1	4	188	1353	0
24 Bigelow St		M	9	155,000	155,000	135,000	4/7/91	8/28/91	143	858	2	1	4	110	1847	0
35 Bigelow St	1	M	9	225,000	165,000	165,000	6/6/91	11/2/92	515	1050	2	2	4	160	2676	0
44B Bigelow St	2	M	9	274,900	229,900	214,500	4/24/93	8/27/93	125	1277	2	2	5	0	1857	1
41 Bowdoin St	4	RA	13	169,500	162,500	154,000	5/6/90	8/17/90	103	707	2	1	4	120	1530	1
41 Bowdoin St	43	RA	13	203,800	169,900	152,000	7/17/93	9/30/93	75	900	2	1	5	182	2243	1
41 Bowdoin St	43	RA	13	162,000	162,000	165,000	2/25/90	7/25/90	150	900	2	1	5	154	1194	1
41 Bowdoin St	44	RA	13	169,000	149,000	142,000	5/27/90	4/2/92	676	707	2	1	4	120	1744	1
41 Bowdoin St	47	RA	13	110,000	110,000	89,000	4/7/91	6/10/91	64	436	1	1	3	90	1032	1
41 Bowdoin St	1B	RA	13	135,000	135,000	133,000	4/15/90	7/19/90	95	516	1	1	3	88	577	1
246 Brattle St	41	W	16	179,000	165,000	144,000	9/7/90	2/1/91	147	1170	2	1	6	277	1929	1
231 Broadway	1	C	3	129,900	129,900	111,500	6/1/88	2/5/90	614	1040	2	1	5	100	1015	1
393 Broadway	10	M	9	125,000	116,000	110,000	4/27/90	9/28/90	154	695	1	1	4	185	584	1
393 Broadway	26	M	9	124,000	124,000	120,000	1/20/91	5/31/91	131	706	1	1	4	189	630	1
393 Broadway	33	M	9	109,000	107,000	101,000	9/20/90	12/7/90	78	600	1	1	4	155	967	1
395 Broadway	L1B	M	9	132,000	132,000	125,000	9/6/91	1/24/92	140	940	2	1	4	123	412	1
395 Broadway	L2G	M	9	132,500	129,500	121,000	8/12/92	2/3/93	175	794	1	1	4	159	704	1
395 Broadway	R1C	M	9	144,900	129,000	119,500	2/29/92	6/27/92	119	959	2	1	5	130	466	1
395 Broadway	R3C	M	9	155,000	149,000	138,500	9/30/90	2/18/91	141	1027	2	1	4	176	907	1
395 Broadway	R3D	M	9	117,000	114,000	110,000	6/24/90	8/26/91	428	667	1	1	3	127	653	1
432 Broadway	L1B	M	9	169,900	175,000	160,000	10/1/91	4/17/92	199	1000	2	2	5	100	830	0
86 Buckingham St	4	W	16	210,000	179,000	179,000	4/22/93	11/10/93	202	1184	3	2	5	243	2659	1
86 Buckingham St	33	W	16	138,000	105,000	100,000	1/30/93	7/29/93	180	600	1	1	3	123	729	1
75 Cambridge Pky	201	E	5	495,000	474,900	445,000	9/6/91	7/7/92	305	1370	2	2	5	409	3995	0
75 Cambridge Pky	203	E	5	495,000	550,000	505,000	9/19/92	8/16/93	331	1330	2	2	4	400	3667	0
75 Cambridge Pky	E1005	E	5	247,000	247,000	215,000	7/10/92	8/5/92	26	810	1	1	4	238	2143	0
75 Cambridge Pky	E1202	E	5	595,000	560,000	530,000	1/13/93	3/22/93	68	1575	2	2	5	524	3849	0
75 Cambridge Pky	E408	E	5	457,000	457,000	400,000	10/30/93	12/13/93	44	1225	2	2	5	390	2629	0
75 Cambridge Pky	E508	E	5	435,000	425,000	380,000	1/30/92	12/31/92	336	1200	2	2	5	380	3140	0
75 Cambridge Pky	E702	E	5	792,000	638,000	535,000	7/29/90	2/28/92	579	1950	3	3	6	729	5100	0
75 Cambridge Pky	E705	E	5	250,000	250,000	225,000	2/5/94	4/29/94	83	810	1	1	3	229	2218	0
75 Cambridge Pky	E907	E	5	435,000	435,000	370,000	1/1/93	5/10/93	129	1210	2	2	5	366	3126	0
75 Cambridge Pky	PH4	E	5	595,000	595,000	575,000	7/7/93	12/6/93	152	1644	2	2	5	537	4002	0
75 Cambridge Pky	W802	E	5	945,000	945,000	875,000	9/21/93	12/27/93	97	1935	3	2	6	780	6669	0
75 Cambridge Pky	W803	E	5	457,000	475,000	440,000	12/2/92	2/12/93	72	1595	2	3	5	484	3734	0
75 Cambridge Pky	W806	E	5	595,000	525,000	460,000	3/17/91	2/28/92	348	1705	3	2	6	483	3518	0
599 Cambridge St	301	E	5	139,900	125,000	116,500	5/25/91	4/1/92	312	980	2	2	5	202	826	0
1429 Cambridge St	2	M	9	159,900	159,000	153,000	5/15/89	3/1/91	655	1190	2	1	5	107	1901	1
1429 Cambridge St	3	M	9	168,000	168,000	162,000	7/29/91	10/4/91	67	1190	2	1	6	110	1326	1
1643 Cambridge St	33	HS	7	169,900	159,000	132,500	9/24/89	7/10/91	654	905	2	2	4	214	1853	0
1683 Cambridge St	2	HS	7	179,000	149,000	139,000	6/1/91	2/4/92	248	1016	2	1	5	153	1965	1
1683 Cambridge St	3	HS	7	129,000	129,000	129,000	6/16/91	8/16/91	61	597	1	1	3	96	635	1
1697 Cambridge St	15	HS	7	105,000	89,900	82,882	6/25/92	8/10/93	411	605	1	1	3	177	432	1
1699 Cambridge St	15	HS	7	119,000	109,000	106,000	1/28/90	5/18/90	110	620	1	1	3	181	378	1
1699 Cambridge St	22	HS	7	130,000	124,500	106,000	5/20/90	6/3/90	14	620	1	1	3	181	412	1
23 Cameron Ave	2	N	10	132,900	132,900	128,500	4/4/91	8/29/91	147	1054	2	1	5	75	701	1
4 Canal Park	211	E	5	279,000	279,000	261,000	5/15/93	2/7/94	268	1206	2	2	5	275	2130	0
4 Canal Park	212	E	5	285,000	285,000	260,000	8/20/93	12/23/93	125	1337	3	2	7	296	2301	0
4 Canal Park	502	E	5	275,000	264,900	255,000	5/11/92	4/29/93	353	1204	2	2	5	308	2000	0
4 Canal Park	602	E	5	285,000	285,000	256,000	7/31/93	12/21/93	143	1205	2	2	5	320	2505	0
4 Canal Park	611	E	5	279,000	279,000	261,000	6/12/93	1/18/94	220	1202	2	2	5	310	2267	0
4 Canal Park	702	E	5	266,000	260,000	240,000	1/18/92	5/18/92	121	1221	2	1	4	347	2306	0
4 Canal Park	711	E	5	258,000	252,000	231,500	4/1/92	6/19/92	79	1187	2	2	4	341	2263	0

Street Address	Unit	Area	Area Code	First Price	Last Price	Sale Price	First Date	Close Date	Days	Interior	Bed	Bath	Rooms	Condo	Tax	RC
4 Canal Park	PH02	E	5	315,000	315,000	265,000	7/29/93	3/24/94	238	1138	2	2	4	363	2530	0
4 Canal Park	PH09	E	5	205,000	205,000	200,000	12/28/93	4/4/94	97	791	1	1	3	248	2344	0
6 Canal Park	303	E	5	199,000	199,000	178,000	4/17/93	8/16/93	121	818	1	1	3	230	1932	0
6 Canal Park	505	E	5	246,000	259,000	240,000	3/25/91	6/3/92	436	1287	2	2	4	306	2012	0
6 Canal Park	607	E	5	279,000	289,000	274,500	10/15/92	6/15/93	243	1270	2	2	5	378	1300	0
345 Card Medeiros	3	C	3	189,000	112,000	112,000	2/16/91	11/26/91	283	920	2	1	5	100	585	1
20 Carver St	2	AG	1	189,000	180,000	177,000	10/8/89	1/16/90	100	955	2	1	5	100	1183	1
7.5 Centre St	1	M	9	149,500	139,500	134,000	2/8/91	6/15/91	127	872	2	1	4	195	959	1
11 Centre St	2	M	9	189,000	165,000	160,000	4/29/90	9/26/90	150	1124	2	1	5	80	1155	1
11.5 Centre St	3	M	9	199,000	199,000	195,000	4/24/93	7/16/93	83	1124	2	1	5	100	1596	1
6 Chatham St	3	M	9	225,000	225,000	222,500	2/8/91	5/30/91	111	1418	3	2	6	140	2118	0
26 Chatham St	2	M	9	199,000	189,000	180,000	3/1/92	8/14/92	166	950	2	2	5	100	1483	1
30 Chatham St	1	M	9	189,000	153,000	148,000	2/27/93	8/31/93	185	1060	2	1	5	96	1239	1
30 Chatham St	2	M	9	190,000	165,000	160,000	3/13/92	11/5/92	237	1060	2	1	5	100	1298	1
9 Chauncy St	23	HS	7	163,900	145,000	136,000	6/1/92	7/9/93	403	832	2	1	4	154	1140	1
9 Chauncy St	63	HS	7	159,000	149,000	149,000	5/28/91	10/2/91	127	832	2	1	4	169	1313	1
14 Chauncy St	5	HS	7	395,000	395,000	395,000	6/26/92	9/30/92	96	1427	2	2	5	123	2988	1
14 Chauncy St	8	HS	7	470,000	375,000	376,500	4/7/91	10/4/91	180	2007	3	3	6	126	3657	0
19 Chauncy St	1C	HS	7	259,000	229,000	218,000	2/3/91	5/7/91	93	1230	2	3	5	296	2050	0
19 Chauncy St	2B	HS	7	198,000	198,000	186,000	12/5/92	4/1/93	117	1180	2	2	4	309	2414	0
19 Chauncy St	4B	HS	7	259,000	229,000	205,000	10/8/89	7/19/90	284	1191	2	2	4	296	2428	0
2 Chester St	A	N	10	152,900	105,000	105,000	8/5/90	9/4/91	395	1050	2	2	4	130	826	0
10 Chester St	2	N	10	189,000	169,000	163,000	8/3/91	9/16/91	44	1388	2	2	5	176	1602	0
20 Chestnut St	207	CP	4	109,000	109,000	109,000	6/12/93	4/29/94	321	875	2	1	4	168	1540	0
20 Chestnut St	403	CP	4	145,000	138,000	132,000	4/24/93	9/1/93	130	931	2	2	5	204	1825	0
20 Chestnut St	502	CP	4	159,000	159,000	147,000	11/11/93	12/30/93	49	1070	2	2	5	224	1229	0
20 Chestnut St	503	CP	4	183,000	148,000	141,000	2/17/93	9/27/93	222	931	2	2	4	214	1917	0
125 Chestnut St	1	CP	4	218,000	218,000	215,000	2/24/91	6/5/91	101	1737	3	2	7	137	1644	0
20 Chilton St	5	W	16	129,000	109,500	105,000	8/15/91	4/30/92	259	710	1	1	4	100	348	1
39 Chilton St	1	W	16	169,500	169,500	160,000	11/7/92	5/27/93	201	1200	2	1	6	70	2199	1
51 Chilton St	1	W	16	198,500	192,000	187,500	3/4/92	9/1/92	181	1170	3	1	6	125	1837	1
51 Chilton St	3	W	16	255,000	265,000	261,000	10/5/91	11/14/91	40	1422	3	1	7	125	1837	1
2 Clinton St	35	M	9	85,000	85,000	73,000	7/23/92	1/20/94	546	690	1	1	4	155	622	1
3 Clinton St	1	M	9	210,000	219,000	217,000	11/19/89	3/30/90	131	1525	2	2	5	223	1275	1
3 Clinton St	4	M	9	269,000	269,000	250,000	7/18/92	11/12/92	117	1775	3	2	7	280	2432	0
5 Clinton St	3	M	9	249,000	249,000	235,000	4/18/92	9/4/92	139	1266	3	2	6	193	1268	0
20 Clinton St	3	M	9	257,500	257,500	247,000	8/27/89	2/9/90	166	1290	2	2	5	133	1567	0
18 Cogswell Ave	1	PS	12	99,000	89,000	87,000	9/9/90	3/11/91	183	529	1	1	3	49	202	0
14 Concord Ave	418	HS	7	139,000	127,000	100,500	6/8/93	12/14/93	189	568	1	1	3	247	783	1
14 Concord Ave	514	HS	7	199,000	179,900	171,000	8/27/89	4/2/90	218	946	2	2	4	248	1134	1
14 Concord Ave	612	HS	7	134,900	138,000	130,000	4/28/92	9/10/92	135	620	1	1	3	246	1344	1
29 Concord Ave	302	HS	7	96,000	79,900	79,000	5/1/93	8/2/93	93	498	1	1	3	140	989	1
29 Concord Ave	406	HS	7	114,000	114,000	103,500	12/2/90	2/22/91	82	504	1	1	3	134	755	1
29 Concord Ave	510	HS	7	115,000	109,000	98,000	2/18/90	7/31/90	163	493	1	1	3	142	888	1
29 Concord Ave	512	HS	7	110,000	105,000	101,000	8/20/89	5/25/90	278	500	1	1	3	136	297	1
29 Concord Ave	709	HS	7	112,000	85,500	77,000	11/1/91	10/9/92	343	531	1	1	3	182	519	1
31 Concord Ave	1	HS	7	149,000	149,000	141,800	3/4/90	6/5/90	93	748	2	1	4	134	590	1
31 Concord Ave	7	HS	7	159,000	139,000	133,000	10/31/92	5/26/93	207	891	1	1	4	160	511	1
31 Concord Ave	10	HS	7	149,900	139,000	132,000	8/19/90	12/10/90	113	744	1	1	3	133	587	1
31 Concord Ave	4A	HS	7	110,000	104,500	97,500	4/10/92	7/28/92	109	704	1	1	3	126	618	1
44 Concord Ave	103	W	16	189,900	149,900	147,000	4/15/90	6/26/91	437	996	2	2	4	204	1747	0
56 Concord Ave	26/14	W	16	96,000	89,900	82,000	2/24/93	7/2/93	128	632	1	1	3	130	734	1
159 Concord Ave	2A	W	16	198,500	185,000	180,000	7/5/92	8/26/92	52	1448	3	2	5	150	1522	0
159 Concord Ave	2D	W	16	189,000	189,000	192,500	5/14/93	7/28/93	75	1447	3	2	5	151	1550	0
236 Concord Ave	3	FP	6	204,900	169,000	154,000	7/21/90	4/25/91	278	1491	3	1	6	75	1000	1
46 Cottage St	2	CP	4	130,000	130,000	127,000	5/8/93	7/29/93	82	805	2	1	5	150	874	1
3 Crawford St	7	M	9	109,900	109,900	103,000	6/24/90	8/30/90	67	580	1	1	3	149	524	1
4 Crawford St	3	M	9	90,000	79,900	79,000	7/1/92	11/5/93	492	570	1	1	3	152	587	1
4 Crawford St	11	M	9	95,000	85,000	80,000	7/4/92	1/3/94	548	570	1	1	3	152	587	1
52 Dana St	1	M	9	349,000	329,000	305,000	5/17/90	10/4/90	140	1785	3	2	8	142	2010	0
30 Dover St	2	N	10	212,000	189,900	175,000	5/13/90	12/14/90	215	1405	3	2	6	84	1352	1
15 Dudley St	1	N	10	97,400	97,400	97,400	6/23/92	1/21/93	212	950	2	1	5	75	750	1
15 Dudley St	2	N	10	112,400	119,600	115,000	1/16/93	5/12/93	116	950	2	1	5	75	750	1
12 Ellery St	606	M	9	164,900	155,000	151,000	2/4/90	5/16/90	101	924	2	2	4	215	1532	0
39 Ellery St	2	M	9	217,000	209,900	205,000	8/12/90	9/5/90	24	1138	2	1	5	110	1159	1
39 Ellery St	7	M	9	129,000	129,000	126,000	1/2/93	4/22/93	110	825	1	2	4	90	1765	0
39 Ellery St	8	M	9	169,500	169,500	165,000	7/31/93	9/24/93	55	1042	2	2	5	120	1929	0
3 Ellsworth Ave	1	M	9	275,000	269,000	252,000	9/21/91	5/14/92	236	1335	3	2	6	180	2087	1
3 Ellsworth Ave	2	M	9	279,000	269,000	260,000	6/22/91	1/10/92	202	1490	4	2	7	200	2386	1
196 Erie St	3	CP	4	212,000	205,000	191,000	9/18/92	2/5/93	140	1663	3	2	7	150	1439	1
12 Fainwood Cir	2	M	9	189,000	169,000	162,000	7/24/93	1/14/94	174	1058	3	1	6	135	966	1
25 Fairmont Ave	2	CP	4	105,000	85,000	68,000	8/4/91	5/11/92	281	585	1	1	3	75	532	1
36 Fairmont St	2	CP	4	125,000	122,000	120,000	3/4/91	11/1/91	242	1000	3	1	5	80	800	1
172 Fayerweather St	2	W	16	199,000	199,000	185,000	3/15/93	7/15/93	122	1115	3	1	6	152	1599	1
14 Fayette St	3	M	9	310,000	259,000	235,000	4/26/91	9/30/91	157	1882	2	2	7	210	1705	0
22 Fayette St	1	M	9	179,000	179,000	181,000	9/16/93	10/29/93	43	1022	2	1	6	100	895	1
48 Fayette St	1	M	9	269,000	269,000	259,000	1/8/94	3/30/94	81	1558	3	1	6	239	2394	1
49 Fayette St	3	M	9	219,000	199,000	194,000	1/21/90	6/29/90	159	1350	3	1	7	75	1193	1
75 Fayette St	2	M	9	219,000	209,000	200,000	8/14/93	3/14/94	212	1200	2	1	5	100	1698	1
460 Franklin St	1	RS	14	149,000	145,000	142,000	3/24/91	8/27/91	156	786	2	1	4	199	820	1

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570 Franklin St	2	RS	14	229,000	219,000	210,000	2/28/91	7/31/91	153	1150	2	2	5	100	1449	1
71 Fulkerson St	309	E	5	119,000	119,000	112,000	5/18/91	7/1/92	410	549	1	1	3	84	910	0
61 Garfield St	5	AG	1	178,000	164,900	155,000	11/14/90	4/2/91	139	820	1	1	4	200	1020	1
76 Garfield St	6	AG	1	165,000	165,000	158,000	1/30/93	5/7/93	97	1005	3	2	6	250	986	1
12 George St	1	N	10	159,000	139,000	129,000	1/14/89	7/27/90	559	968	2	1	5	45	600	1
170 Gore St	306	E	5	129,500	119,900	104,000	7/18/92	12/15/92	150	963	2	2	5	242	957	0
170 Gore St	314	E	5	99,000	99,000	91,250	2/1/92	4/13/92	72	640	1	1	3	198	679	0
170 Gore St	411	E	5	97,000	94,750	93,000	4/15/93	10/1/93	169	655	1	1	3	198	445	0
23 Granville Rd	1	W	16	159,000	159,000	161,000	9/11/93	11/12/93	62	954	2	1	5	75	1220	1
454 Green St	1	RS	14	194,900	175,000	155,000	5/25/91	7/31/91	67	1420	3	1	6	75	1467	1
454 Green St	3	RS	14	185,000	175,000	172,500	5/8/93	7/29/93	82	1459	3	1	6	85	1733	1
489 Green St		RS	14	124,500	124,500	115,000	3/11/91	6/21/91	102	2568	2	1	5	53	547	1
70 Hammond St	3	AG	1	184,000	169,000	166,500	7/18/92	9/17/92	61	1010	2	1	5	120	1316	1
88 Hancock St	5	M	9	159,000	145,000	141,000	2/6/93	4/23/93	76	804	2	1	5	129	1696	0
88 Hancock St	12	M	9	174,000	159,000	155,000	2/18/90	9/8/90	202	720	2	1	4	118	1500	0
149 Hancock St	4	M	9	165,000	165,000	160,000	7/17/91	12/16/91	152	915	2	1	5	207	1031	1
149 Hancock St	2A	M	9	145,000	139,000	131,000	5/8/92	10/30/92	175	915	2	1	5	207	1725	1
159 Hancock St	15	M	9	179,000	179,000	170,000	4/16/93	6/29/93	74	1100	3	1	6	312	1495	1
171 Hancock St	3	M	9	189,900	189,900	182,000	4/17/90	8/22/90	127	1125	3	1	5	219	1745	1
173 Hancock St	1	M	9	156,000	139,000	130,000	9/30/90	5/31/91	243	862	2	1	4	168	836	1
173 Hancock St	6	M	9	165,000	165,000	151,750	9/26/92	2/24/93	151	906	2	1	4	200	997	1
175 Hancock St	3	M	9	189,000	179,000	172,000	9/11/93	3/1/94	171	1125	2	1	5	250	1626	1
280 Harvard St	1C	M	9	142,000	129,900	120,000	12/2/90	2/14/91	74	844	2	2	4	176	1394	0
280 Harvard St	4A	M	9	139,500	107,500	104,000	6/25/92	6/4/93	344	876	2	1	4	208	975	0
280 Harvard St	4D	M	9	139,000	129,000	118,000	6/30/92	2/26/93	241	969	2	2	4	223	1142	0
280 Harvard St	6D	M	9	157,000	149,900	139,000	6/15/91	9/12/91	89	972	2	2	4	204	1147	0
280 Harvard St	LD	M	9	145,000	105,000	97,000	8/18/92	3/4/93	198	874	2	2	4	255	1746	0
284 Harvard St	64	M	9	92,900	84,900	80,250	12/4/92	12/30/93	391	612	1	1	3	147	543	0
284 Harvard St	65/66	M	9	139,900	119,900	114,500	10/17/92	5/21/93	216	863	2	2	4	183	1766	0
285 Harvard St	101	M	9	109,554	109,554	105,000	6/18/93	8/19/93	62	533	1	1	4	117	511	1
285 Harvard St	212	M	9	102,000	96,900	93,000	10/17/92	8/13/93	300	592	1	1	4	129	1252	1
285 Harvard St	311	M	9	99,000	99,000	95,000	5/16/91	9/12/91	119	601	1	1	4	132	611	1
285 Harvard St	405	M	9	113,000	115,000	105,500	5/18/91	7/25/91	68	601	1	1	3	132	1206	1
285 Harvard St	407	M	9	99,000	94,900	92,000	7/3/91	5/14/92	316	533	1	1	3	116	475	1
285 Harvard St	411	M	9	89,900	89,900	85,000	9/23/93	1/12/94	111	601	1	1	3	132	1278	1
287 Harvard St	20	M	9	139,500	139,500	139,500	3/1/91	8/1/91	153	775	2	1	4	151	823	1
287 Harvard St	30	M	9	144,000	129,000	126,000	12/17/89	5/11/90	145	775	2	1	4	151	1324	1
287 Harvard St	30	M	9	139,000	124,500	121,000	8/26/93	12/29/93	125	775	2	1	4	159	876	1
287 Harvard St	32	M	9	107,000	107,000	104,000	12/31/93	3/30/94	89	637	1	1	3	137	620	1
287 Harvard St	39	M	9	149,500	149,500	141,300	2/20/92	6/8/92	109	760	2	1	4	147	867	1
287 Harvard St	50	M	9	154,900	144,900	142,500	6/4/89	8/8/90	430	850	2	1	4	150	909	1
315 Harvard St	3	M	9	179,000	179,000	170,000	4/22/90	6/18/90	57	1127	2	1	5	231	1158	1
315 Harvard St	6	M	9	179,900	149,900	155,000	7/2/89	5/18/90	320	1060	2	1	6	217	984	1
321 Harvard St	103	M	9	159,000	159,000	155,800	9/19/92	12/15/92	87	823	2	2	4	288	1108	0
321 Harvard St	402	M	9	159,000	156,000	146,000	4/11/91	8/8/91	119	810	2	2	4	239	1010	0
322 Harvard St	1	M	9	399,000	399,000	390,000	9/22/93	11/30/93	69	1955	3	3	6	123	3340	1
352 Harvard St	1D	HS	7	229,000	229,000	220,000	5/28/93	7/30/93	63	887	2	1	5	173	1407	1
357 Harvard St	2A	HS	7	159,000	143,000	135,000	3/6/93	9/3/93	181	670	2	1	4	59	947	1
361 Harvard St	6	HS	7	265,000	199,000	187,000	7/9/89	1/17/92	922	1350	2	1	6	249	1396	1
371 Harvard St	1B	HS	7	118,900	118,900	110,000	9/1/92	6/15/93	287	665	1	1	3	180	831	1
371 Harvard St	3B	M	9	119,900	119,000	110,000	4/18/92	10/21/92	186	665	1	1	3	188	1482	1
17 Healy St	203	W	16	167,900	139,900	135,000	1/11/93	3/26/93	74	916	2	2	4	215	1723	0
17 Healy St	303	W	16	179,000	179,000	167,000	9/10/91	12/23/91	104	916	2	2	4	215	1127	0
67 Highland Ave	1	M	9	237,000	179,900	170,000	4/25/91	12/19/91	238	1366	2	1	5	98	1684	1
67 Highland Ave	6	M	9	225,000	225,000	222,000	8/13/93	11/30/93	109	1446	3	1	6	158	1993	1
27 Holworthy St	2	SH	15	182,000	149,000	143,000	11/11/90	7/31/91	262	1130	2	1	5	75	801	0
27 Holworthy St	3	SH	15	129,500	129,500	125,000	12/4/93	3/31/94	117	1214	3	1	6	120	941	0
33 Homer Ave	3	SH	15	75,000	59,900	51,000	9/9/91	3/31/92	204	505	1	1	3	125	490	1
33 Homer Ave	3	SH	15	65,000	65,000	62,000	1/22/94	3/31/94	68	505	1	1	3	175	68	1
33 Homer Ave	4	SH	15	219,900	79,900	53,500	8/1/90	9/3/91	398	504	1	1	2	125	490	1
47 Homer Ave	11	SH	15	75,000	69,000	69,000	1/1/94	4/27/94	116	599	1	1	3	100	410	1
26 Hurlbut St	4	RA	13	305,000	209,900	200,000	1/25/92	5/28/93	489	1100	4	1	7	170	1737	1
26 Hurlbut St	5	RA	13	247,500	205,000	198,000	2/20/92	11/23/92	277	1330	3	2	7	170	1737	1
26 Hurlbut St	6	RA	13	265,000	265,000	250,000	4/15/91	7/15/91	91	1400	3	1	6	170	1737	1
26 Hurlbut St	6	RA	13	247,500	229,900	214,000	4/30/93	8/27/93	119	1100	4	1	7	170	2485	1
28 Hurlbut St	6	RA	13	249,000	249,000	245,500	1/14/94	3/31/94	76	1260	3	1	6	175	2213	1
249 Huron Ave	3	W	16	175,000	155,000	138,000	5/5/91	3/21/92	321	1100	2	1	6	128	1311	1
395 Huron Ave	1	FP	6	159,000	149,000	135,000	10/7/90	4/10/91	185	1054	2	1	5	100	998	1
501 Huron Ave	3	W	16	212,000	179,900	170,000	2/21/92	12/15/92	298	1270	3	1	5	150	1250	1
12 Inman St	21	M	9	139,900	113,000	105,000	12/26/92	3/19/93	83	929	2	1	4	140	726	1
12 Inman St	51	M	9	149,000	119,000	106,000	10/12/90	3/22/91	161	929	2	1	4	143	859	1
5 Irving Ter	2	HS	7	129,900	114,900	105,000	8/12/90	10/4/90	53	725	2	1	4	100	800	1
11 Jay St	3	RS	14	159,000	159,000	159,000	3/17/91	7/6/91	111	935	2	1	5	70	1042	1
23 Kelly Rd	3	CP	4	159,000	149,000	145,000	4/15/92	9/29/92	167	1108	2	1	5	80	1071	1
14 Kenwood St	2	CP	4	129,000	119,500	118,500	6/25/93	11/30/93	158	902	2	1	4	170	572	1
40 Kinnaird St	2	RS	14	129,000	105,000	100,000	2/6/93	7/30/93	174	660	2	1	4	80	797	1
110 Kinnaird St		RS	14	174,000	113,900	113,900	7/16/90	9/4/90	50	908	2	1	5	100	1432	0
9 Lancaster St	4/5	AH	2	225,000	225,000	207,500	3/8/93	8/6/93	151	1730	3	2	7	40	2001	0
1 Lancaster Ter	8	AH	2	350,000	299,900	293,000	5/14/89	1/9/90	240	1649	3	2	7	140	2256	0
44 Langdon St	4	RA	13	215,000	199,000	190,000	8/18/89	8/28/90	375	929	2	1	4	165	1879	1

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44 Langdon St	8	RA	13	199,000	169,900	166,000	5/9/92	7/29/92	81	929	2	1	5	198	1353	1
44 Langdon St	5/6	RA	13	269,000	269,000	260,000	3/12/91	7/1/91	111	1272	2	2	5	273	1985	1
45 Lee St	1	M	9	189,000	189,000	177,000	5/20/93	9/30/93	133	1120	2	1	5	108	1335	1
8 Leonard Ave	2	M	9	165,000	159,000	155,500	1/23/91	9/13/91	233	1056	2	1	5	91	1036	0
8A Leonard Ave	1	M	9	275,000	163,900	156,000	9/11/91	12/27/91	107	1056	2	1	5	104	1268	0
Lincoln House	34	N	10	369,900	350,000	288,000	3/17/91	4/15/91	29	1795	3	2	6	290	2384	0
7 Linnaean St	1	AH	2	127,500	95,000	85,500	8/23/90	11/7/90	76	491	1	1	3	140	378	1
7 Linnaean St	7	AH	2	189,000	189,000	186,000	5/5/93	6/30/93	56	965	2	1	5	162	1490	1
7 Linnaean St	14	AH	2	229,000	167,000	160,000	8/19/90	5/31/91	285	1160	3	1	6	198	1692	1
36 Linnaean St	2	RA	13	155,000	155,000	148,000	3/5/93	6/29/93	116	815	2	1	5	203	1086	1
36 Linnaean St	4	RA	13	115,000	94,500	89,000	4/3/92	9/23/92	173	545	1	1	3	159	1234	1
36 Linnaean St	5	RA	13	159,900	154,900	144,000	1/15/92	8/31/92	229	815	2	1	5	175	1681	1
36 Linnaean St	8	RA	13	139,000	115,000	114,000	11/12/89	11/7/90	360	550	1	1	3	142	306	1
36 Linnaean St	9	RA	13	159,000	149,000	140,000	5/1/91	9/3/91	125	815	2	1	5	193	1086	1
36 Linnaean St	9	RA	13	159,900	159,900	152,500	1/27/94	4/14/94	77	815	2	1	5	232	1336	1
37 Linnaean St	3	AH	2	259,000	259,000	259,000	5/14/93	7/23/93	70	1150	2	1	5	200	2416	1
38 Linnaean St	9	AH	2	109,900	99,000	88,000	7/29/90	4/26/91	271	555	1	1	3	141	1083	1
40 Linnaean St	2	RA	13	129,900	129,900	129,900	5/9/92	7/15/92	67	595	1	1	4	151	639	1
40 Linnaean St	10	RA	13	89,000	89,000	75,000	6/26/93	10/19/93	115	575	1	1	3	149	769	1
41 Linnaean St	21	AH	2	219,000	219,000	210,000	5/19/91	8/29/91	102	1256	3	1	6	252	1939	1
41 Linnaean St	33	AH	2	199,000	199,000	188,500	1/8/93	3/3/93	54	1079	2	1	4	221	1633	1
42 Linnaean St	7	RA	13	132,000	125,500	120,000	8/21/90	10/31/90	71	545	1	1	3	142	545	1
43 Linnaean St	3A	AH	2	219,000	169,900	165,000	6/15/90	5/14/91	333	1079	2	1	5	211	1328	1
43 Linnaean St	26A	AH	2	218,000	175,000	168,000	4/7/91	5/31/91	54	1079	2	1	5	211	1506	1
43 Linnaean St	36A	AH	2	229,000	179,000	166,000	9/23/90	7/16/91	296	1074	2	1	5	220	1623	1
16 Magnolia Ave	1	M	9	129,900	117,500	115,000	6/11/92	8/24/92	74	696	2	1	4	106	290	1
16 Magnolia Ave	1	M	9	127,000	124,900	118,000	11/17/92	5/27/93	191	705	2	1	4	106	935	1
16 Magnolia Ave	3	M	9	154,975	149,000	140,000	8/21/93	2/8/94	171	981	3	1	6	125	1788	1
63 Magnolia Ave	1	M	9	145,000	134,900	133,100	3/17/92	7/15/92	120	880	2	1	5	75	1770	0
63 Magnolia Ave	2	M	9	142,500	142,500	139,000	3/27/93	7/30/93	125	906	2	1	5	90	1175	1
24 Maple Ave	3	M	9	158,000	158,000	155,000	8/22/92	10/30/92	69	990	2	1	6	160	1119	1
34 Maple Ave	1	M	9	195,000	189,900	187,500	10/30/93	4/29/94	181	1178	2	1	5	65	1955	1
48 Maple Ave	1	M	9	249,000	198,000	191,500	8/26/90	12/31/90	127	1223	2	1	6	98	1234	1
48 Maple Ave	1	M	9	249,000	199,000	191,300	2/13/93	4/29/93	75	1223	2	1	5	98	2006	1
56 Maple Ave	2	M	9	219,900	219,900	209,000	4/29/90	7/31/90	93	1262	3	1	6	89	1650	1
77 Martin St	23	RA	13	229,900	189,900	180,000	7/29/91	3/31/94	976	917	2	1	5	162	1337	1
77 Martin St	24	RA	13	128,500	119,900	116,500	9/17/93	4/5/94	200	649	1	1	4	129	882	1
77 Martin St	31	RA	13	148,000	148,000	145,000	4/6/91	6/18/91	73	808	1	1	4	143	1109	1
77 Martin St	42	RA	13	162,000	127,500	125,000	8/15/92	10/28/93	439	762	1	1	4	163	1059	1
931 Mass Ave	301	M	9	235,000	225,000	210,000	4/24/93	9/1/93	130	1012	2	2	4	435	1811	0
950 Mass Ave	213	M	9	235,000	219,000	212,500	11/21/92	1/15/93	55	1022	2	2	5	364	1963	0
950 Mass Ave	308	M	9	237,000	237,000	225,000	3/3/93	7/23/93	142	1018	1	1	4	347	2548	0
950 Mass Ave	320	M	9	149,000	139,000	127,500	3/20/93	6/17/93	89	586	1	1	3	161	707	0
950 Mass Ave	607	M	9	279,000	279,000	260,000	10/21/92	12/28/92	68	1221	2	2	4	358	2910	0
950 Mass Ave	617	M	9	159,000	159,000	146,000	2/13/93	7/31/93	168	603	1	1	4	219	1856	0
1105 Mass Ave	8B	HS	7	139,000	139,500	120,000	3/3/92	3/15/93	377	619	1	1	3	144	1648	0
1105 Mass Ave	9C	HS	7	219,500	174,900	172,500	3/26/92	8/21/92	148	871	2	1	4	186	2133	0
1105 Mass Ave	PHB	HS	7	415,000	349,000	305,000	8/8/92	7/30/93	356	1248	2	2	5	296	2799	0
1137 Mass Ave	22	HS	7	96,000	89,900	79,900	9/21/91	6/8/92	261	424	1	1	3	155	627	1
1137 Mass Ave	27	HS	7	99,900	79,900	72,000	8/12/90	10/17/92	797	387	1	1	3	150	1115	1
1137 Mass Ave	35	HS	7	87,900	77,000	72,000	4/20/91	5/18/92	394	384	1	1	3	149	1107	1
1137 Mass Ave	54	HS	7	115,000	79,900	76,500	12/9/90	9/18/91	283	398	1	1	3	134	449	1
1580 Mass Ave	2C	HS	7	209,000	209,000	200,000	9/10/93	11/10/93	61	1068	2	2	4	163	1284	0
1580 Mass Ave	4D	HS	7	179,900	179,900	172,500	5/16/92	7/29/92	74	972	2	2	4	156	1208	0
1580 Mass Ave	6F	HS	7	159,000	159,000	149,500	4/24/91	7/30/92	463	752	1	1	4	141	1712	0
1580 Mass Ave	8C	HS	7	230,000	230,000	215,000	5/8/93	9/22/93	137	1068	2	2	5	220	2656	0
1580 Mass Ave	8E	HS	7	199,000	199,000	187,500	12/5/92	8/12/93	250	1006	2	2	5	206	1766	0
1600 Mass Ave	203	HS	7	229,000	194,000	182,500	6/5/93	3/25/94	293	1114	2	2	4	169	1836	0
1600 Mass Ave	705	HS	7	267,000	244,000	230,000	9/10/89	8/15/90	339	1114	2	2	5	192	2384	0
1600 Mass Ave	801	HS	7	290,000	260,000	258,000	8/6/89	4/27/90	264	1262	2	2	5	215	2411	0
1600 Mass Ave	808	HS	7	249,900	229,900	210,000	10/26/91	8/7/92	286	1060	2	2	4	186	1865	0
1617 Mass Ave	3	HS	7	134,900	134,900	131,000	7/17/93	12/3/93	139	700	1	1	4	198	733	1
1617 Mass Ave	22	HS	7	145,000	145,000	126,000	7/21/90	7/15/91	359	912	1	1	4	246	1384	1
2353 Mass Ave	37	N	10	102,000	99,000	94,500	5/21/93	12/20/93	213	902	2	1	4	130	643	0
2353 Mass Ave	38	N	10	112,000	109,000	102,000	3/7/91	6/21/91	106	920	2	1	4	131	719	0
2353 Mass Ave	87	N	10	135,000	118,900	110,000	8/3/90	2/14/92	560	910	2	1	4	130	1729	0
975 Memorial Dr	810	HS	7	595,000	595,000	615,000	2/24/91	10/5/92	589	1374	2	2	4	644	6944	0
975 Memorial Dr	812	HS	7	650,000	650,000	625,000	8/1/92	8/2/93	366	1374	2	2	4	742	7437	0
988 Memorial Dr	183	HS	7	125,000	124,000	115,000	3/25/90	9/28/90	187	610	1	1	3	153	703	1
988 Memorial Dr	186	HS	7	110,000	95,000	86,000	11/8/91	7/30/92	265	490	1	1	3	148	615	1
988 Memorial Dr	283	HS	7	149,000	139,000	139,000	7/1/90	8/17/90	47	610	1	1	4	161	625	1
988 Memorial Dr	286	HS	7	99,000	99,000	85,000	5/1/93	3/28/94	331	482	1	1	2	178	1131	1
988 Memorial Dr	488	HS	7	165,000	165,000	153,000	2/18/90	5/30/90	101	620	1	1	3	269	1395	1
988 Memorial Dr	489	HS	7	169,700	139,000	136,000	9/10/91	3/18/92	190	640	1	1	3	195	1709	1
988 Memorial Dr	686	HS	7	325,000	235,000	210,000	8/10/91	10/30/92	447	1230	2	1	6	419	3108	1
989 Memorial Dr	192	HS	7	300,000	284,000	250,000	9/24/92	8/11/93	321	1410	2	2	6	522	2764	1
992 Memorial Dr	505	HS	7	395,000	298,000	265,000	3/11/90	12/10/90	274	1050	2	1	5	284	2086	1
130 Mt Auburn St	107	HS	7	430,000	335,000	315,000	8/5/90	7/1/92	696	1130	2	2	4	404	3159	0
130 Mt Auburn St	208	HS	7	465,000	465,000	455,000	10/12/91	6/30/92	262	1436	2	2	5	551	4059	0
130 Mt Auburn St	303	HS	7	335,000	320,000	300,000	4/24/93	2/1/94	283	1073	1	1	4	428	3522	0

Street Address	Unit	Area	Area Code	First Price	Last Price	Sale Price	First Date	Close Date	Days	Interior	Bed	Bath	Rooms	Condo	Tax	RC
130 Mt Auburn St	309	HS	7	425,000	425,000	370,000	6/22/92	10/1/92	101	1130	2	2	5	567	3335	0
130 Mt Auburn St	310	HS	7	515,000	425,000	400,000	12/17/89	1/2/91	381	1389	2	2	4	504	3287	0
205 Mt Auburn St	2A	HS	7	208,000	179,000	172,000	6/13/91	12/29/92	565	915	2	1	5	224	2564	1
205 Mt Auburn St	3B	W	16	197,000	192,000	185,000	4/24/93	12/28/93	248	915	2	1	5	247	1551	1
205 Mt Auburn St	4A	HS	7	239,000	189,000	180,000	9/17/89	8/13/90	330	915	2	1	5	203	1439	1
221 Mt Auburn St	108	W	16	180,000	149,000	141,000	4/18/91	7/15/92	454	811	1	1	4	361	1986	1
221 Mt Auburn St	301	W	16	325,000	325,000	295,000	5/27/90	9/10/90	106	1106	2	2	5	406	2255	1
221 Mt Auburn St	308	W	16	335,000	299,000	272,500	6/1/91	12/18/91	200	1108	2	2	5	444	3421	1
221 Mt Auburn St	401	W	16	325,000	270,000	259,000	1/24/92	7/1/92	159	1239	2	2	4	526	3774	1
221 Mt Auburn St	402	W	16	225,000	179,500	165,000	3/8/91	2/13/92	342	891	1	1	3	369	2841	1
221 Mt Auburn St	402	W	16	180,000	180,000	180,000	4/17/93	7/9/93	83	891	1	1	4	407	1745	1
51 Mt Pleasant St	1	AH	2	176,000	176,000	171,500	6/17/92	8/20/92	64	1017	2	2	5	60	1245	0
63 Mt Vernon St	3	AH	2	189,000	178,000	172,000	3/11/91	6/7/91	88	920	2	1	5	152	1280	1
63 Mt Vernon St	4	AH	2	179,500	162,500	158,500	6/26/93	11/15/93	142	920	2	1	5	152	1467	1
63 Mt Vernon St	5	AH	2	143,500	143,500	137,000	6/10/93	10/29/93	141	830	1	1	3	137	505	1
2 Newport Rd	7	AG	1	178,000	169,000	163,500	2/6/93	8/3/93	178	1142	2	1	6	266	1190	1
3 Newport Rd	4	AG	1	187,000	178,000	170,000	4/19/91	11/22/91	217	1142	2	1	5	275	1251	1
4 Newport Rd	2	AG	1	195,000	195,000	185,500	5/27/90	6/18/90	22	1104	2	1	5	206	1014	1
71 Norfolk St		C	3	170,000	170,000	153,000	4/24/93	8/5/93	103	2249	4	3	7	57	2103	0
10] Notre Dame Ave	3	N	10	145,000	135,000	132,000	10/9/93	4/27/94	200	1123	2	1	4	86	1279	1
33 Parker St	1	RA	13	179,000	152,500	145,500	4/17/93	11/24/93	221	844	2	1	5	110	1761	1
33 Parker St	3	RA	13	204,000	189,500	180,000	4/9/92	7/28/92	110	975	3	1	6	110	1364	1
140 Pearl St	2	CP	4	178,000	168,000	155,000	6/18/89	4/2/90	288	1089	3	1	6	110	1926	0
144 Pearl St	3	CP	4	144,900	139,900	127,000	5/23/92	1/27/93	249	943	2	1	5	172	1198	0
266 Pearl St	A	CP	4	169,900	149,900	139,000	3/4/91	5/30/91	87	1350	2	2	5	110	1137	0
19 Pemberton St	3	N	10	159,000	140,000	134,000	6/24/90	5/30/91	340	1150	2	1	6	80	1100	1
57 Peters St	1	CP	4	126,500	126,500	121,500	3/5/92	6/12/92	99	935	3	1	5	100	809	1
52 Pleasant St	B	CP	4	169,000	139,000	139,000	9/10/92	6/28/93	291	1122	2	1	5	100	1043	1
62 Pleasant St	3	CP	4	99,900	99,900	90,000	7/18/91	9/23/91	67	957	4	1	6	115	1197	0
104 Pleasant St	2	CP	4	115,000	115,000	107,500	12/9/90	2/4/91	57	865	2	1	5	60	789	1
108 Pleasant St	1	CP	4	138,000	129,000	123,000	7/24/92	6/9/93	320	950	2	1	6	65	904	1
10 Poplar Rd	2	W	16	159,000	159,000	142,000	9/6/91	2/27/92	174	1093	3	1	6	100	1972	1
64 Prentiss St	1	AG	1	160,000	160,000	156,000	5/15/93	8/24/93	101	1202	2	2	5	150	1095	1
64 Prentiss St	3	AG	1	139,900	138,000	135,000	12/12/92	2/26/93	76	864	2	2	5	140	2002	1
68 Putnam Ave	2	HS	7	219,000	184,900	169,000	5/20/90	11/15/90	179	1250	3	1	6	60	1680	1
71 Putnam Ave	3	RS	14	139,000	125,000	118,000	5/28/91	10/18/91	143	935	2	1	5	90	1000	1
175 Putnam Ave		RS	14	169,000	164,000	156,000	10/15/93	4/27/94	194	1191	2	1	4	70	760	1
10 Remington St	8	HS	7	89,000	89,000	79,000	6/6/92	7/9/92	33	479	1	1	3	111	341	1
12 Remington St	105	HS	7	129,000	129,000	121,500	11/19/93	2/18/94	91	915	1	1	5	232	1802	1
205 Richdale Ave	A 4	PS	12	122,000	119,000	114,000	6/5/93	10/20/93	137	914	2	2	4	150	1363	0
205 Richdale Ave	A 5	PS	12	127,000	123,000	115,000	6/5/93	11/12/93	160	1013	2	2	4	146	1327	0
205 Richdale Ave	A 6	PS	12	125,000	125,000	124,000	8/14/93	10/29/93	76	980	2	2	4	154	1406	0
205 Richdale Ave	A 8	PS	12	99,000	137,000	133,000	4/17/93	2/23/94	312	1013	2	2	4	183	1198	0
205 Richdale Ave	A 9	PS	12	115,000	115,000	118,000	4/17/93	10/20/93	186	1032	2	2	4	154	1398	0
205 Richdale Ave	A12	PS	12	183,000	183,000	183,000	6/5/93	9/9/93	96	1689	4	2	7	267	2214	0
205 Richdale Ave	A14	PS	12	115,000	128,000	126,000	8/14/93	12/23/93	131	955	2	2	4	122	1103	0
205 Richdale Ave	A27	PS	12	138,000	149,000	145,000	6/5/93	12/22/93	200	1156	2	2	5	162	1477	0
205 Richdale Ave	B11	PS	12	140,000	140,000	135,000	9/11/93	11/10/93	60	1270	2	2	4	170	1546	0
River Court	216	K	8	225,000	225,000	212,500	3/27/93	7/16/93	111	970	2	2	4	249	1585	0
River Court	303	K	8	195,000	195,000	190,000	4/12/92	3/2/93	324	863	1	1	3	232	1500	0
River Court	308	K	8	250,000	250,000	210,000	9/10/92	12/29/92	110	1157	2	2	4	248	2252	0
River Court	319	K	8	228,000	228,000	212,500	7/29/93	12/10/93	134	863	1	1	3	225	1365	0
River Court	606	K	8	339,000	339,000	310,000	2/3/93	6/4/93	121	1277	2	2	4	320	2197	0
River Court	701	K	8	315,000	315,000	300,000	6/19/93	10/29/93	132	1119	2	2	4	319	2209	0
River Court	802	K	8	419,000	419,000	390,000	1/23/92	7/17/92	176	1648	3	3	7	505	3465	0
River Court	820	K	8	325,000	325,000	295,000	8/1/92	1/14/93	166	1208	2	2	4	369	3349	0
River Court	902	K	8	420,000	420,000	396,600	6/6/91	7/15/92	405	1678	3	3	6	511	3525	0
River Court	1003	K	8	229,000	229,000	220,000	11/13/93	3/15/94	122	863	1	1	3	274	1600	0
River Court	1121	K	8	435,000	435,000	381,463	11/30/91	3/6/92	97	1617	3	3	6	492	3624	0
River Court	1207	K	8	207,500	207,500	198,500	5/18/92	6/24/92	37	889	1	1	3	311	2225	0
River Court	1220	K	8	325,000	279,000	270,000	5/1/92	6/13/92	43	1208	2	2	5	431	3363	0
42 Roberts Rd	3	M	9	187,000	169,000	166,000	9/9/93	2/22/94	166	960	3	1	6	50	1545	1
7 Russell St	3	PS	12	135,000	135,000	127,500	2/8/92	5/11/92	93	1020	2	1	5	100	823	1
101 Sciarappa St	1	E	5	74,000	69,000	66,000	10/3/92	3/14/93	162	740	2	1	4	85	379	0
18 Shea Rd		N	10	315,000	315,000	290,000	4/1/90	6/29/90	89	3260	4	2	9	150	1928	1
3 Shepard St	5	RA	13	259,000	259,000	250,000	4/22/93	6/15/93	54	1200	2	1	5	175	2557	0
19 Shepard St	4	RA	13	114,900	100,000	89,000	1/20/91	7/29/91	190	603	1	1	3	142	1254	1
21 Shepard St	42	RA	13	129,900	129,500	121,000	12/10/89	4/19/90	130	597	1	1	4	150	1302	1
32 Shepard St	24	RA	13	229,000	219,000	212,000	5/30/92	5/19/93	354	1149	3	1	6	194	1975	1
32 Shepard St	43	RA	13	159,000	159,000	159,000	4/22/90	8/21/90	121	642	2	1	4	107	724	1
46 Shepard St	21	RA	13	210,000	189,000	178,000	1/14/90	8/6/90	204	961	2	1	5	172	1284	1
46 Shepard St	23	RA	13	219,000	219,000	210,000	10/1/93	1/21/94	112	997	2	1	5	208	1794	1
46 Shepard St	32	RA	13	178,500	162,000	157,000	2/27/93	7/15/93	138	874	1	1	4	182	1289	1
46 Shepard St	4/5	RA	13	252,000	252,000	252,000	4/7/91	6/7/91	61	1423	4	2	6	200	1665	1
6 Sherman St	C	NW	11	169,000	159,000	149,000	3/21/91	10/25/91	218	1090	2	1	5	134	1799	0
8 Sherman St	E	NW	11	187,500	179,000	175,000	12/10/89	4/11/90	122	1150	2	2	4	140	1193	0
8 Sherman St	F	NW	11	257,000	229,000	220,000	7/11/92	7/15/93	369	1425	2	2	5	158	1604	0
32 Sherman St	1	NW	11	170,000	155,000	150,000	2/4/90	8/28/90	205	826	2	1	5	51	1518	1
26 Soden St	2	RS	14	104,500	99,000	93,500	6/27/92	12/31/92	187	672	2	1	4	90	294	1
30 Soden St	2	RS	14	112,000	112,000	104,000	4/24/93	8/12/93	110	695	2	1	5	100	391	1

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34 Soden St	3	RS	14	163,500	101,000	92,500	11/7/91	3/16/92	130	801	2	1	5	88	789	1
61 Sparks St	2	W	16	292,500	292,500	290,000	5/16/92	8/21/92	97	1194	3	1	6	256	3368	1
61 Sparks St	3	W	16	335,000	290,000	270,000	4/4/92	6/16/92	73	1194	3	1	6	256	3368	1
61 Sparks St	G	W	16	175,000	155,000	155,000	10/9/93	3/31/94	173	928	2	2	4	187	2166	0
63 Sparks St	4	W	16	219,000	159,000	151,700	2/29/92	5/26/92	87	905	1	1	3	114	1958	1
1 Stearns St	1	W	16	169,000	124,900	117,000	10/28/90	7/1/91	246	950	3	1	5	90	1697	1
26 Surrey St	1	RS	14	179,000	179,000	175,000	5/25/91	7/25/91	61	1059	2	1	5	85	2280	0
26 Surrey St	2	RS	14	245,000	220,000	218,000	3/4/90	5/18/90	75	1147	2	1	5	102	2448	0
217 Thorndike St	205	K	8	119,000	119,000	115,000	5/15/93	8/6/93	83	1158	2	2	5	253	2323	0
217 Thorndike St	106A	K	8	115,000	100,000	71,000	6/10/93	9/30/93	112	841	2	2	4	184	1689	0
217 Thorndike St	107A	K	8	115,000	100,000	110,000	6/26/93	9/30/93	96	842	2	2	4	184	1690	0
217 Thorndike St	307A	K	8	127,000	99,900	90,000	4/28/92	4/29/93	366	892	2	2	4	195	1092	0
218 Thorndike St	103B	K	8	69,900	69,900	62,000	2/26/93	7/6/93	130	574	1	1	3	129	1085	0
218 Thorndike St	104B	K	8	225,000	119,000	105,000	2/5/91	5/21/91	105	1253	2	2	4	274	2186	0
218 Thorndike St	207B	K	8	127,900	99,900	99,500	4/24/92	2/12/93	294	911	2	2	4	199	1209	0
33 Tremont St	2	C	3	145,000	139,900	133,500	2/6/93	4/23/93	76	1202	2	1	4	141	920	1
4 Trowbridge Pl	6D	HS	7	199,000	159,000	154,000	8/27/89	4/25/91	606	1098	3	2	6	286	1289	0
Trowbridge St	1B	HS	7	119,000	119,000	113,500	7/10/93	9/15/93	67	809	2	2	4	193	1544	0
45																
58 Trowbridge St	2	HS	7	239,000	300,000	290,000	1/29/92	8/21/92	205	1758	3	2	6	190	2811	1
104 Trowbridge St	1	HS	7	110,000	112,900	108,000	4/22/90	7/31/90	100	712	2	1	5	116	604	0
104 Trowbridge St	2	HS	7	110,000	109,000	91,000	4/29/90	10/18/91	537	560	2	1	5	112	857	0
104 Trowbridge St	5	HS	7	145,000	135,000	134,500	4/22/90	7/27/90	96	712	2	1	5	127	783	0
118 Trowbridge St	5	HS	7	329,000	285,000	275,000	5/20/90	9/7/90	110	1824	2	3	6	146	2989	0
16 Upland Rd	2	PS	12	125,000	108,000	104,500	2/29/92	11/6/92	251	550	1	1	3	107	736	0
16 Upland Rd	3	PS	12	142,000	139,900	137,000	6/5/93	10/22/93	139	731	1	1	3	143	982	0
16 Upland Rd	5	PS	12	145,000	145,000	143,000	10/16/93	1/19/94	95	731	1	1	3	165	1078	0
18 Upland Rd	3	AH	2	148,000	143,000	138,000	10/29/89	4/6/90	159	541	1	1	2	128	695	0
18 Upland Rd	3	AH	2	129,500	129,500	121,000	7/24/93	10/29/93	97	541	1	1	3	146	879	0
18 Upland Rd	6	AH	2	130,000	130,000	125,333	11/27/93	3/4/94	97	562	1	1	3	146	922	0
275 Walden St	2	NW	11	127,900	119,900	110,000	8/12/90	11/30/90	110	1000	2	1	4	100	1190	1
275 Walden St	2R	W	16	125,000	125,000	114,000	10/9/93	2/22/94	136	1000	2	1	4	100	1190	1
67 Walker St	2	RA	13	135,000	135,000	135,000	4/18/92	6/30/92	73	561	1	1	3	144	847	1
12 Ware St	1	HS	7	117,000	117,000	100,000	3/27/93	6/24/93	89	660	1	1	3	190	678	1
12 Ware St	12B	HS	7	119,900	104,900	85,000	8/3/90	12/13/90	132	895	2	1	4	170	1195	1
14 Ware St	22	HS	7	112,000	108,000	100,000	8/6/91	2/3/92	181	660	1	1	3	170	777	1
14 Ware St	22	HS	7	120,000	120,000	117,000	7/17/93	9/28/93	73	660	1	1	3	190	678	1
14 Ware St	33	HS	7	118,000	110,000	103,000	6/8/91	8/14/91	67	660	1	1	3	170	1372	1
14 Ware St	43	HS	7	134,900	129,900	119,000	6/10/90	9/27/90	109	660	1	1	3	170	657	1
16 Ware St	21	HS	7	117,500	117,500	108,000	7/11/92	9/18/92	69	660	1	1	3	180	777	1
16 Ware St	23	HS	7	119,900	119,900	117,000	4/10/93	8/20/93	132	660	1	1	3	190	777	1
16 Ware St	34	HS	7	120,000	110,000	105,000	10/10/92	12/10/93	426	660	1	1	3	170	1372	1
16 Ware St	41	HS	7	124,500	124,500	120,000	10/23/93	4/3/94	162	660	1	1	3	190	725	1
1 Warwick Pk	3	N	10	179,000	179,000	176,000	2/24/91	5/31/91	96	1095	2	1	4	115	1453	1
31 Washburn Ave	3	N	10	144,500	139,500	129,500	1/22/93	8/9/93	199	1240	2	2	5	88	1371	0
4 Washington Ave	4	AH	2	129,000	129,000	125,000	2/24/91	6/12/91	108	650	1	1	3	154	578	1
4 Washington Ave	9	AH	2	139,000	135,000	122,000	7/25/92	7/27/93	367	607	1	1	4	154	1193	1
4 Washington Ave	10	AH	2	119,900	119,900	119,900	1/28/90	3/28/90	59	650	1	1	3	140	504	1
4 Washington Ave	19	AH	2	117,000	113,900	108,900	5/6/93	12/23/93	231	607	1	1	3	154	791	1
5 Washington Ave	5	AH	2	158,500	158,500	150,000	1/11/91	4/8/91	87	817	1	1	4	177	934	1
5 Washington Ave	6	AH	2	163,500	163,500	155,750	4/7/91	8/2/91	117	840	1	1	5	159	1016	1
6 Washington Ave	16	AH	2	142,000	119,000	116,500	5/16/92	10/8/92	145	607	1	1	3	154	598	1
9 Washington Ave	6	AH	2	189,000	189,000	186,500	2/8/92	4/28/92	80	1103	2	1	5	209	1827	1
33 Washington Ave	6	AH	2	154,000	149,000	148,000	4/25/91	7/19/91	85	800	1	1	4	25	33	1
47 Wendell St	2	AG	1	295,000	295,000	280,000	1/23/93	6/30/93	158	1667	4	1	7	128	2145	1
15 Whittier St	1	AH	2	279,000	279,000	270,000	5/15/93	7/12/93	58	1325	3	2	5	55	1688	1
28 Winslow St	W	16	16	195,000	195,000	185,000	10/29/89	4/20/90	173	1000	2	1	5	66	1269	1
30 Winslow St	W	16	16	298,000	298,000	290,000	10/29/89	4/20/90	173	1469	3	2	6	100	1903	1
7 Wright St	2	RA	13	264,000	264,000	249,500	2/6/93	6/15/93	129	1104	3	2	6	83	2043	1

Exhibit 4 Map of Residential Areas, Cambridge, Massachusetts



Source: City of Cambridge, Community Development Department, 1985

Exhibit 5 Map of Residential Areas in neighborhood of 236 Ellery Street

