

2012 BROADLUXE SALES REPORT

99 – 105 BROAD STREET BOSTON, MA 02110

Broadluxe condominium sales analysis compiled by Stuart St James, a Boston-based residential real estate brokerage serving Boston and beyond.



STUART ST JAMES
RESIDENTIAL REAL ESTATE BROKERAGE

CONDO RESALE ACTIVITY AT FINANCIAL DISTRICT'S BROADLUXE SLOWS IN 2012

While 2011 saw four Broadluxe condos resale, velocity slowed slightly in 2012 with only two higher floor units selling on the open market..

In 2012, the **average Broadluxe sales price per square foot was \$593** and the average number of days it took to sell a condo at the Broadluxe was 39 days.

Details of each sold condo are noted to the right. Price per square foot in the concierge served building inched up year over year from \$564 to \$593.

6th Floor Unit
Square Feet: 1,094
Bedrooms: 2
Baths: 2
Original List Price: \$579,000
Sale Price: \$530,000
Price per Square Foot: \$484
Days on Market: 58
Sold Date: June 30, 2012

7th Floor Unit
Square Feet: 947
Bedrooms: 1
Baths: 2
Original List Price: \$675,000
Sale Price: \$665,000
Price per Square Foot: \$702
Days on Market: 20
Sold Date: September 18, 2012

EXPIRED, CANCELED, AND UNDER AGREEMENT LISTINGS

There were two additional properties that were listed for sale in Broadluxe during 2012 - units 8B and 8C. Each of these listings underwent listing agreement expirations or were canceled and removed from the market.

Additionally, a separate listing for the combination of units 8B and 8C expired.

The average listing price per square foot for expired and canceled listings was \$667 (12% higher than those units that sold) and were on the market for an average of 60 days (1.5 times longer than those units that sold).

Currently, no units in the condo development are for sale or Under Agreement.

*To discuss the sale of your Broadluxe condo with **Stuart St James**, a residential real estate brokerage with intimate knowledge of the Broadluxe condo development, contact us at 617-819-5850 or on the web at stuartstjames.com.*