



Stay up to date on South Boston real estate at
www.sb02127.com

Thinking of Selling? Call for a free property evaluation.
 Stephen McCarthy ~ 617-320-7219 ~ stephenmccarthy@live.com

SOUTH BOSTON 2 BEDROOM 2 BATHROOM CONDOS WITH PARKING SOLD SINCE JANUARY 1, 2011

MLS #	STREET #	STREET	UNIT	LIVING AREA	CLOSE DATE	DAYS ON MKT	ASK PRICE	SOLD PRICE	PSF \$	SALE PRICE/LIST PRICE
70915322	202-206	K St	6	1,005	12/31/2010	224	\$ 349,000	\$ 340,000	\$ 338	97%
71178128	18-20	Knowlton St	5	1,043	3/18/2011	29	\$ 379,000	\$ 368,000	\$ 353	97%
71112255	117	West 3rd	2	1,000	12/16/2010	100	\$ 399,000	\$ 387,500	\$ 388	97%
71191542	832	East 2nd Street	1	1,218	4/22/2011	20	\$ 399,000	\$ 395,000	\$ 324	99%
71181061	1306	Columbia Rd	4A	1,211	4/15/2011	45	\$ 405,000	\$ 396,000	\$ 327	98%
71085915	368	Dorchester St	5	1,062	4/22/2011	276	\$ 439,000	\$ 410,000	\$ 386	93%
71176003	625	East 2nd Street	1	1,047	4/29/2011	27	\$ 419,000	\$ 414,500	\$ 396	99%
71167161	110	O Street	3	1,051	1/26/2011	55	\$ 425,000	\$ 416,000	\$ 396	98%
71158216	724	East 3rd Street	#2	1,052	2/25/2011	69	\$ 429,000	\$ 419,000	\$ 398	98%
71157541	335	West 2nd Street	8	1,188	2/28/2011	81	\$ 425,000	\$ 422,000	\$ 355	99%
71089553	47	Gates Street	#-One	1,003	3/15/2011	277	\$ 439,000	\$ 430,000	\$ 429	98%
71129844	39	Dorchester St	1	1,214	11/30/2010	60	\$ 449,000	\$ 432,000	\$ 356	96%
71095535	278	K	1A	1,388	2/25/2011	228	\$ 449,000	\$ 440,000	\$ 317	98%
71089995	47	Gates Street	#-2	1,003	4/28/2011	279	\$ 459,000	\$ 452,000	\$ 451	98%
71137101	774	East 3rd	3	1,260	11/30/2010	21	\$ 469,000	\$ 465,000	\$ 369	99%
71176852	774	E Third	4	1,260	4/29/2011	60	\$ 469,000	\$ 465,000	\$ 369	99%
71158214	724	East 3rd Street	#3	1,200	1/7/2011	13	\$ 489,000	\$ 480,000	\$ 400	98%
71176035	625	East 2nd Street	3	1,433	4/29/2011	21	\$ 499,000	\$ 487,000	\$ 340	98%
71114755	772	East 3rd	6	1,525	1/7/2011	102	\$ 519,000	\$ 510,000	\$ 334	98%
71145108	1506	COLUMBIA RD	1	1,075	3/30/2011	131	\$ 529,000	\$ 510,000	\$ 474	96%
71114740	770	East 3rd	5	1,525	11/29/2010	70	\$ 529,000	\$ 519,000	\$ 340	98%
71114718	770	East 3rd	2	1,800	11/22/2010	77	\$ 529,000	\$ 520,000	\$ 289	98%
71114743	770	East 3rd	6	1,525	11/24/2010	83	\$ 519,000	\$ 520,000	\$ 341	100%
71114717	770	East 3rd	1	1,800	12/6/2010	86	\$ 539,000	\$ 525,000	\$ 292	97%
71114748	772	East 3rd	1	1,800	1/25/2011	148	\$ 529,000	\$ 525,000	\$ 292	99%
71188470	141	Dorchester Ave	112	1,200	4/26/2011	35	\$ 549,000	\$ 525,000	\$ 438	96%
71135169	774	East 3rd	6	1,525	12/17/2010	31	\$ 549,000	\$ 529,000	\$ 347	96%
71145111	1506	COLUMBIA RD	2	1,075	3/30/2011	109	\$ 559,000	\$ 550,000	\$ 512	98%
71145122	1506	COLUMBIA RD	3	1,075	2/25/2011	5	\$ 559,000	\$ 559,000	\$ 520	100%
71145134	1506	COLUMBIA RD	4	1,190	4/15/2011	139	\$ 619,000	\$ 580,000	\$ 487	94%
71146658	141	West Second	301	1,338	11/30/2010	66	\$ 599,000	\$ 582,500	\$ 435	97%
71189155	825	East 4th	6	1,274	4/15/2011	27	\$ 599,000	\$ 599,000	\$ 470	100%
71132896	9	W Broadway	411	1,290	12/21/2010	85	\$ 619,900	\$ 605,000	\$ 469	98%
71137492	36	A Street	3 C	1,370	12/1/2010	39	\$ 639,000	\$ 610,000	\$ 445	95%
71137968	140	West Third St	2	1,698	11/11/2010	14	\$ 649,000	\$ 627,500	\$ 370	97%
71182520	825	East 4th	8	1,341	4/8/2011	20	\$ 679,000	\$ 658,000	\$ 491	97%
71178768	825	East 4th St	7	1,356	4/8/2011	63	\$ 689,000	\$ 660,000	\$ 487	96%
71186478	141	Dorchester Ave	314	1,290	4/28/2011	49	\$ 689,900	\$ 660,000	\$ 512	96%
71171243	141	Dorchester Ave	510	1,346	4/5/2011	66	\$ 689,900	\$ 665,000	\$ 494	96%
AVERAGES				1,283		85	\$ 517,223	\$ 504,051	\$ 398	98%

SINCE JANUARY 1, 2011 PROPERTY LISTED AND SOLD THROUGH MLS HAS BEEN 80.9% CONDOS, 11.5% SINGLE FAMILY, 6.1% MULTI FAMILY AND 1.6% COMMERCIAL OR LAND.

Fresh as a Daisy

CLEANING SERVICE

Commercial & Residential

Connie Baldner, Owner

617-894-1733

freshasadaisy@verizon.net

facebook.com/freshasadaisycleaningservice

Fresh As A Daisy is driven to provide low-cost, high quality cleaning services.

- Weekly, bi-weekly or once a month cleaning
- One time home deep cleaning
- Move-in/move-out cleaning
- Fully Insured and Bonded
- Environmentally Considerate "Green"
- Free Estimate

Units Under Agreement by Month - Apr-01-2010 - Apr-30-2011
Min: 20 (Nov 2010) - Max: 87 (Apr 2010)



MLS: MLSPIN; Property Type(s): Condo; Dates: Apr-01-2010 through Apr-30-2011;
Areas: Boston, MA - South Boston;

Charts provided by iMaxWebSolutions.com

South Boston Condos Under Agreement
By Price Range

Asking Price Range	#	% Total	Avg Days on Market
\$109,900 - 149,999	1	1.30%	21
\$150,000 - 199,999	1	1.30%	36
\$200,000 - 249,999	4	5.00%	82
\$250,000 - 299,999	11	13.80%	77
\$300,000 - 349,999	6	7.50%	49
\$350,000 - 399,999	15	18.80%	56
\$400,000 - 449,999	17	21.30%	85
\$450,000 - 499,999	11	13.80%	97
\$500,000 - 599,999	8	10.00%	87
\$600,000 - 699,999	5	6.30%	82
\$700,000 - 799,999	1	1.30%	78

Stephen McCarthy ~ 617-320-7219

stephenmccarthy@live.com ~ www.sb02127.com

REMAX
738 East Broadway
South Boston, MA 02127



MAY 2011 THE MCCARTHY REPORT

**BUYING, SELLING OR RENTING PROPERTY IN
SOUTH BOSTON PLEASE CONSIDER US FOR THIS
IMPORTANT RESPONSIBILITY.**

Sales:

Stephen McCarthy 617-320-7219-stephenmccarthy@live.com

Rentals:

Anne Doyle 617-794-2833 -- adoyle08@gmail.com

www.sb02127.com