

**Summary by Land Use
SOMERVILLE, MA**

02/10/2014

Land Use Code		Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median SalePrice	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
316	COMM WHSE M	1	250,000	271,300	1.09	250,000	271,300	1.09	0.00	0.00%	1.09
322	STORE/SHOP M.	2	475,000	473,700	1.00	475,000	473,700	1.00	0.02	1.50%	1.00
325	CONV FOOD MI	1	550,000	555,100	1.01	550,000	555,100	1.01	0.00	0.00%	1.01
326	REST/CLUBS	3	1,183,333	1,134,433	0.96	1,300,000	1,249,100	0.96	0.02	1.74%	0.96
327	RETAIL CND MI	1	260,000	269,200	1.04	260,000	269,200	1.04	0.00	0.00%	1.04
331	AUTO S S&S ME	1	710,000	703,600	0.99	710,000	703,600	0.99	0.00	0.00%	0.99
340	OFFICE BLD MI	3	4,789,000	4,387,733	0.93	792,000	741,300	0.94	0.00	1.06%	0.92
343	OFF CONDO MC	6	145,833	141,583	0.97	147,500	136,750	0.99	0.04	4.38%	0.97
353	FRATNL ORG	1	500,000	490,400	0.98	500,000	490,400	0.98	0.00	0.00%	0.98
376	GYMS	1	800,000	757,000	0.95	800,000	757,000	0.95	0.00	0.00%	0.95
391	POT DEVEL	1	235,000	225,200	0.96	235,000	225,200	0.96	0.00	0.00%	0.96
			1,097,476	1,030,248	0.98	475,000	481,600	0.98	0.00	3.84%	0.94

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1306	316	COMM WHSE	81/ B/ 23/ /	11 ROSSMORE ST	2003	3161	1,200	93	28	6/21/2012	250,000	271,300	1.09	0.92	0.00
1466	322	STORE/SHOP	91/ A/ 6/ /	110 BROADWAY	9003	3221	4,858	113	28	5/ 3/2012	475,000	465,800	0.98	1.02	0.02
816	322	STORE/SHOP	58/ B/ 24/ /	48 TEMPLE ST	5003	3220	2,798	11	6	5/ 3/2012	475,000	481,600	1.01	0.99	0.01
527	325	CONV FOOD	41/ A/ 3/ /	500 MEDFORD ST	7003	3250	2,173	113	12	10/31/2012	550,000	555,100	1.01	0.99	0.00
1411	326	REST/CLUBS	89/ L/ 8/ /	167 BROADWAY	9003	3260	1,680	38	10	5/30/2012	700,000	692,500	0.99	1.01	0.03
241	326	REST/CLUBS	25/ A/ 22/ /	381 SUMMER ST	4003	3260	3,434	72	12	6/ 5/2013	1,300,000	1,249,100	0.96	1.04	0.00
800	326	REST/CLUBS	54/ E/ 1/ /	415 WASHINGTON ST	2003	3260	8,096	113	12	12/18/2012	1,550,000	1,461,700	0.94	1.06	0.02
100062	327	RETAIL CND	74/ C/ 1/ 371S1/	365 SOMERVILLE AVE	0000	3270	1,240	93	12	5/10/2012	260,000	269,200	1.04	0.97	0.00
1407	331	AUTO S S&S	89/ K/ 12/ /	161 BROADWAY	9003	3310	13,322	89	28	3/26/2013	710,000	703,600	0.99	1.01	0.00
66	340	OFFICE BLD	12/ A/ 36/ /	237 HOLLAND ST	4003	3400	4,067	113	18	5/24/2013	792,000	741,300	0.94	1.07	0.00
1821	340	OFFICE BLD	115/ A/ 1/A /	121 INNER BELT RD	3003	3401	80,511	28	8	7/ 8/2011	13,000,000	11,882,200	0.91	1.09	0.03
1458	340	OFFICE BLD	90/ H/ 40/ /	593 MCGRATH HWY	9003	3400	2,078	113	12	8/ 1/2012	575,000	539,700	0.94	1.07	0.00
110196	343	OFF CONDO	24/ C/ 9/ 30/	30 NEWBERNE ST	4003	3430	557	3	0	9/26/2011	195,000	192,200	0.99	1.01	0.00
110219	343	OFF CONDO	31/ B/ 5/ 2/	61 ROSELAND ST #2	4003	3430	135	3	0	3/ 2/2012	40,000	41,700	1.04	0.96	0.05
110220	343	OFF CONDO	31/ B/ 5/ 3/	61 ROSELAND ST #3	4003	3430	140	3	0	7/29/2011	65,000	65,000	1.00	1.00	0.01
110226	343	OFF CONDO	31/ B/ 5/ 9/	61 ROSELAND ST #9	4003	3430	186	3	0	12/22/2011	100,000	86,400	0.86	1.16	0.13
100023	343	OFF CONDO	74/ C/ 1/ 371S3/	371 SOMERVILLE AVE	0000	3430	1,120	93	12	9/30/2011	275,000	277,100	1.01	0.99	0.02
110195	343	OFF CONDO	24/ C/ 9/ 128/	128 WILLOW AVE	4003	3430	541	3	0	9/26/2011	200,000	187,100	0.94	1.07	0.05
1305	353	FRATNL ORG	81/ B/ 20/ /	203 SOMERVILLE AVE	2003	3530	2,953	123	28	12/19/2012	500,000	490,400	0.98	1.02	0.00
1352	376	GYMS	82/ J/ 1/ /	35 PROSPECT ST	2003	3760	3,732	41	10	8/15/2011	800,000	757,000	0.95	1.06	0.00
1620	391	POT DEVEL	96/ E/ 4/ /	68 WEBSTER AVE	2003	3910	0	2,013	2,013	10/11/2012	235,000	225,200	0.96	1.04	0.00

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401	IND WHSES MD	1	6,570,000	6,509,100	0.99	6,570,000	6,509,100	0.99	0.00	0.00%	0.99
402	IND OFFICE MD	2	18,815,000	16,604,000	0.92	18,815,000	16,604,000	0.92	0.05	5.43%	0.88
405	IND CONDO ME	1	430,000	437,900	1.02	430,000	437,900	1.02	0.00	0.00%	1.02
			11,157,500	10,038,750	0.96	5,385,000	5,297,500	0.98	0.03	4.34%	0.90

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1824	401 IND WHSES	115/ B/ 4/ /	51 MCGRATH HWY	3004	4010	49,982	93	12	3/26/2013	6,570,000	6,509,100	0.99	1.01	0.00
100346	402 IND OFFICE	115/ A/ 3/ /	200 INNER BELT RD	3004	402C	194,099	13	4	5/30/2013	33,430,000	29,122,100	0.87	1.15	0.05
1815	402 IND OFFICE	113/ B/ 3/A /	35 MEDFORD ST	3004	402C	62,492	143	21	12/20/2012	4,200,000	4,085,900	0.97	1.03	0.05
947	405 IND CONDO	64/ A/ 3/ 3/	440 SOMERVILLE AVE	2004	4050	3,234	100	12	6/14/2013	430,000	437,900	1.02	0.98	0.00

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010	1 FAM MIX MD	4	731,250	706,100	0.97	745,000	698,450	0.97	0.03	3.35%	0.97
011	APT 4-8 MDL-01	1	495,000	497,500	1.01	495,000	497,500	1.01	0.00	0.00%	1.01
032	STORE/SHOP M.	2	2,165,000	2,080,050	0.97	2,165,000	2,080,050	0.97	0.02	2.06%	0.96
034	OFFICE BLD ME	2	682,500	691,950	1.01	682,500	691,950	1.01	0.00	0.50%	1.01
			1,012,778	985,100	0.98	770,000	727,100	0.99	0.02	2.69%	0.97

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5969	010 1 FAM MIX	30/ C/ 21/ /	117 ELM ST	4000	0101	2,116	128	11	12/31/2012	720,000	669,800	0.93	1.07	0.04
81	010 1 FAM MIX	13/ D/ 15/ /	43 ELMWOOD ST	1000	0101	1,509	113	41	6/ 4/2012	1,050,000	1,040,300	0.99	1.01	0.02
648	010 2 FAM MIX	47/ H/ 10/ /	53 MAIN ST	5000	0104	2,889	113	41	8/ 1/2012	385,000	387,200	1.01	0.99	0.04
332	010 3 FAM MIX	31/ C/ 28/ /	779 SOMERVILLE AVE	4000	0105	4,211	113	31	6/22/2012	770,000	727,100	0.94	1.06	0.03
1445	011 APT 4-8	90/ G/ 21/ /	131 PEARL ST	9000	0111	3,900	213	41	11/30/2011	495,000	497,500	1.01	0.99	0.00
1476	032 STORE/SHOP	91/ B/ 4/ /	88 BROADWAY	9002	0322	22,299	94	12	10/25/2011	3,480,000	3,321,100	0.95	1.05	0.02
1304	032 STORE/SHOP	81/ B/ 19/ /	201 SOMERVILLE AVE	2002	0322	5,602	123	12	6/21/2012	850,000	839,000	0.99	1.01	0.02
153	034 OFFICE BLD	21/ A/ 9/ /	32 COLLEGE AVE	4002	034R	2,042	73	34	12/29/2011	825,000	834,300	1.01	0.99	0.00
1816	034 OFFICE BLD	113/ B/ 4/ /	8 MEDFORD ST	3002	0340	3,954	113	21	7/24/2012	540,000	549,600	1.02	0.98	0.01