

October 4th 2009

Nouvelle @ Natick Condo Auction - Final Results

Report Compiled by:

Anthony Longo
 Founder & CEO, CondoDomain
 617-314-7704 / anthony@condodomain.com



Unit # (43 total)	Unit Type	Last Asking Price	Sold For	SO/FT	\$/SF	% Off List Price
902	2 Bed / 2 Ba.	\$679,900	\$355,000	1068	\$332	-48%
1002	2 Bed / 2 Ba.	\$699,000	\$363,000	1068	\$340	-48%
626	2 Bed / 2 Ba.	\$829,900	\$394,000	1212	\$325	-53%
632	2 Bed / 2 Ba.	\$839,900	\$391,000	1212	\$323	-53%
1006	2 Bed / 2 Ba.	\$695,900	\$367,000	1168	\$314	-47%
906	2 Bed / 2 Ba.	\$639,900	\$348,000	1168	\$298	-46%
806	2 Bed / 2 Ba.	\$644,900	\$353,000	1168	\$302	-45%
948	2 Bed / 2 Ba.	\$649,900	\$411,000	1236	\$333	-37%
848	2 Bed / 2 Ba.	\$624,900	\$402,000	1236	\$325	-36%
748	2 Bed / 2 Ba.	\$599,900	\$385,000	1236	\$311	-36%
943	2 Bed / 2 Ba.	\$839,900	\$413,000	1310	\$315	-51%
843	2 Bed / 2 Ba.	\$819,900	\$417,000	1310	\$318	-49%
722	2 Bed / 2 Ba.	\$614,900	\$380,000	1330	\$286	-38%
622	2 Bed / 2 Ba.	\$698,900	\$388,000	1330	\$292	-44%
1004	1 + Studv / 2 Ba.	\$734,900	\$328,000	1078	\$304	-55%
904	+ Studv / 2 Ba.	\$699,900	\$315,000	1078	\$292	-55%
704	+ Stud / 2 Ba.	\$739,900	\$364,000	1078	\$338	-51%
924	+ Stud / 2 a.	\$509,900	\$312,000	1041	\$300	-39%
824	+ Stud / 2 a.	\$604,900	\$310,000	1041	\$298	-49%
624	+ Stud / 2 a.	\$599,900	\$300,000	1041	\$286	-47%
1003	Bed / 1 Ba.	\$409,900	\$266,000	75	\$354	-48%
903	Bed / 1 Ba.	\$409,900	\$266,000	75	\$354	-48%
603	Bed / 1 Ba.	\$449,900	\$255,000	875	\$291	-43%
944	Bed / 1 Ba.	\$559,900	\$290,000	1178	\$246	-48%
844	1 Bed / 1.5 Ba.	\$534,900	\$285,000	922	\$309	-47%
744	1 Bed / 1.5 Ba.	\$514,900	\$281,000	922	\$305	-45%
942	1 Bed / 1.5 Ba.	\$504,900	\$249,000	796	\$313	-51%
842	1 Bed / 1.5 Ba.	\$479,900	\$249,000	796	\$313	-48%
1013	3 Bed / 2 Ba.	\$1,114,900	\$510,000	1774	\$287	-54%
1205	3 Bed / 2 Ba.	\$1,684,900	\$628,000	2110	\$298	-63%
1105	3 Bed / 2 Ba.	\$1,584,900	\$604,000	2110	\$286	-62%
1209	3 Bed / 2 Ba.	\$1,599,900	\$570,000	2056	\$277	-64%
1204	2 Bed / 2.5 Ba.	\$1,284,900	\$470,000	1596	\$294	-63%
923	2 Bed + Studv / 2.5 Ba.	\$765,900	\$399,000	1495	\$267	-48%
927	2 Bed + Studv / 2.5 Ba.	\$984,900	\$447,000	1591	\$281	-55%
827	2 Bed + Studv / 2.5 Ba.	\$765,900	\$445,000	1591	\$280	-42%
701	2 Bed / 2 Ba.	\$649,900	\$333,000	1167	\$285	-49%
601	2 Bed / 2 Ba.	\$634,900	\$335,000	1167	\$287	-47%
926	2 Bed / 2 Ba.	\$645,900	\$346,000	1212	\$285	-46%
826	2 Bed / 2 Ba.	\$784,900	\$347,000	1212	\$286	-56%
932	2 Bed / 2 Ba.	\$659,900	\$350,000	1212	\$289	-47%
813	3 Bed / 2 Ba.	\$1,059,900	\$489,000	1774	\$276	-54%
913	3 Bed / 2 Ba.	\$1,069,900	\$501,000	1774	\$282	-53%
Averages		\$769,367	\$377,047	1261	\$301	-49%

Total Sales Volume \$16,213,000
43 Units Sold @ Auction

* Report compiled as accurately as possible using the auction sales kit and recorded sales price as heard when attending the auction event.
 ** Approximately 55 units sold today @ auction. 43 in total during the event, and approx 10 more units after the auction at similar to or at auction prices.

Any questions regarding the Nouvelle @ Natick Condo Auction please call 617.314.7704