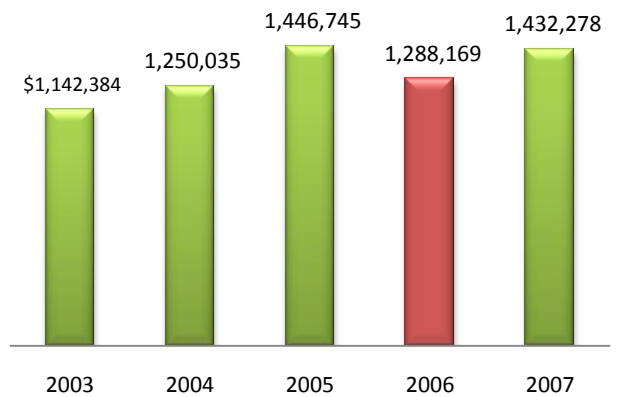


Johnston | Lynch Group's Brookline Market Report

Historical Home Sale Statistics | 2003 - 2007

Single Family - Brookline, MA

Year	Number of Listing Sold	Avg. Days on Market	Average Sale Price	Sales Price % Change
2003	153	98	\$ 1,142,384	
2004	194	87	1,250,035	9.42%
2005	144	85	1,446,745	15.74%
2006	159	129	1,288,169	-10.96%
2007	187	140	1,432,278	11.19%

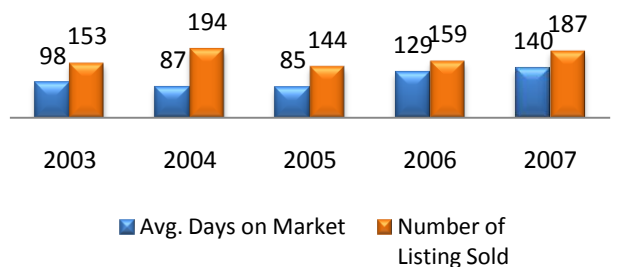


Great Year of Recovery!

Home sales are up! The average sale price is up!

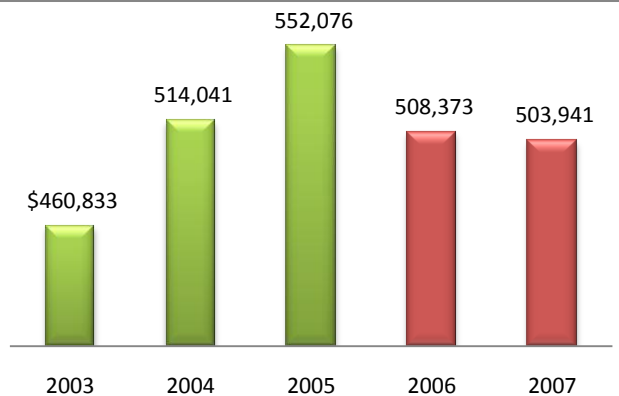
Brookline had a great year for single family values. A dramatic increase of 11.19% in 2007, off set the decline of 2006, and restored the average sale price back to the 2005 levels. Days on the market have increased as buyers remain cautious. Brookline also enjoyed an increase in the number of homes sold. All together reinforcing the demand single family homes have in Brookline.

We believe 2008 will be a strong year for Brookline real estate. Single family home sales will remain robust, sale prices will increase, and days on the market could drop slightly. Inventory levels are very low compared to the same period in 2007. As a result, the opportunity for a seller to position their home in the market could yield excellent results.



Condominiums - Brookline, MA

Year	Number of Listing Sold	Avg. Days on Market	Average Sale Price	Sales Price % Change
2003	653	69	\$ 460,833	
2004	781	89	514,041	11.55%
2005	667	91	552,076	7.40%
2006	625	86	508,373	-7.92%
2007	663	91	503,941	-0.87%



Stable Year, Growth Ahead?

Brookline condominiums remained flat in value in 2007. We did see an increase in the number of units sold with slight changes in the days on the market. The correction in the market came in 2006 and a flat 2007 just highlighted Brookline's overall stability in the real estate market.

As we move forward in 2008 with fewer active listing than in 2007, we have high hopes for the condo market in Brookline. Modest growth in sales price and units sold is anticipated. Brookline remains a town attractive to many based on its location, infrastructure, style, and overall community. A condo in great condition and well priced should gain a lot of attention.

