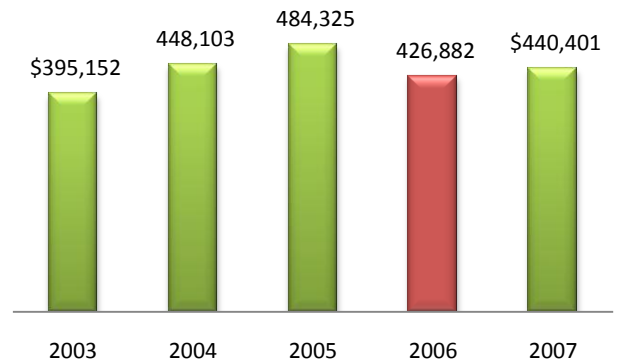


Johnston | Lynch Group's West Roxbury Market Report

Historical Home Sale Statistics | 2003 - 2007

Single Family - West Roxbury, MA

Year	Number of Listing Sold	Avg. Days on Market	Average Sale Price	Sales Price % Change
2003	212	61	\$ 395,152	
2004	248	54	448,103	13.40%
2005	229	64	484,325	8.08%
2006	225	94	426,882	-11.86%
2007	250	94	\$ 440,401	3.17%

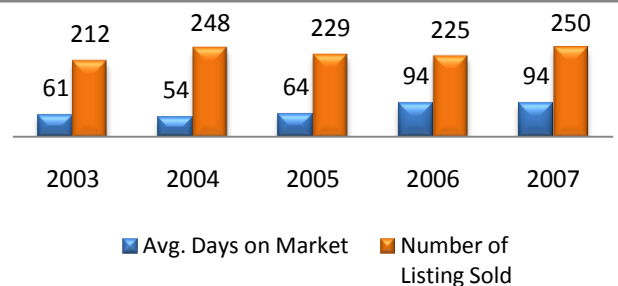


2007 Stability, 2008 Growth?

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

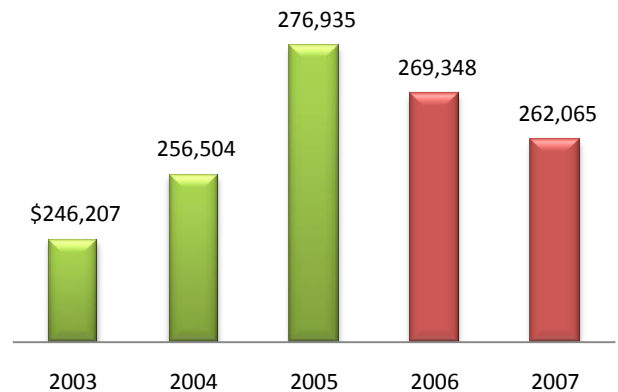
West Roxbury's single family values increased in 2007. It did not quite offset the decline of 2006, but it is moving in that direction. Days on the market remain reasonable based on similar areas. Importantly, West Roxbury also enjoyed an increase in the number of homes sold. Overall 2007 was a great year for single family homes in West Roxbury.

We believe 2008 will be a stronger year for West Roxbury real estate. Modest improvements in single family home sales and sale prices should be ahead in 2008. Inventory levels are lower 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 - West Roxbury, MA

Year	Number of Listing Sold	Avg. Days on Market	Average Sale Price	Sales Price % Change
2003	115	79	\$ 246,207	
2004	147	56	256,504	4.18%
2005	145	55	276,935	7.97%
2006	82	98	269,348	-2.74%
2007	94	113	262,065	-2.70%



Will Sales Continue to Rise?

The adjustment in 2006 and 2007 that the condominium market has taken in West Roxbury has been fair in comparison to similar markets. Inventory levels remain higher and not as robust as single family homes. That being said, many condos get swiped up once properly priced.

2008 for condominiums in West Roxbury should perform modestly. We anticipate only small increases in value and activity. Though we wish the levels of price and activity to meet the 2005 level we do not think that will be achieved in 2008.

