

Spring Newsletter 2006

Company Update

Dear Friends,

With the Spring finally making its way to Boston following a busy but mild winter, I would like to take the time to update everyone. I am pleased to announce the launch of my new website:

www.dickersonrealestate.com

Please take a moment to visit the site where you may find information on our current listings and Dickerson Real Estate. I look forward to your feedback.

This past year I am also very proud to report that in 2005 I closed over 36 transactions, which totaled close to fifty million dollars in sales.

According to a recent MLS sales report for the past six months I am ranked fourth in the Boston region with transactions in 2006 amounting to over \$18,350,000.

When and if you decide to list your home with Dickerson Real Estate, I promise to add a level of professionalism and knowledge that only 20 years of experience can bring! I look forward to catching up with you personally.

Regards,

Feature Home

51 Commonwealth Avenue Penthouse



115 Newbury Street
Fifth floor
Boston, MA 02116

Phone: 617-266-5150
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www.dickersonrealestate.com

Real Estate Overview

Reviewing sales for the last five years, 2004 had the most real estate transactions in Boston for a total of 1,538. Subsequently in 2005 Boston saw 1,213 transactions.

In the Back Bay 2005 Fourth Quarter there were a total of 103 transactions compared to the Third Quarter which had 186 sales. The medium selling price was \$720,000 and the average days on market was 115.

The total number of sales in the Back Bay in 2005 was 661 compared to 710 sales in 2004.

Total City of Boston 2005 Sales Type of Units

of Studio Sales - 150
of One Bed Sales - 1,466
of Two Bed Sales - 1,604
of 3 or more Bed Sale - 358

Breakdown by Size Total Sales in 2005

<u>Back Bay</u>	<u>Beacon Hill</u>	<u>S. End</u>
Studio - 44	Studio - 15	Studio - 2
1 Bed - 235	1 Bed - 129	1 Bed - 287
2 Bed - 272	2 Bed - 109	2 Bed - 366
3 Bed - 92	3 Bed - 29	3 Bed - 75

Current Listings:

Dickerson Real Estate

51 Commonwealth Ave #PH

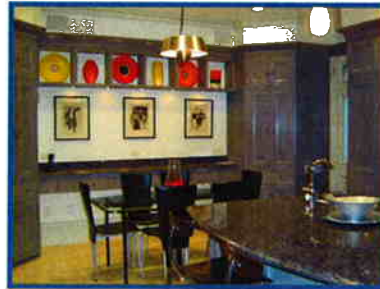


\$13,995,000

"Feature Home"

Luxurious Penthouse spanning 3 1/2 floors with doorman. Completed in 2006 & designed by "world renowned decorator" is this well appointed, elegant 9000 ± sf home. 7 Bedroom suites. Enormous Family Room opens to private 35ft wide deck. Direct elevator access & grand sweeping stairwell connects each floor. Luxury imported finishes seen throughout. **6 Garage Parking!**

17 Union Park



\$4,495,000

"Single Family Home"

Located on the picturesque and historic Union Park is this renovated and 100% customized home. 5 floors with over 5000 sf of living. Top-of-the line finishes and systems installed. Gourmet eat-in Kitchen leads to gorgeous private landscaped Garden. 4+Bedrooms, Wine Storage, Gym & Sauna set this home apart from the rest. **Two Garage Parking!**

49 Constellation Wharf



\$4,495,000

"Penthouse Triplex"

Located in a gated enclave on the waterfront are two combined Penthouse Triplexes located in the Charlestown Navy Yard. Renovated in 2005 this 5,500 sf home has 4 decks and offers unmatched city and harbor views! Open floor plan ideal for entertaining. Four Bedroom suites and **3 Covered Parking.**

Ritz Carlton - S. Tower #22C



\$2,375,000

"Breathtaking Views!"

Luxurious Three Bedroom home on 22nd floor. Three continuous walls of windows provide unmatched Back Bay, Charles River and Financial District views. Gourmet Kitchen opens to separate Dining Area. Stunning Master Suite includes Home Office and en-suite marble Bath. **Valet Garage Parking!**

49 Commonwealth Ave #PH



\$3,495,000

"Penthouse Duplex"

Elegant Penthouse Duplex located in doorman building with direct elevator access into unit. This Two Bedroom home also includes a sun drenched Family Room, which opens onto a huge Private Roof Deck. Gourmet Kitchen opens onto extra wide Living /Dining Room. **2 Garage Parking & one courtyard space!**

65 Commonwealth Ave#4A



\$2,650,000

"Elegant Three Bed"

Sun drenched fourth floor condo in elegant elevator building. This corner unit features 3 Bedrooms plus an artist studio. Gourmet Kitchen with wet bar and gas cooking is located off formal Dining Room. Huge windows in Living Room & Library. Live in Superintendent. **Rental Parking.**

Current Listings:

Dickerson Real Estate

Atelier 505 #424



\$1,595,000

"New Listing"

Luxury full service living in sleek modern building. Two Bedroom Duplex plus large Den in Pristine condition. Sophisticated Master Suite features a wall of windows and elegant marble en-suite Bath. Open floor plan ideal for entertaining. Flooded with natural sunlight. Beautiful landscaped Deck off main living area. **Garage Parking!**

119 Beacon Street #5



\$899,000

"Newly Renovated"

Just steps from the Public Garden and the Esplanade is this newly renovated Two Bedroom, Two full Bathroom home. Marble foyer leads to extra-wide Living /Dining area, which boasts bay windows, high ceilings and fireplace. The enormous modern Kitchen opens to the main living area. Ideal for entertaining! Central A/C & in-unit laundry. **Rental Parking!**

353 Marlborough Street #2



\$975,000

"The Glasshouse"

Built with contemporary flair and award winning design this Two Bedroom 2nd/3rd floor Duplex is truly one-of-a-kind. Walls of glass, cathedral ceilings, brick & beam architecture, and exposed brick add to the "Zen-like" quality of this home. Stunning granite & cherry wood Kitchen includes breakfast bar, Direct access to **Deeded Parking!**

140 St Botolph Street #1



\$739,000

"Two Bed"

Artistically appointed Two Bedroom, Two Bath Philly style Duplex in best location! Sun filled Living Room with exposed brick, large windows and ornate fireplace. Separate Formal Dining located off large newly renovated Kitchen with access to Private Patio and gated **Deeded Parking!**

76 Marlborough Street #4



\$799,000

"New Listing"

Ideal location! Renovated Garden Level Two Bedroom with Private Patio. Living/ Dining Room includes marble fireplace and built-ins. Master Bed also features an oversized marble fireplace and private entry into unit. Modern Kitchen with separate wet-bar. Wired for surround sound.

50 Commonwealth Ave #505



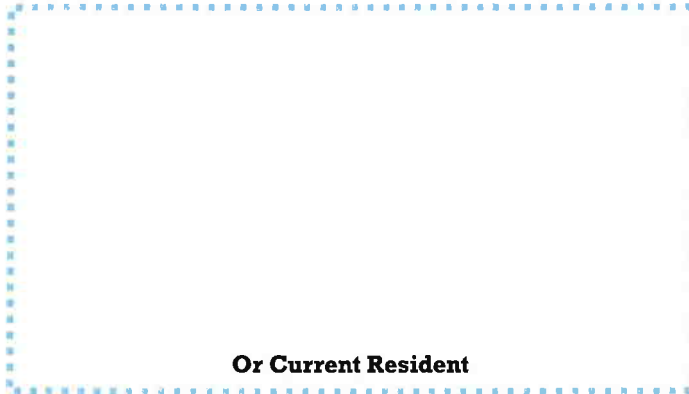
\$585,000

"UNDER AGREEMENT"

Elegant New York Style building at Comm Ave/Berkeley. This sunny one Bedroom located on fifth floor of elevator building. Large Living Room with church views and built-ins. Eat-in Kitchen with new stainless appliances and gas cooking. Breathtaking Common Roof Deck & Live in Super!



Dickerson Real Estate
115 Newbury Street
5th Floor
Boston, Ma 02116



Or Current Resident



Dickerson Real Estate's 2006 Sales

<u>Address</u>	<u>Property Type</u>	<u>Price</u>
150 W.Newton Street	Single Family	\$2,225,000
180 Marlborough Street	3 bed w/ parking	\$2,212,000
23 Marlborough Street	3 bed w/ parking	\$1,650,000
68 Commonwealth Ave	2 bed w/ parking	\$1,515,000
373 Marlborough Street	3 bed w/ parking	\$1,095,000
333 Commonwealth Ave	2 bed	\$914,000
26 Hancock Street	2 bed	Asking: \$679,000
463 Commonwealth Ave	1 bed	\$320,000
120 Beacon Street	Studio	\$280,000
194 Marlborough Street	1 bed w/ parking	\$445,000
Trinity Place	Studio w/ parking	\$380,000
171 Clinton Road	Single Family	Asking: \$1,399,000
321 Dartmouth Street	2 bed w/ parking	Asking: \$1,625,000
Ritz Carlton Tower I	3 bed w/ parking	\$1,475,000
50 Commonwealth Ave	1 bed	Asking: \$585,000
50 Commonwealth Ave	3 bed	Asking: \$1,695,000

Year To Date:

\$18,494,000