

## 1 & 2BR Units for sale in Acton less than \$175,000 as of 1/11/11

Unit address	Sq ft, bedrooms	Condo fee monthly	Selling price	Affordable price*	Deed rider subsidy
382 Great Rd	770 sf, 1 BR	\$323	\$69,900	\$105,000	0
11 Davis rd	690 sf, 1BR	\$255	\$89,900	\$107,000	0
48 Great Rd.	661 sf, 1BR	\$281	\$95,000	\$108,000	0
9 Davis Rd.	679 sf, 1BR	\$255	\$99,900	\$106,000	0
384 Great Rd.	770 sf, 1BR	\$326	\$104,500	\$104,000	0
405 Great Rd.	654 sf, 1BR	\$214	\$109,900	\$115,000	0
420 Great Rd.	652 sf, 1BR	\$300	\$114,000	\$108,000	\$6000
388 Great Rd.	770 sf, 1BR	\$323	\$114,200	\$105,000	\$9200
209 Great Rd.	652 sf, 1BR	\$291	\$114,900	\$110,000	\$4900
386 Great Rd.	770 sf, 1BR	\$326	\$116,000	\$105,000	\$11,000
380 Great Rd.	770 sf, 1BR	\$326	\$123,000	\$105,000	\$18,000
405 Great Rd.	818 sf, 1BR	\$301	\$150,000	\$107,000	\$43,000
					Total \$92,100
Median selling price			\$112,000		
Average affordable price for 1BR				\$107,083	
Average subsidy					\$7675

DHCD guidelines square footage for affordable units:

- 1BR 700 sf
- 2BR 900 sf
- 3BR 1200 sf

\*Calculated using 5% mortgage rate, 5% down payment, \$18.08 tax rate, actual monthly condo fee, and household income below 80% of the Area Median Income (AMI). This is the DHCD approved formula that is used to set the affordable selling price.

## 1 & 2BR Units for sale in Acton less than \$175,000 as of 1/11/11

Unit address	Sq ft, bedrooms	Condo fee monthly	Selling price	Affordable price*	Deed rider subsidy
118 Parker St.	820 sf, 2BR	\$305	\$125,000	\$125,000	\$0
388 Great Rd	920 sf, 2BR	\$357	\$127,500	\$125,000	\$2500
274 Main St.	863 sf, 2BR	\$250	\$129,000	\$131,000	\$0
19 Davis Rd.	796 sf, 2BR	\$320	\$134,900	\$123,000	\$11,900
386 Great Rd.	920 sf, 2BR	\$357	\$135,000	\$120,000	\$15,000
15 Davis Rd.	868 sf, 2BR	\$330	\$144,900	\$122,000	\$22,900
132 Parker St,	842 sf, 2BR	\$300	\$147,900	\$125,000	\$22,900
12 Wampus	763 sf, 2BR	\$212	\$167,500	\$135,000	\$32,500
274 Main St.	859 sf, 2BR	\$250	\$170,000	\$132,000	\$38,000
					Total \$145,700
Median selling price			\$135,000		
Average affordable price for 2BR				\$126,444	
Average subsidy					\$16,188

DHCD guidelines square footage for affordable units:

- 1BR 700 sf
- 2BR 900 sf
- 3BR 1200 sf

\*Calculated using 5% mortgage rate, 5% down payment, \$18.08 tax rate, actual monthly condo fee, and household income below 80% of the Area Median Income (AMI). This is the DHCD approved formula that is used to set the affordable selling price.