

BOSTON HOMES

THE COMPLETE GUIDE

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[35 Condos Sold at Audubon Park Auction](#)

By Marilyn Jackson



The Oct. 19 auction of 35 condos at Audubon Park in West Fenway, just off Beacon Street, took less than two hours and realized more than \$15 million in sales.

More than 400 attended the auction at the Colonnade Hotel, conducted by Velocity Marketing Services.

By the end of the evening, the units, which ranged from studios to one- and two-bedroom homes, sold at an average discount of 27 percent at prices ranging from \$292,000 to \$528,000. The sales should be finalized in 45 days.

One of the biggest bargains was a two-bedroom, two-bath condo on the top floor with 1,067 square feet of living space. Its last asking price was \$799,000, and bidding started at \$325,000. Its final selling price was \$528,000.

Audubon Park, designed by the Architectural Team of Chelsea, is a six-story, 53-unit building of brick, glass and silver metal cladding and a two-level 34-car garage that wraps around the MBTA's Green-D Line.



A home office was created in this second bedroom of this model unit at Audubon Park.

The Davis Companies bought the 41 unsold condos in the new development at a foreclosure auction last April with a plan from the outset to hold another auction and close out the project.

The purchase price was \$13.51 million.

“Everyone was thrilled. It was a very euphoric evening,” said Sue Hawkes, Velocity president.

“It was a tremendous buyer opportunity, and it was mutually beneficial to the buyers and the seller.”

Originally, just 25 condos were to be auctioned, but the demand indicated that another 10 could be sold, she said.

There were 200 bidding at the auction; some were real estate agents, but most of the bidders were acting on their own behalf.

On Wednesday, another condo was placed under contract, and the remaining market-rate condo was expected to be sold by the end of this week. The development also includes four affordable units.



The kitchen is open to the living/dining area in this model unit, which features bamboo flooring in the main living spaces and top-of-the line appliances.

Hawkes said empty nesters, students, young professionals and a few investors bought the condos, which had been slashed by at least 46 percent from its last asking price.

Audubon Park has a terrific location, close to the Harvard Vanguard complex, Fenway Park, eight major colleges and universities and some of the city’s finest cultural attractions.

The Longwood Academic and Medical Area is within walking distance, as are the C and D Green Line MBTA stations at Fenway and St. Mary’s Street and Yawkey commuter rail station.

In addition to its location and pricing, the big selling point was the opportunity to buy a brand-new condo. Audubon Park was completed in early 2008.

The condos feature carbonized bamboo flooring in the main living spaces and granite counters and renewable burnt sienna rubberwood cabinets in the kitchens, which are equipped with high-end appliances. The baths have marble-topped vanities, and the bedrooms are carpeted.

After the Davis Companies acquired the property, the lobby and common areas were revamped and the pergola at the entry was refinished. Other spaces received new paint.