MASSACHUSETTS ASSOCIATION OF REALTORS®

CONDOMINIUM SALES AND SELLING PRICES

REGIONAL COMPARISONS FOR 3RD QUARTER OF 2005 vs 3RD QUARTER OF 2004

SALES

Region	2004	2005	Percentage Change
Cape Cod	266	269	+ 1.1 %
Central	633	724	+ 14.4 %
Greater Boston	2,908	3,443	+ 18.4 %
Northeast	1,436	1,585	+ 10.4 %
Southeast	70	97	+ 38.6 %
South Shore	638	658	+ 3.1 %
West	277	348	+ 25.6 %
STATEWIDE	6,228	7,124	+ 14.4 %

MEDIAN SELLING PRICES

Region	2004	2005	Percentage Change
Cape Cod	$254,500	$268,450	+ 5.5 %
Central	$197,500	$215,500	+ 9.1 %
Greater Boston	$342,000	$345,000	+ 0.9 %
Northeast	$229,900	$242,900	+ 5.7 %
Southeast	$183,100	$151,250	- 17.4 %
South Shore	$247,500	$269,400	+ 8.8 %
West	$135,000	$156,600	+ 16.0 %
STATEWIDE	$267,850	$282,000	+ 5.3 %

Data for this report reflects residential sales reported to Realtor®-affiliated multiple listing services systems in Massachusetts, including the MLS Property Information Network, Inc.; the Multiple Listing Service of the Berkshire County Board of Realtors®; Cape Cod & Islands Multiple Listing Service, Inc.; the North Bristol County Board of Realtors® MLS; and Southeastern Mass. MLS.

MASSACHUSETTS ASSOCIATION OF REALTORS
THIRD QUARTER 2005

		2005 Third Quarter						2004 Third Quarter				
	Single family sales	Median Selling Price	Average Selling Price	Condos	Median Selling Price	Average Selling Price	Single family sales	Median Selling Price	Average Selling Price	Condos	Median Selling Price	Average Selling Price
N. Bristol Cty	135	$339,900	$363,235	22	$241,500	$246,425	185	$314,950	$329,159	28	$221,825	$217,923
Tri-County	848	$330,000	$359,220	239	$265,000	$266,274	762	$308,500	$334,860	240	$239,700	$248,865
Plymouth-S Shore	1164	$414,500	$506,205	397	$270,000	$308,411	1349	$389,900	$469,799	370	$255,000	$297,898
SOUTH SHORE	**2147**	**$369,900**	**$439,161**	**658**	**$269,400**	**$291,033**	**2296**	**$349,000**	**$413,684**	**638**	**$247,500**	**$275,943**
Gr. Fall River	205	$290,000	$325,512	47	$155,000	$160,186	234	$278,500	$319,757	24	$179,500	$169,000
Gr. New Bedford	334	$295,000	$351,253	50	$150,000	$234,834	390	$279,900	$349,825	46	$252,500	$250,160
SOUTHEAST	**539**	**$288,000**	**$341,463**	**97**	**$151,250**	**$198,664**	**624**	**$275,000**	**$338,550**	**70**	**$183,100**	**$222,334**
BOSTON	**3484**	**$515,000**	**$657,905**	**3,443**	**$345,000**	**$402,695**	**3567**	**$493,000**	**$631,814**	**2,908**	**$342,000**	**$399,448**
CAPE COD	**1103**	**$404,200**	**$546,192**	**269**	**$268,450**	**$315,213**	**1107**	**$369,900**	**$547,843**	**266**	**$254,500**	**$292,847**
E. Middlesex	511	$437,000	$474,084	186	$279,950	$292,029	451	$410,000	$446,465	116	$234,950	$267,951
Northeast	1163	$389,900	$453,450	556	$222,950	$235,560	1217	$363,700	$426,093	525	$206,000	$224,196
Gr. Newburyport	170	$477,450	$522,783	136	$286,250	$307,874	182	$417,000	$476,703	135	$280,000	$307,434
North Shore	1165	$391,000	$481,795	707	$254,000	$283,588	1223	$390,000	$481,520	660	$240,000	$264,633
NORTHEAST	**3009**	**$408,000**	**$471,846**	**1585**	**$242,900**	**$269,815**	**3073**	**$385,000**	**$454,139**	**1436**	**$229,900**	**$254,141**
Worcester Regional	1897	$318,000	$361,015	579	$225,000	$241,408	1922	$299,950	$345,801	512	$210,000	$225,711
North Central MA	834	$279,000	$317,579	145	$193,500	$194,239	823	$253,000	$299,360	121	$175,000	$185,031
CENTRAL	**2731**	**$303,500**	**$347,751**	**724**	**$215,500**	**$231,961**	**2745**	**$285,000**	**$331,877**	**633**	**$197,500**	**$217,935**
Berkshire Cty	382	$195,450	$325,372	32	$232,250	$233,554	359	$197,700	$316,946	24	$217,500	$349,090
Pioneer Valley	1816	$218,988	$247,543	316	$154,900	$162,811	1670	$189,100	$225,101	253	$132,000	$145,540
WEST	**2198**	**$215,000**	**$261,069**	**348**	**$156,600**	**$169,316**	**2029**	**$190,000**	**$241,352**	**277**	**$135,000**	**$163,176**
STATEWIDE	**15,211**	**$370,000**	**$457,882**	**7,124**	**$282,000**	**$327,984**	**15,441**	**$350,000**	**$441,519**	**6,228**	**$267,850**	**$317,792**