MASSACHUSETTS ASSOCIATION OF REALTORS®

DETACHED SINGLE FAMILY HOME SALES AND SELLING PRICES

REGIONAL COMPARISONS FOR 1ST QUARTER OF 2005 vs 1ST QUARTER OF 2004

SALES

Region	2004	2005	Percentage Change
Cape Cod	1,013	773	- 23.7 %
Central	1,371	1,615	+ 17.8 %
Greater Boston	1,664	1,813	+ 9.0 %
Northeast	1,541	1,639	+ 6.4 %
Southeast	301	339	+ 12.6 %
South Shore	1,265	1,262	- 0.2 %
West	1,081	1,163	+ 7.6 %
STATEWIDE	8,236	8,604	+ 4.5 %

MEDIAN SELLING PRICES

Region	2004	2005	Percentage Change
Cape Cod	$335,000	$385,000	+ 15.0 %
Central	$260,000	$283,000	+ 8.8 %
Greater Boston	$432,875	$465,000	+ 7.4 %
Northeast	$345,000	$380,000	+ 10.1 %
Southeast	$242,000	$265,000	+ 9.5 %
South Shore	$314,000	$350,000	+ 11.5 %
West	$165,000	$190,000	+ 15.2 %
STATEWIDE	$310,000	$346,600	+ 11.8 %

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
FIRST QUARTER 2005
HOME SALES AND SELLING PRICES

	2005 First Quarter						2004 First Quarter					
	Single family sales	***Median Selling Price***	***Average Selling Price***	***Condo Sales***	***Median Selling Price***	***Average Selling Price***	***Single family sales***	***Median Selling Price***	***Average Selling Price***	***Condo Sales***	***Median Selling Price***	***Average Selling Price***
N. Bristol Cty	96	$331,450	$1,291,093	28	$228,000	$234,138	155	$277,900	$305,262	14	$193,250	$215,914
Tri-County/Brockton	493	$318,000	$340,584	160	$239,700	$247,955	462	$276,500	$303,664	113	$195,000	$215,143
Plymouth-S Shore	673	$390,000	$461,436	301	$268,000	$279,449	648	$349,950	$412,771	203	$237,721	$265,912
SOUTH SHORE	**1262**	**$350,000**	**$477,337**	**489**	**$250,000**	**$266,550**	**1265**	**$314,000**	**$359,750**	**330**	**$218,000**	**$246,406**
Gr. Fall River	122	$269,450	$289,747	31	$175,000	$188,652	96	$249,950	$268,393	30	$119,500	$128,930
Gr. New Bedford	217	$265,000	$322,506	31	$210,000	$235,296	205	$237,500	$269,868	28	$108,500	$184,923
SOUTHEAST	**339**	**$265,000**	**$310,717**	**62**	**$162,500**	**$211,974**	**301**	**$242,000**	**$269,397**	**58**	**$117,000**	**$155,961**
BOSTON	**1813**	**$465,000**	**$608,971**	**1,737**	**$339,000**	**$402,241**	**1664**	**$432,875**	**$574,442**	**1,230**	**$310,000**	**$375,229**
CAPE COD	**773**	**$385,000**	**$545,350**	**188**	**$261,115**	**$311,349**	**1013**	**$335,000**	**$456,952**	**172**	**$218,000**	**$249,917**
E. Middlesex	240	$410,000	$449,092	87	$257,000	$282,337	243	$375,000	$432,514	81	$220,000	$249,131
Northeast	661	$360,000	$416,115	381	$212,000	$226,599	584	$308,750	$362,491	275	$182,000	$210,521
Gr. Newburyport	105	$425,000	$489,223	75	$284,900	$291,383	98	$382,500	$427,401	64	$269,950	$325,462
North Shore	633	$373,000	$443,004	424	$235,500	$258,144	616	$359,950	$433,046	333	$215,000	$242,955
NORTHEAST	**1639**	**$380,000**	**$436,012**	**967**	**$229,800**	**$250,470**	**1541**	**$345,000**	**$405,864**	**753**	**$205,000**	**$238,787**
Worcester Regional	1117	$295,000	$341,765	357	$216,000	$230,057	940	$269,900	$313,556	282	$170,500	$192,349
North Central Mass.	498	$283,000	$292,769	96	$175,000	$179,595	431	$240,000	$280,669	61	$169,900	$156,162
CENTRAL	**1615**	**$283,000**	**$326,657**	**453**	**$196,900**	**$219,363**	**1371**	**$260,000**	**$303,217**	**343**	**$170,000**	**$185,914**
Berkshire Cty	186	$210,000	$289,948	20	$195,000	$262,523	219	$170,000	$275,633	18	$299,500	$324,917
Pioneer Valley	977	$188,500	$217,019	171	$135,000	$143,496	862	$165,000	$199,345	128	$121,000	$138,786
WEST	**1163**	**$190,000**	**$228,683**	**191**	**$139,500**	**$155,960**	**1081**	**$165,000**	**$214,800**	**146**	**$128,300**	**$161,733**
STATEWIDE	**8,604**	**$346,600**	**$434,854**	**4,087**	**$265,650**	**$311,249**	**8,236**	**$310,000**	**$391,972**	**3,032**	**$232,000**	**$284,322**