MASSACHUSETTS ASSOCIATION OF REALTORS®

DETACHED SINGLE FAMILY HOME SALES AND SELLING PRICES

REGIONAL COMPARISONS FOR 2ND QUARTER OF 2005 vs 2ND QUARTER OF 2004

SALES

Region	2004	2005	Percentage Change
Cape Cod	1,462	1,219	- 16.6 %
Central	2,483	2,470	- 0.5 %
Greater Boston	3,365	3,114	- 7.5 %
Northeast	2,863	2,777	- 3.0 %
Southeast	573	518	- 9.6 %
South Shore	2,118	1,968	- 7.1 %
West	1,849	1,852	+ 0.2 %
STATEWIDE	14,713	13,918	- 5.4 %

MEDIAN SELLING PRICES

Region	2004	2005	Percentage Change
Cape Cod	$372,750	$400,000	+ 7.3 %
Central	$283,000	$299,800	+ 5.9 %
Greater Boston	$475,000	$496,925	+ 4.6 %
Northeast	$370,000	$392,000	+ 5.9 %
Southeast	$263,900	$279,900	+ 6.1 %
South Shore	$345,000	$365,000	+ 5.8 %
West	$180,000	$199,900	+ 11.1 %
STATEWIDE	$343,000	$364,900	+ 6.4 %

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
SECOND QUARTER 2005
HOME SALES AND SELLING PRICES

	2005 Second Quarter						2004 Second 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	115	$333,000	$336,738	20	$246,500	$244,735	211	$319,000	$340,513	43	$219,000	$223,381
Tri-County/Brockton	697	$323,000	$343,849	224	$250,450	$248,591	718	$299,900	$318,238	193	$244,500	$245,772
Plymouth-S Shore	1156	$398,725	$490,926	416	$269,950	$296,310	1189	$382,500	$474,963	358	$249,900	$287,345
SOUTH SHORE	**1968**	**$365,000**	**$429,827**	**660**	**$263,200**	**$278,552**	**2118**	**$345,000**	**$408,439**	**594**	**$244,700**	**$269,207**
Gr. Fall River	236	$283,750	$314,724	38	$141,250	$151,343	207	$270,000	$294,981	25	$146,000	$163,501
Gr. New Bedford	282	$274,950	$332,502	14	$128,950	$181,236	366	$260,000	$324,611	39	$197,866	$200,431
SOUTHEAST	**518**	**$279,900**	**$324,402**	**52**	**$137,500**	**$159,391**	**573**	**$263,900**	**$313,907**	**64**	**$154,950**	**$186,005**
GREATER BOSTON	**3114**	**$496,925**	**$633,157**	**3,239**	**$352,500**	**$409,749**	**3365**	**$475,000**	**$625,811**	**2,579**	**$330,000**	**$407,885**
CAPE COD	**1219**	**$400,000**	**$532,483**	**342**	**$261,000**	**$295,719**	**1462**	**$372,750**	**$506,711**	**348**	**$255,000**	**$289,912**
E. Middlesex	405	$420,000	$464,084	174	$282,500	$301,506	392	$409,950	$453,273	100	$239,500	$262,829
Northeast	1078	$375,000	$437,210	574	$215,400	$226,725	1103	$342,000	$389,805	515	$209,000	$227,359
Gr. Newburyport	172	$422,000	$463,551	144	$281,200	$293,803	173	$419,900	$471,637	129	$279,000	$318,123
North Shore	1122	$386,250	$469,421	674	$255,000	$270,523	1195	$374,000	$467,704	624	$230,000	$256,041
NORTHEAST	**2777**	**$392,000**	**$455,775**	**1566**	**$239,900**	**$260,052**	**2863**	**$370,000**	**$435,954**	**1368**	**$225,000**	**$251,594**
Worcester Regional	1690	$310,000	$344,425	518	$217,950	$230,034	1691	$296,000	$329,007	498	$195,500	$213,038
North Central Mass.	780	$275,000	$312,975	131	$189,000	$185,380	792	$257,000	$300,380	127	$166,000	$170,363
CENTRAL	**2470**	**$299,800**	**$334,493**	**649**	**$207,650**	**$221,021**	**2483**	**$283,000**	**$319,876**	**625**	**$182,500**	**$204,367**
Berkshire Cty	331	$215,000	$323,539	25	$247,500	$862,208	384	$200,000	$286,605	23	$190,000	$261,217
Gr. Springfield	1521	$197,000	$233,759	257	$148,000	$155,057	1,465	$179,000	$216,505	215	$129,900	$143,561
WEST	**1852**	**$199,900**	**$249,805**	**282**	**$151,250**	**$217,748**	**1849**	**$180,000**	**$231,064**	**238**	**$131,500**	**$154,931**
STATEWIDE	**13,918**	**$364,900**	**$444,691**	**6,790**	**$280,000**	**$328,798**	**14,713**	**$343,000**	**$432,355**	**5,816**	**$259,950**	**$315,238**