MASSACHUSETTS ASSOCIATION OF REALTORS®

DETACHED SINGLE FAMILY HOME SALES AND SELLING PRICES

REGIONAL COMPARISONS FOR 4TH QUARTER OF 2005 vs 4TH QUARTER OF 2004

SALES

Region	2004	2005	Percentage Change
Cape Cod	1,081	891	-17.6 %
Central	2,173	2,052	- 5.6 %
Greater Boston	2,582	2,339	- 9.4 %
Northeast	2,341	2,198	- 6.1 %
Southeast	546	521	- 4.6 %
South Shore	1,743	1,570	- 9.9 %
West	1,705	1,618	- 5.1 %
STATEWIDE	12,171	11,189	- 8.1 %

MEDIAN SELLING PRICE

Region	2004	2005	Percentage Change
Cape Cod	$380,000	$407,000	+ 7.1 %
Central	$280,000	$290,000	+ 3.6 %
Greater Boston	$456,250	$467,000	+ 2.4 %
Northeast	$375,000	$385,000	+ 2.7 %
Southeast	$274,750	$290,000	+ 5.6 %
South Shore	$352,000	$360,000	+ 2.3 %
West	$189,000	$199,950	+ 5.8 %
STATEWIDE	$345,000	$350,000	+ 1.5 %

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
FOURTH QUARTER 2005

	2005 Fourth Quarter						2004 Fourth 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	91	$332,000	$358,257	25	$279,900	$259,032	138	$320,000	$334,742	25	$238,500	$241,672
Tri Cty./Brockton	616	$326,500	$346,652	241	$244,900	$245,477	640	$314,000	$335,831	184	$254,500	$242,646
Plymouth-S Shore	863	$390,000	$478,164	330	$256,750	$299,412	965	$390,000	$463,064	252	$269,000	$290,624
SOUTH SHORE	**1570**	**$360,000**	**$419,615**	**596**	**$253,400**	**$275,909**	**1743**	**$352,000**	**$406,186**	**461**	**$260,000**	**$268,820**
Gr. Fall River	205	$292,000	$320,835	62	$159,950	$174,127	209	$285,000	$318,175	32	$153,500	$175,688
Gr. New Bedford	316	$287,250	$326,473	16	$189,750	$190,900	337	$266,500	$325,555	25	$138,950	$180,812
SOUTHEAST	**521**	**$290,000**	**$324,255**	**78**	**$159,950**	**$177,567**	**546**	**$274,750**	**$322,730**	**57**	**$149,900**	**$177,935**
BOSTON	**2339**	**$467,000**	**$592,172**	**2,107**	**$336,000**	**$403,299**	**2582**	**$456,250**	**$584,880**	**2,094**	**$325,000**	**$387,326**
CAPE COD	**891**	**$407,000**	**$584,720**	**234**	**$287,500**	**$328,678**	**1081**	**$380,000**	**$529,420**	**207**	**$262,000**	**$301,587**
E. Middlesex	355	$426,000	$462,974	160	$307,500	$305,845	393	$410,000	$441,913	130	$264,450	$278,626
Northeast	816	$360,000	$416,060	390	$218,444	$233,511	905	$350,000	$412,424	405	$208,900	$223,912
Gr. Newburyport	126	$449,450	$465,038	109	$260,000	$298,661	142	$422,500	$444,524	106	$259,500	$279,943
North Shore	901	$376,000	$467,355	538	$261,250	$277,625	901	$370,000	$456,168	498	$234,450	$254,429
NORTHEAST	**2198**	**$385,000**	**$447,471**	**1197**	**$247,000**	**$268,940**	**2341**	**$375,000**	**$436,158**	**1139**	**$228,900**	**$248,714**
Gr. Worcester	1456	$302,950	$345,276	464	$218,450	$236,833	1464	$296,750	$335,179	423	$198,000	$218,343
N. Central	596	$263,250	$302,599	102	$195,750	$192,726	709	$247,950	$280,546	125	$177,900	$183,914
CENTRAL	**2052**	**$290,000**	**$332,881**	**566**	**$210,000**	**$228,885**	**2173**	**$280,000**	**$317,353**	**548**	**$188,950**	**$210,489**
Berkshire Cty	276	$210,500	$282,279	28	$245,250	$298,191	296	$202,500	$303,541	26	$186,950	$278,114
Pioneer Valley	1342	$199,900	$225,091	219	$140,000	$157,931	1409	$187,000	$215,520	173	$136,000	$145,034
WEST	**1618**	**$199,950**	**$234,846**	**247**	**$155,000**	**$173,831**	**1705**	**$189,000**	**$230,801**	**199**	**$140,000**	**$162,421**
STATEWIDE	**11,189**	**$350,000**	**$427,241**	**5,025**	**$270,000**	**$318,280**	**12,171**	**$345,000**	**$416,632**	**4,705**	**$260,000**	**$305,741**