MASSACHUSETTS ASSOCIATION OF REALTORS®

DETACHED SINGLE FAMILY HOME SALES AND SELLING PRICES

REGIONAL COMPARISONS FOR 2ND QUARTER OF 2006 vs 2ND QUARTER OF 2005

SALES

Region	2005	2006	Percentage Change
Cape Cod	1,219	991	- 18.7 %
Central	2,470	2,080	- 15.8 %
Greater Boston	3,114	2,971	- 4.6 %
Northeast	2,777	2,392	- 13.9 %
Southeast	518	445	- 14.1 %
South Shore	1,968	1,698	- 13.7 %
West	1,852	1,862	+ 0.5 %
STATEWIDE	13,918	12,439	- 10.6 %

MEDIAN SELLING PRICES

Region	2005	2006	Percentage Change
Cape Cod	$400,000	$410,000	+ 2.5 %
Central	$299,800	$290,000	- 3.3 %
Greater Boston	$496,925	$499,900	+ 0.6 %
Northeast	$392,000	$394,250	+ 0.6 %
Southeast	$279,900	$288,400	+ 3.0 %
South Shore	$365,000	$360,000	- 1.4 %
West	$199,900	$209,900	+ 5.0 %
STATEWIDE	$364,900	$360,000	- 1.3 %

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
SECOND QUARTER 2006
HOME SALES AND SELLING PRICES

		2006 Second Quarter						2005 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	69	$330,000	$345,093	12	$254,000	$242,311	115	$333,000	$336,738	20	$246,500	$244,735
Tri-County/Brockton	677	$325,000	$345,849	224	$251,500	$249,226	697	$323,000	$343,849	224	$250,450	$248,591
Plymouth-S Shore	952	$396,000	$466,218	383	$265,000	$301,396	1156	$398,725	$490,926	416	$269,950	$296,310
SOUTH SHORE	**1698**	**$360,000**	**$413,304**	**619**	**$255,000**	**$281,371**	**1968**	**$365,000**	**$429,827**	**660**	**$263,200**	**$278,552**
Gr. Fall River	169	$294,500	$322,726	42	$177,750	$175,476	236	$283,750	$314,724	38	$141,250	$151,343
Gr. New Bedford	276	$278,750	$343,864	24	$156,000	$196,550	282	$274,950	$332,502	14	$128,950	$181,236
SOUTHEAST	**445**	**$288,400**	**$335,836**	**66**	**$168,450**	**$183,139**	**518**	**$279,900**	**$324,402**	**52**	**$137,500**	**$159,391**
GREATER BOSTON	**2971**	**$499,900**	**$632,751**	**2,981**	**$345,000**	**$405,208**	**3114**	**$496,925**	**$633,157**	**3,239**	**$352,500**	**$409,749**
CAPE COD	**991**	**$410,000**	**$586,196**	**226**	**$264,850**	**$328,681**	**1219**	**$400,000**	**$532,483**	**342**	**$261,000**	**$295,719**
E. Middlesex	423	$424,900	$459,264	158	$308,750	$309,458	405	$420,000	$464,084	174	$282,500	$301,506
Northeast	899	$369,900	$426,154	506	$212,875	$232,680	1078	$375,000	$437,210	574	$215,400	$226,725
Gr. Newburyport	168	$469,950	$510,547	132	$295,000	$324,730	172	$422,000	$463,551	144	$281,200	$293,803
North Shore	902	$384,450	$488,413	561	$245,000	$266,233	1122	$386,250	$469,421	674	$255,000	$270,523
NORTHEAST	**2392**	**$394,250**	**$461,414**	**1357**	**$241,500**	**$264,445**	**2777**	**$392,000**	**$455,775**	**1566**	**$239,900**	**$260,052**
Worcester Regional	1500	$304,450	$348,868	563	$194,000	$215,791	1690	$310,000	$344,425	518	$217,950	$230,034
North Central Mass.	580	$265,000	$301,169	100	$192,875	$201,654	780	$275,000	$312,975	131	$189,000	$185,380
CENTRAL	**2080**	**$290,000**	**$335,567**	**663**	**$194,000**	**$213,659**	**2470**	**$299,800**	**$334,493**	**649**	**$207,650**	**$221,021**
Berkshire Cty	290	$216,500	$287,037	29	$295,000	$335,982	331	$215,000	$323,539	25	$247,500	$862,208
Pioneer Valley	1572	$209,650	$240,894	244	$163,000	$170,250	1,521	$197,000	$233,759	257	$148,000	$120,100
WEST	**1862**	**$209,900**	**$248,081**	**273**	**$165,000**	**$187,856**	**1852**	**$199,900**	**$249,805**	**282**	**$151,250**	**$185,890**
STATEWIDE	**12,439**	**$360,000**	**$448,241**	**6,185**	**$280,000**	**$326,638**	**13,918**	**$364,900**	**$444,691**	**6,790**	**$280,000**	**$327,474**