

MASSACHUSETTS ASSOCIATION OF REALTORS®

CONDOMINIUM HOME SALES AND AVERAGE SELLING PRICES

REGIONAL COMPARISONS FOR 2<sup>ND</sup> QUARTER OF 2003 VS 2<sup>ND</sup> QUARTER OF 2002

SALES

<u>Region</u>	<u>2002</u>	<u>2003</u>	<u>Percentage Change</u>
Cape Cod	267	227	- 15.0%
Central	470	470	+ 0.0%
Greater Boston	1,922	2,107	+ 9.6%
Northeast	949	1,029	+ 8.4%
Southeast	68	60	- 11.8%
South Shore	460	478	+ 3.9%
West	189	235	+ 24.3%
STATEWIDE	4,325	4,606	+ 6.5%

AVERAGE SELLING PRICE

<u>Region</u>	<u>2002</u>	<u>2003</u>	<u>Percentage Change</u>
Cape Cod	\$181,979	\$226,453	+ 24.4%
Central	\$154,189	\$183,718	+ 19.2%
Greater Boston	\$332,376	\$345,829	+ 4.0%
Northeast	\$198,931	\$223,667	+ 12.4%
Southeast	\$117,323	\$155,351	+ 32.4%
South Shore	\$195,750	\$233,863	+ 19.5%
West	\$120,758	\$129,761	+ 7.5%
STATEWIDE	\$247,287	\$270,987	+ 9.6%

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 2003 MLS SALES AND AVERAGE PRICES

	<u>2003 Second Quarter</u>						<u>2002 Second Quarter</u>					
	<u>Single family sales</u>	<u>Single family Total \$ Volume</u>	<u>Average Selling Price</u>	<u>Condos</u>	<u>Condo Total \$ Vol</u>	<u>Average Selling Price</u>	<u>Single family sales</u>	<u>Single family Total \$ Volume</u>	<u>Average Selling Price</u>	<u>Condos do Total \$ Volume</u>	<u>Average Selling Price</u>	
N. Bristol Cty	192	\$52,454,124	\$273,199	27	\$5,546,400	\$205,422	184	\$53,024,197	\$288,175	39	\$6,277,050	\$160,950
Brockton Area	614	\$178,146,261	\$290,140	157	\$32,006,514	\$203,863	594	\$154,554,537	\$260,193	156	\$28,199,100	\$180,763
Plymouth-S. Shore	964	\$390,767,879	\$405,361	294	\$74,233,543	\$252,495	982	\$367,160,112	\$373,890	265	\$55,568,630	\$209,693
<b>SOUTH SHORE</b>	<b>1770</b>	<b>\$621,368,264</b>	<b>\$351,056</b>	<b>478</b>	<b>\$111,786,457</b>	<b>\$233,863</b>	<b>1760</b>	<b>\$574,738,846</b>	<b>\$326,556</b>	<b>460</b>	<b>\$90,044,780</b>	<b>\$195,750</b>
Gr. Fall River	138	\$33,511,550	\$242,837	24	\$3,203,900	\$133,496	178	\$37,943,400	\$213,165	40	\$4,071,900	\$101,798
Gr. New Bedford	384	\$101,835,711	\$265,197	36	\$6,117,171	\$169,921	401	\$96,510,238	\$240,674	28	\$3,906,050	\$139,502
<b>SOUTHEAST</b>	<b>522</b>	<b>\$135,347,261</b>	<b>\$259,286</b>	<b>60</b>	<b>\$9,321,071</b>	<b>\$155,351</b>	<b>579</b>	<b>\$134,453,638</b>	<b>\$232,217</b>	<b>68</b>	<b>\$7,977,950</b>	<b>\$117,323</b>
<b>GR. BOSTON</b>	3064	\$1,619,468,288	\$528,547	2107	\$728,660,919	\$345,829	3355	\$1,718,780,245	\$512,304	1922	\$638,825,995	\$332,376
<b>CAPE COD</b>	1053	\$445,888,156	\$423,446	227	\$51,404,805	\$226,453	1238	\$447,045,869	\$361,103	267	\$48,588,500	\$181,979
E. Middlesex	377	\$153,385,337	\$406,858	127	\$30,814,899	\$242,637	376	\$141,966,326	\$377,570	105	\$24,607,433	\$234,357
Northeast	1030	\$386,965,180	\$375,694	379	\$75,048,835	\$198,018	924	\$321,543,871	\$347,991	401	\$65,898,245	\$164,335
Gr. Newburyport	173	\$69,169,174	\$399,822	83	\$19,694,588	\$237,284	196	\$71,407,705	\$364,325	95	\$22,022,271	\$231,813
North Shore	939	\$394,090,598	\$419,692	440	\$104,595,180	\$237,716	1055	\$412,321,674	\$390,826	348	\$76,257,923	\$219,132
<b>NORTHEAST</b>	<b>2519</b>	<b>\$1,003,610,289</b>	<b>\$398,416</b>	<b>1029</b>	<b>\$230,153,502</b>	<b>\$223,667</b>	<b>2551</b>	<b>\$947,239,576</b>	<b>\$371,321</b>	<b>949</b>	<b>\$188,785,872</b>	<b>\$198,931</b>
Gr. Worcester	1476	\$446,586,811	\$302,566	379	\$73,391,024	\$193,644	1443	\$398,812,040	\$276,377	377	\$60,204,987	\$159,695
N. Worcester Cty.	661	\$176,254,925	\$266,649	91	\$12,956,540	\$142,380	650	\$151,417,374	\$232,950	93	\$12,263,869	\$131,870
<b>CENTRAL</b>	<b>2137</b>	<b>\$622,841,736</b>	<b>\$291,456</b>	<b>470</b>	<b>\$86,347,564</b>	<b>\$183,718</b>	<b>2093</b>	<b>\$550,229,414</b>	<b>\$262,890</b>	<b>470</b>	<b>\$72,468,856</b>	<b>\$154,189</b>
Berkshire Cty	310	\$60,749,065	\$195,965	27	\$6,632,800	\$245,659	347	\$76,247,477	\$219,733	17	\$3,538,500	\$208,147
Franklin-Hampshire	278	\$60,557,759	\$217,834	63	\$8,341,721	\$132,408	315	\$58,195,105	\$184,746	45	\$5,882,290	\$130,718
Gr. Springfield	997	\$176,401,898	\$176,933	145	\$15,519,360	\$107,030	1057	\$170,852,855	\$161,639	127	\$13,402,550	\$105,532
<b>WEST</b>	<b>1585</b>	<b>\$297,708,722</b>	<b>\$187,829</b>	<b>235</b>	<b>\$30,493,881</b>	<b>\$129,761</b>	<b>1719</b>	<b>\$305,295,437</b>	<b>\$177,601</b>	<b>189</b>	<b>\$22,823,340</b>	<b>\$120,758</b>
<b>STATEWIDE</b>	<b>12,650</b>	<b>\$4,746,232,716</b>	<b>\$375,196</b>	<b>4,606</b>	<b>\$1,248,168,199</b>	<b>\$270,987</b>	<b>13,295</b>	<b>\$4,677,783,025</b>	<b>\$351,845</b>	<b>4,325</b>	<b>\$1,069,515,293</b>	<b>\$247,287</b>