

MASSACHUSETTS ASSOCIATION OF REALTORS®

DETACHED SINGLE FAMILY HOME SALES AND AVERAGE SELLING PRICES  
REGIONAL COMPARISONS FOR 4TH QUARTER OF 2002 vs 4TH QUARTER OF 2001

DETACHED SINGLE FAMILY HOMES  
SALES

<u>Region</u>	<u>2001</u>	<u>2002</u>	<u>Percentage Change</u>
Cape Cod	893	965	+ 8.1 %
Central	1,803	1,894	+ 5.0 %
Greater Boston	2,250	2,422	+ 7.6 %
Northeast	2,097	2,123	+ 1.2 %
Southeast	479	461	- 3.8 %
South Shore	1,551	1,460	- 5.9 %
West	1,686	1,714	+ 1.7 %
STATEWIDE	10,759	11,039	+ 2.6 %

AVERAGE SELLING PRICE

<u>Region</u>	<u>2001</u>	<u>2002</u>	<u>Percentage Change</u>
Cape Cod	\$323,180	\$373,998	+15.7 %
Central	\$236,564	\$288,224	+21.8 %
Greater Boston	\$461,858	\$479,998	+ 3.9 %
Northeast	\$338,477	\$382,347	+13.0 %
Southeast	\$207,070	\$255,960	+23.6 %
South Shore	\$287,322	\$341,222	+18.8 %
West	\$163,533	\$185,559	+13.5 %
STATEWIDE	\$305,292	\$345,621	+13.2 %

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 2002 MLS SALES AND AVERAGE PRICES

	<u>2002 Fourth Quarter</u>						<u>2001 Fourth Quarter</u>					
	<i>Single family sales</i>	<i>Single family Total \$ Volume</i>	<i>Average Selling Price</i>	<i>Condos</i>	<i>Total \$ Volume</i>	<i>Average Selling Price</i>	<i>Single family sales</i>	<i>Total \$</i>	<i>Average Selling Price</i>	<i>Condos</i>	<i>Total \$</i>	<i>Average Selling Price</i>
N. Bristol Cty	106	\$27,890,383	\$263,117	21	\$3,774,400	\$179,733	159	\$36,247,694	\$227,973	41	\$6,779,500	\$165,354
Brockton	522	\$150,928,248	\$289,135	115	\$22,965,098	\$199,697	547	\$131,716,622	\$240,798	117	\$18,839,149	\$161,018
Plymouth-S Shore	832	\$319,365,766	\$383,853	205	\$50,453,776	\$246,116	845	\$277,672,346	\$328,606	179	\$34,966,850	\$195,346
<b>SOUTH SHORE</b>	<b>1460</b>	<b>\$498,184,397</b>	<b>\$341,222</b>	<b>341</b>	<b>\$77,193,274</b>	<b>\$226,373</b>	<b>1551</b>	<b>\$445,636,662</b>	<b>\$287,322</b>	<b>337</b>	<b>\$60,585,499</b>	<b>\$179,779</b>
Gr. Fall River	128	\$29,307,013	\$228,961	20	\$2,696,950	\$134,848	131	\$25,995,154	\$198,436	18	\$1,393,100	\$77,394
Gr. New Bedford	333	\$88,690,427	\$266,338	29	\$6,432,600	\$221,814	348	\$73,191,340	\$210,320	25	\$2,751,500	\$110,060
<b>SOUTHEAST</b>	<b>461</b>	<b>\$117,997,440</b>	<b>\$255,960</b>	<b>49</b>	<b>\$9,129,550</b>	<b>\$186,317</b>	<b>479</b>	<b>\$99,186,494</b>	<b>\$207,070</b>	<b>43</b>	<b>\$4,144,600</b>	<b>\$96,386</b>
<b>BOSTON</b>	2422	\$1,162,555,340	\$479,998	1384	\$447,773,737	\$323,536	2250	\$1,039,181,444	\$461,858	1091	\$318,318,034	\$291,767
<b>CAPE COD</b>	965	\$360,907,918	\$373,998	204	\$44,724,806	\$219,239	893	\$288,599,579	\$323,180	160	\$25,436,430	\$158,978
E. Middlesex	292	\$113,768,853	\$389,619	71	\$15,942,402	\$224,541	347	\$118,313,199	\$340,960	83	\$17,183,600	\$207,031
Northeast	842	\$299,558,313	\$355,770	332	\$60,852,601	\$183,291	784	\$237,335,196	\$302,723	304	\$48,340,722	\$159,016
Gr. Newburyport	161	\$63,053,691	\$391,638	62	\$14,266,799	\$230,110	125	\$43,103,574	\$344,829	62	\$13,244,238	\$213,617
North Shore	828	\$335,341,655	\$405,002	328	\$74,681,425	\$227,687	841	\$311,035,156	\$369,840	270	\$54,967,876	\$203,585
<b>NORTHEAST</b>	<b>2123</b>	<b>\$811,722,512</b>	<b>\$382,347</b>	<b>793</b>	<b>\$165,743,227</b>	<b>\$209,008</b>	<b>2097</b>	<b>\$709,787,125</b>	<b>\$338,477</b>	<b>719</b>	<b>\$133,736,436</b>	<b>\$186,003</b>
Gr. Worcester	1243	\$340,673,125	\$274,073	302	\$51,684,227	\$171,140	1178	\$290,847,914	\$246,900	296	\$44,191,989	\$149,297
N. Worcester Cty.	651	\$205,222,253	\$315,242	98	\$14,270,231	\$145,615	625	\$135,677,624	\$217,084	79	\$10,159,601	\$128,603
<b>CENTRAL</b>	<b>1894</b>	<b>\$545,895,378</b>	<b>\$288,224</b>	<b>400</b>	<b>\$65,954,458</b>	<b>\$164,886</b>	<b>1803</b>	<b>\$426,525,538</b>	<b>\$236,564</b>	<b>375</b>	<b>\$54,351,590</b>	<b>\$144,938</b>
Berkshire Cty	363	\$79,428,023	\$218,810	16	\$2,715,425	\$169,714	375	\$71,427,491	\$190,473	20	\$3,913,075	\$195,654
Franklin-Hampshire	290	\$58,138,775	\$200,479	43	\$5,678,950	\$132,069	272	\$48,391,776	\$177,911	38	\$3,862,300	\$101,639
Gr. Springfield	1061	\$180,480,895	\$170,105	139	\$15,736,582	\$113,213	1039	\$155,897,632	\$150,046	129	\$13,101,911	\$101,565
<b>WEST</b>	<b>1714</b>	<b>\$318,047,693</b>	<b>\$185,559</b>	<b>198</b>	<b>\$24,130,957</b>	<b>\$121,874</b>	<b>1,686</b>	<b>\$275,716,899</b>	<b>\$163,533</b>	<b>187</b>	<b>\$20,877,286</b>	<b>\$111,643</b>
<b>STATEWIDE</b>	<b>11,039</b>	<b>\$3,815,310,678</b>	<b>\$345,621</b>	<b>3,369</b>	<b>\$834,650,009</b>	<b>\$247,744</b>	<b>10,759</b>	<b>\$3,284,633,741</b>	<b>\$305,292</b>	<b>2,912</b>	<b>\$617,449,875</b>	<b>\$212,036</b>