Massachusetts Association of Realtors®

Single Family Home Sales and Selling Prices

Regional Comparisons for Year End 2008 vs. Year End 2007

Sales

Region	2007	2008	Percentage Change
Cape Cod	3,129	3,043	-2.7%
Central	6,450	5,581	-13.5%
Greater Boston	10,061	8,495	-15.6%
Northeast	7,881	6,872	-12.8%
Southeast	1,725	1,505	-12.8%
South Shore	6,596	5,925	-10.2%
West	5,741	4,717	-17.8%
STATEWIDE	41,583	36,138	-13.1%

Median Selling Prices

Region	2007	2008	Percentage Change
Cape Cod	$ 390,000	$ 345,000	-11.5%
Central	$ 275,000	$ 240,000	-12.7%
Greater Boston	$ 480,000	$ 450,000	-6.3%
Northeast	$ 374,500	$ 335,000	-10.5%
Southeast	$ 270,000	$ 240,000	-11.1%
South Shore	$ 338,000	$ 300,000	-11.2%
West	$ 212,000	$ 202,000	-4.7%
STATEWIDE	$ 345,500	$ 311,000	-10.0%

Figures reflect data from 3 of 3 Realtor® affiliated Multiple Listing Services in Massachusetts as of January 15, 2009.

MASSACHUSETTS ASSOCIATION OF REALTORS
YEAR END 2008

	2008 Year End						2007 Year End					
	Single family sales	***Median Selling Price***	***Average Selling Price***	***Condo Sales***	***Median Selling Price***	***Average Selling Price***	***Single-family sales***	***Median Selling Price***	***Average Selling Price***	***Condo Sales***	***Median Selling Price***	***Average Selling Price***
N. Bristol Cty	1186	$289,000	$312,092	286	$210,000	$225,785	1399	$318,500	$341,646	468	$216,000	$233,420
Tri-County/Brock	1972	$250,000	$266,247	473	$200,000	$196,990	1958	$300,000	$318,587	714	$228,750	$232,624
Plymouth-S Shore	2767	$354,000	$430,603	867	$249,100	$286,695	3239	$375,000	$468,719	1144	$260,000	$298,594
SOUTH SHORE	**5925**	**$300,000**	**$352,178**	**1626**	**$223,250**	**$249,887**	**6596**	**$338,000**	**$397,201**	**2326**	**$236,350**	**$265,230**
Gr. Fall River	603	$245,000	$269,756	109	$129,900	$139,464	689	$273,900	$307,174	139	$157,900	$169,965
Gr. New Bedford	902	$235,000	$294,607	54	$219,900	$238,327	1036	$270,000	$332,709	95	$254,900	$272,041
SOUTHEAST	**1505**	**$240,000**	**$284,650**	**163**	**$142,000**	**$172,216**	**1725**	**$270,000**	**$322,510**	**234**	**$185,000**	**$211,406**
BOSTON	**8495**	**$450,000**	**$594,607**	**8,204**	**$349,000**	**$429,557**	**10061**	**$480,000**	**$635,216**	**9,959**	**$356,000**	**$434,687**
CAPE COD	**3043**	**$345,000**	**$496,851**	**656**	**$253,700**	**$306,823**	**3129**	**$390,000**	**$571,399**	**726**	**$266,225**	**$311,482**
E. Middlesex	1222	$376,750	$398,816	356	$280,000	$285,665	1420	$399,950	$429,195	485	$292,000	$303,042
Northeast	2556	$314,700	$360,269	1,020	$189,950	$210,075	2902	$350,000	$406,948	1,469	$210,000	$226,400
Gr. Newburyport	421	$376,000	$440,111	270	$280,443	$304,669	545	$420,000	$474,904	339	$280,000	$316,731
North Shore	2673	$330,000	$396,367	1208	$226,500	$244,666	3014	$365,000	$469,119	1607	$245,900	$270,567
NORTHEAST	**6872**	**$335,000**	**$386,056**	**2854**	**$220,000**	**$243,094**	**7881**	**$374,500**	**$439,433**	**3900**	**$237,700**	**$261,982**
Worcester Reg	4041	$247,900	$284,937	1,057	$180,000	$192,446	4537	$288,550	$330,783	1,319	$215,000	$229,810
North Central MA	1540	$220,000	$251,131	251	$160,000	$189,638	1913	$253,000	$294,158	355	$184,000	$190,618
CENTRAL	**5581**	**$240,000**	**$275,608**	**1308**	**$175,000**	**$191,907**	**6450**	**$275,000**	**$319,920**	**1674**	**$202,500**	**$221,499**
Berkshire Cty	893	$208,750	$287,653	83	$228,200	$271,849	973	$215,000	$311,263	96	$216,250	$285,431
Gr. Springfield	3824	$200,000	$224,366	734	$155,000	$175,839	4768	$212,000	$238,031	883	$156,000	$172,312
WEST	**4717**	**$202,000**	**$236,347**	**817**	**$158,000**	**$185,593**	**5741**	**$212,000**	**$250,442**	**979**	**$159,900**	**$183,405**
STATEWIDE	**36,138**	**$311,000**	**$398,034**	**15,628**	**$271,500**	**$336,331**	**41,583**	**$345,500**	**$440,553**	**19,798**	**$282,000**	**$343,148**

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