

Massachusetts Association of Realtors®

Single Family Home Sales and Selling Prices

Regional Comparisons for 4th Quarter of 2009 vs. 4th Quarter of 2008

<u>Region</u>	<u>Sales</u>		<u>Percentage</u>
	<u>2008</u>	<u>2009</u>	<u>Change</u>
Cape Cod	666	889	33.5%
Central	1,312	1,773	35.1%
Greater Boston	1,750	2,284	30.5%
Northeast	1,599	1,979	23.8%
Southeast	371	504	35.8%
South Shore	1,448	1,765	21.9%
West	1,052	1,434	36.3%
STATEWIDE	8,198	10,628	29.6%

<u>Region</u>	<u>Median Selling Prices</u>		<u>Percentage</u>
	<u>2008</u>	<u>2009</u>	<u>Change</u>
Cape Cod	\$ 325,000	\$ 338,900	4.3%
Central	\$ 220,000	\$ 225,000	2.3%
Greater Boston	\$ 406,500	\$ 425,000	4.6%
Northeast	\$ 311,000	\$ 329,000	5.8%
Southeast	\$ 230,000	\$ 283,000	23.0%
South Shore	\$ 284,500	\$ 225,050	-20.9%
West	\$ 190,000	\$ 180,000	-5.3%
STATEWIDE	\$ 285,000	\$ 290,000	1.8%

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

MASSACHUSETTS ASSOCIATION OF REALTORS  
FOURTH QUARTER 2008

	2009 Fourth Quarter								2008 Fourth Quarter							
	Single family sales	Single family Volume	Median Selling Price	Average Selling Price	Condo Sales	Condo Volume	Median Selling Price	Average Selling Price	Single family sales	Single family Volume	Median Selling Price	Average Selling Price	Condo Sales	Condo Volume	Median Selling Price	Average Selling Price
N. Bristol Cty	350	\$100,937,791	\$270,000	\$288,394	74	\$14,290,629	\$184,000	\$193,117	286	\$81,394,453	\$266,500	\$284,596	58	\$12,877,979	\$201,250	\$222,034
Tri Cty./Brockton	602	\$148,790,171	\$235,000	\$247,160	154	\$29,045,525	\$194,950	\$188,607	538	\$137,635,446	\$240,000	\$255,828	102	\$19,953,747	\$207,000	\$195,625
Plymouth-S Shore	813	\$327,119,301	\$333,000	\$402,361	269	\$67,734,986	\$230,000	\$251,803	624	\$240,203,672	\$328,000	\$384,942	179	\$46,461,686	\$225,000	\$259,562
<b>SOUTH SHORE</b>	<b>1765</b>	<b>\$576,847,263</b>	<b>\$225,050</b>	<b>\$326,826</b>	<b>497</b>	<b>\$111,071,140</b>	<b>\$161,500</b>	<b>\$223,483</b>	<b>1448</b>	<b>\$459,233,571</b>	<b>\$284,500</b>	<b>\$317,150</b>	<b>339</b>	<b>\$79,293,412</b>	<b>\$226,250</b>	<b>\$233,904</b>
Gr. Fall River	198	\$46,964,338	\$229,950	\$237,194	32	\$4,285,006	\$139,500	\$133,906	135	\$34,156,410	\$239,900	\$253,010	18	\$2,735,800	\$158,000	\$151,989
Gr. New Bedford	306	\$87,159,518	\$220,000	\$284,835	14	\$3,855,371	\$320,750	\$275,384	236	\$67,155,435	\$225,000	\$284,557	14	\$2,811,280	\$108,250	\$200,806
<b>SOUTHEAST</b>	<b>504</b>	<b>\$134,123,856</b>	<b>\$283,000</b>	<b>\$266,119</b>	<b>46</b>	<b>\$8,140,377</b>	<b>\$283,000</b>	<b>\$176,965</b>	<b>371</b>	<b>\$101,311,845</b>	<b>\$230,000</b>	<b>\$273,078</b>	<b>32</b>	<b>\$5,547,080</b>	<b>\$142,000</b>	<b>\$173,346</b>
<b>BOSTON</b>	<b>2284</b>	<b>\$1,248,423,722</b>	<b>\$425,000</b>	<b>\$546,595</b>	<b>2133</b>	<b>\$848,397,160</b>	<b>\$324,500</b>	<b>\$397,748</b>	<b>1750</b>	<b>\$944,917,041</b>	<b>\$406,500</b>	<b>\$539,953</b>	<b>1,561</b>	<b>\$629,487,603</b>	<b>\$325,000</b>	<b>\$403,259</b>
<b>CAPE COD</b>	<b>889</b>	<b>\$420,237,955</b>	<b>\$338,900</b>	<b>\$472,709</b>	<b>205</b>	<b>\$60,204,423</b>	<b>\$267,500</b>	<b>\$293,680</b>	<b>666</b>	<b>\$322,708,955</b>	<b>\$325,000</b>	<b>\$484,548</b>	<b>141</b>	<b>\$39,485,300</b>	<b>\$259,500</b>	<b>\$280,038</b>
E. Middlesex	356	\$144,569,631	\$380,000	\$406,094	118	\$31,896,917	\$242,000	\$270,313	292	\$113,700,868	\$368,500	\$389,387	85	\$22,859,354	\$235,000	\$268,934
Northeast	722	\$245,329,256	\$300,825	\$339,791	314	\$60,556,074	\$182,000	\$192,854	593	\$195,336,025	\$285,000	\$329,403	244	\$49,061,856	\$182,500	\$201,073
Gr. Newburyport	102	\$41,619,967	\$365,000	\$408,039	62	\$16,639,555	\$264,950	\$268,380	93	\$35,995,605	\$327,500	\$387,050	46	\$11,953,296	\$257,500	\$259,854
North Shore	799	\$315,057,102	\$317,500	\$394,314	380	\$84,960,879	\$210,000	\$223,581	621	\$234,239,543	\$299,000	\$377,197	259	\$59,611,713	\$215,000	\$230,161
<b>NORTHEAST</b>	<b>1979</b>	<b>\$746,575,956</b>	<b>\$329,000</b>	<b>\$377,249</b>	<b>874</b>	<b>\$194,053,425</b>	<b>\$204,000</b>	<b>\$222,029</b>	<b>1599</b>	<b>\$579,272,041</b>	<b>\$311,000</b>	<b>\$362,271</b>	<b>634</b>	<b>\$143,486,219</b>	<b>\$220,000</b>	<b>\$226,319</b>
Gr. Worcester	1262	\$336,701,768	\$233,241	\$266,800	290	\$53,881,792	\$175,500	\$185,799	927	\$240,459,976	\$228,000	\$259,396	224	\$38,254,498	\$155,500	\$170,779
N. Central	511	\$116,471,298	\$200,000	\$227,928	88	\$15,217,219	\$160,500	\$172,923	385	\$86,161,133	\$195,000	\$223,795	58	\$10,116,114	\$149,000	\$174,416
<b>CENTRAL</b>	<b>1773</b>	<b>\$453,173,066</b>	<b>\$225,000</b>	<b>\$255,597</b>	<b>378</b>	<b>\$69,099,011</b>	<b>\$169,900</b>	<b>\$182,802</b>	<b>1312</b>	<b>\$326,621,109</b>	<b>\$220,000</b>	<b>\$248,949</b>	<b>282</b>	<b>\$48,370,612</b>	<b>\$173,000</b>	<b>\$171,527</b>
Berkshire Cty	238	\$58,066,306	\$175,000	\$243,976	19	\$5,842,594	\$225,000	\$307,505	190	\$55,645,975	\$212,750	\$292,874	14	\$3,726,700	\$197,500	\$266,193
Pioneer Valley	1196	\$243,956,019	\$182,700	\$203,977	204	\$35,456,820	\$153,900	\$173,808	862	\$180,584,010	\$187,700	\$209,494	142	\$23,647,650	\$149,900	\$166,533
<b>WEST</b>	<b>1434</b>	<b>\$302,022,325</b>	<b>\$180,000</b>	<b>\$210,615</b>	<b>223</b>	<b>\$41,299,414</b>	<b>\$155,000</b>	<b>\$185,199</b>	<b>1052</b>	<b>\$236,229,985</b>	<b>\$190,000</b>	<b>\$224,553</b>	<b>156</b>	<b>\$27,374,350</b>	<b>\$170,500</b>	<b>\$175,477</b>
<b>STATEWIDE</b>	<b>10,628</b>	<b>\$3,881,404,143</b>	<b>\$290,000</b>	<b>\$365,206</b>	<b>4,356</b>	<b>\$1,332,264,950</b>	<b>\$246,000</b>	<b>\$305,846</b>	<b>8,198</b>	<b>\$2,970,294,547</b>	<b>\$285,000</b>	<b>\$362,319</b>	<b>3,145</b>	<b>\$973,044,576</b>	<b>\$245,000</b>	<b>\$309,394</b>

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