

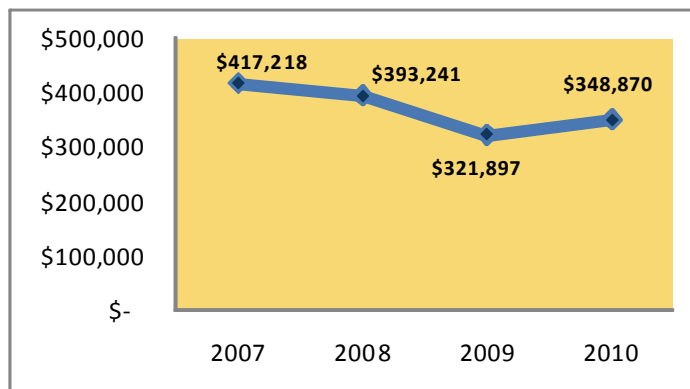
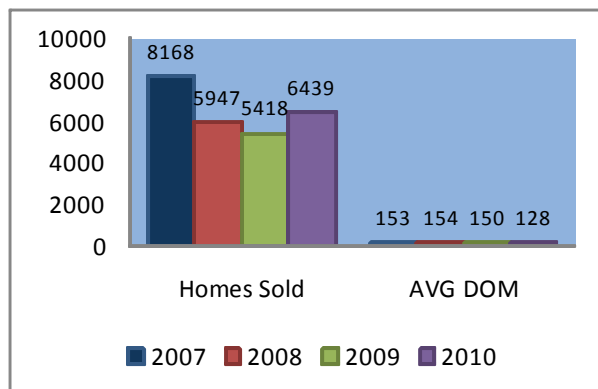


Massachusetts Real Estate Market Report First Quarter—2010

The Massachusetts real estate market continues to improve as 2010 first quarter statistics indicate increased activity, higher average median and average sales prices. Numbers are up for both single family homes and condominiums when comparing 2010 to 2009 activity. Most experts believe the bottom of the Massachusetts statewide real estate market in this current recession occurred in the first quarter of 2009. Local market reports will determine if a community has seen the bottom.

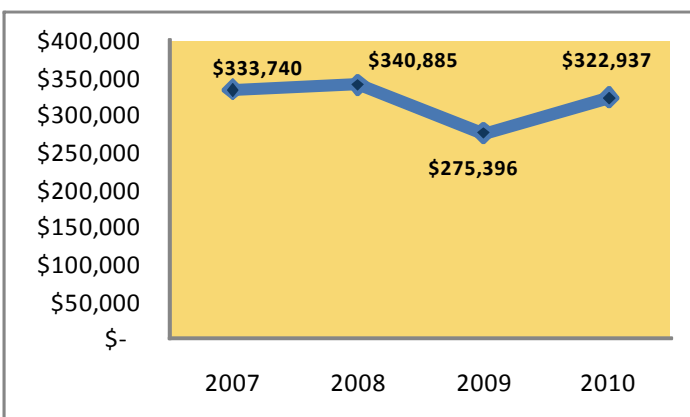
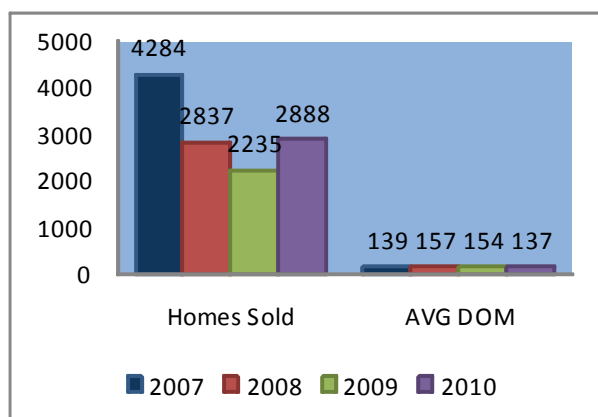
Single Family Homes

For comparison, the 2009 yearly average sales price was \$359,381 and the average median price \$290,000. The average sales price for the first quarter of 2010 increased 8% over 2009 to \$348,870. There was a 16% increase in the number of homes sold. Average days on market improved from 150 days to 128 DOM.



Condominiums

Massachusetts condominium sales and prices are increasing. In 2009, the average sales price for the year was \$309,700 and the median \$252,100. 2010 first quarter sales increased 23% to 2888 units sold and the average sales price increased 15% over the previous year to \$322,937. Days on market improved from 154 to 137 days. The sales price to list ratio increased from 95% to 97%.



Based on information from the Massachusetts Multiple Listings Service Property Information Network.