

# Worcester County Residential Market Report

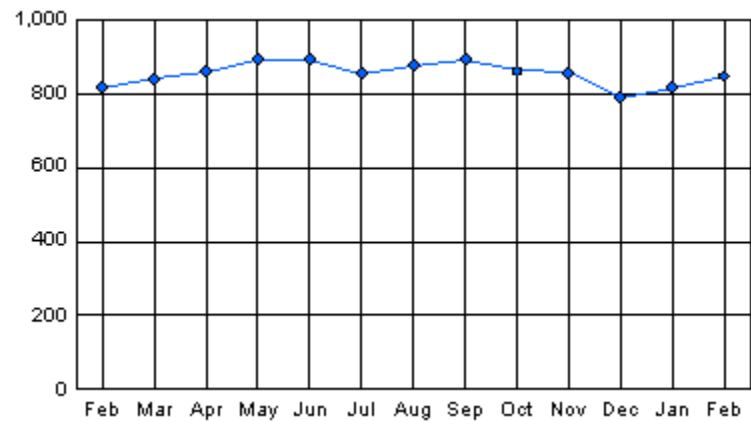
# HOUSING REPORT Single Family Homes February 2009

## Listings

Price Range	New This Month			Total Actives		
	2009	2008	% Change	2009	2008	% Change
0 - 149,999	11	10	10.0	62	42	47.6
150,000 - 199,999	13	7	85.7	89	57	56.1
200,000 - 299,999	29	35	-17.1	204	176	15.9
300,000 - 399,999	20	24	-16.7	161	167	-3.6
400,000 - 499,999	14	17	-17.6	95	104	-8.7
500,000 - 599,999	10	12	-16.7	74	68	8.8
600,000 - 699,999	2	4	-50.0	35	53	-34.0
700,000 - 799,999	1	3	-66.7	24	26	-7.7
800,000 - 899,999	1	5	-80.0	16	28	-42.9
900,000 - 999,999	0	4	-100.0	20	16	25.0
1,000,000 - 1,249,999	2	1	100.0	9	18	-50.0
1,250,000 - 1,499,999	4	4	0.0	25	23	8.7
1,500,000 +	4	3	33.3	34	39	-12.8
<b>Totals</b>	<b>111</b>	<b>129</b>	<b>-14.0</b>	<b>848</b>	<b>817</b>	<b>3.8</b>

## Inventory Trend

Listings Active at End of Month

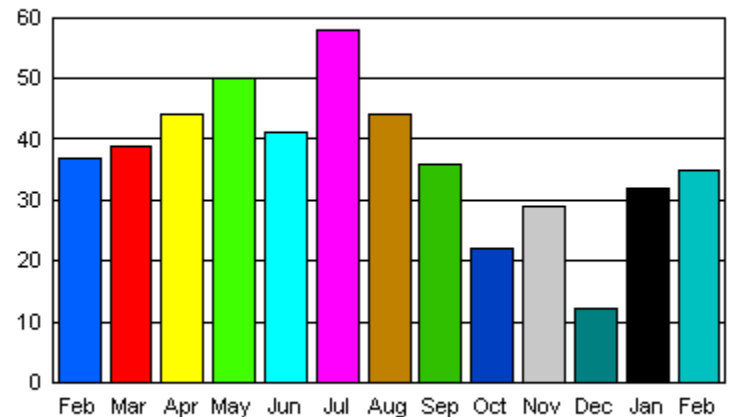


## Contracts

Price Range	New This Month			Year To Date		
	2009	2008	% Change	2009	2008	% Change
0 - 149,999	5	3	66.7	7	4	75.0
150,000 - 199,999	4	2	100.0	7	5	40.0
200,000 - 299,999	14	18	-22.2	23	30	-23.3
300,000 - 399,999	7	6	16.7	12	16	-25.0
400,000 - 499,999	1	1	0.0	3	5	-40.0
500,000 - 599,999	1	5	-80.0	4	8	-50.0
600,000 - 699,999	0	1	-100.0	1	3	-66.7
700,000 - 799,999	0	1	-100.0	3	1	200.0
800,000 - 899,999	0	0	N/A	0	1	-100.0
900,000 - 999,999	0	0	N/A	0	0	N/A
1,000,000 - 1,249,999	2	0	N/A	2	0	N/A
1,250,000 - 1,499,999	1	0	N/A	1	0	N/A
1,500,000 +	0	0	N/A	0	0	N/A
<b>Totals</b>	<b>35</b>	<b>37</b>	<b>-5.0</b>	<b>63</b>	<b>73</b>	<b>-14.0</b>

## Sales Trend

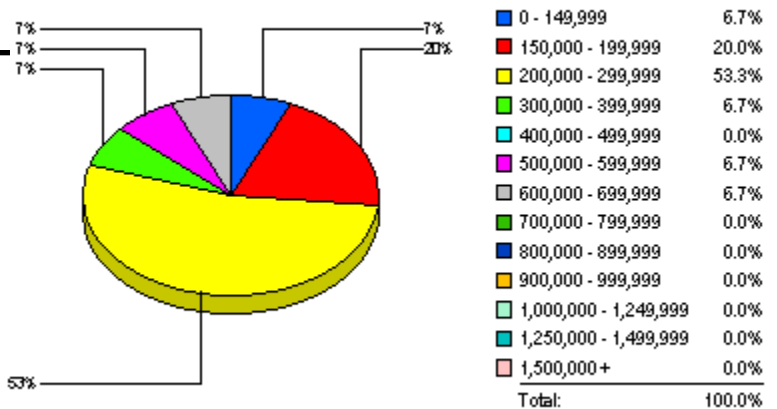
Ratified Contracts Per Month



## Settlements

Price Range	New This Month			Year To Date		
	2009	2008	% Change	2009	2008	% Change
0 - 149,999	1	0	N/A	3	3	0.0
150,000 - 199,999	3	4	-25.0	6	6	0.0
200,000 - 299,999	8	8	0.0	16	15	6.7
300,000 - 399,999	1	3	-66.7	3	9	-66.7
400,000 - 499,999	0	2	-100.0	0	3	-100.0
500,000 - 599,999	1	2	-50.0	3	2	50.0
600,000 - 699,999	1	0	N/A	1	1	0.0
700,000 - 799,999	0	2	-100.0	0	2	-100.0
800,000 - 899,999	0	1	-100.0	0	1	-100.0
900,000 - 999,999	0	0	N/A	0	0	N/A
1,000,000 - 1,249,999	0	0	N/A	0	0	N/A
1,250,000 - 1,499,999	0	0	N/A	0	0	N/A
1,500,000 +	0	0	N/A	0	0	N/A
<b>Totals</b>	<b>15</b>	<b>22</b>	<b>-31.8</b>	<b>32</b>	<b>42</b>	<b>-23.8</b>

## Market By Price Range



DATA SOURCE: Automated Regional Information Systems, Inc. (ARIS)

NOTES: Properties not listed through this Multiple Listing Service are not reflected. The term "sales" represents ratified purchase contracts. Current year information is preliminary and subject to revision. Current year-to-date contract information may not equal the sum of the monthly contract totals reported.

For 2/2009	Average	Median
Days on Market	191	117
List Price	\$302,323	\$249,900
Sales Price	\$267,242	\$230,000
Sell Price/List Price	88.40%	92.04%