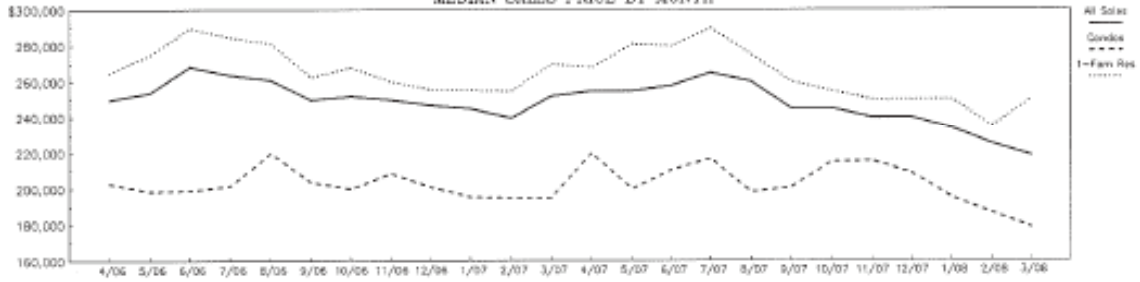


WORCESTER COUNTY

Sales Review by Town

MEDIAN SALES PRICE BY MONTH



NUMBER OF SALES BY MONTH



	NUMBER OF SALES						MEDIAN PRICE					
	March 2007	March 2008	%CHANGE 07-08	2007 YTD	2008 YTD	%CHANGE 07-08	March 2007	March 2008	%CHANGE 07-08	2007 YTD	2008 YTD	%CHANGE 07-08
ASHBURNHAM												
1 Family	3	7	133.33%	13	13	0.00%	\$306,000	\$179,900	-41.02%	\$250,000	\$196,000	-22.00%
Condo	0	0	N/A	0	0	N/A			N/A			N/A
All Sales	9	8	-11.11%	28	21	-25.00%	\$271,500	\$177,450	-34.64%	\$242,000	\$179,900	-25.66%
ATHOL												
1 Family	13	7	-46.15%	33	16	-51.52%	\$175,000	\$109,000	-37.71%	\$164,000	\$136,000	-17.07%
Condo	2	0	-100.00%	4	0	-100.00%			N/A	\$117,875		-100.00%
All Sales	22	10	-54.55%	58	27	-53.46%	\$172,500	\$95,250	-44.78%	\$155,450	\$109,000	-29.88%
AUBURN												
1 Family	14	10	-28.57%	31	23	-25.81%	\$245,000	\$254,500	3.88%	\$250,000	\$227,000	-9.20%
Condo	2	0	-100.00%	8	1	-87.50%			N/A	\$221,500		-100.00%
All Sales	24	20	-16.67%	54	39	-27.78%	\$241,450	\$239,500	-0.81%	\$245,000	\$227,000	-7.35%
BARRE												
1 Family	4	3	-25.00%	13	8	-38.46%	\$201,500	\$137,000	-32.01%	\$220,000	\$182,500	-17.05%
Condo	0	0	N/A	0	0	N/A			N/A			N/A
All Sales	7	5	-28.57%	27	14	-48.15%	\$190,000	\$137,000	-27.89%	\$213,000	\$212,000	-0.47%
BERLIN												
1 Family	4	0	-100.00%	6	3	-50.00%	\$384,950		-100.00%	\$384,950	\$257,000	-33.24%
Condo	0	0	N/A	1	2	100.00%			N/A			N/A
All Sales	6	2	-66.67%	13	10	-23.08%	\$384,950		-100.00%	\$379,900	\$287,000	-24.45%
BLACKSTONE												
1 Family	5	0	-100.00%	12	6	-50.00%	\$274,900		-100.00%	\$277,450	\$276,500	-0.34%
Condo	5	0	-100.00%	8	2	-75.00%	\$224,000		-100.00%	\$228,500		-100.00%
All Sales	11	1	-90.91%	26	18	-30.77%	\$235,000		-100.00%	\$248,500	\$235,000	-5.43%
BOLTON												
1 Family	7	8	14.29%	10	11	10.00%	\$404,400	\$532,500	31.68%	\$399,500	\$480,000	20.15%
Condo	0	0	N/A	0	0	N/A			N/A			N/A
All Sales	8	11	37.50%	15	15	0.00%	\$399,500	\$585,000	46.43%	\$394,800	\$480,000	21.64%
BOYLSTON												
1 Family	2	1	-50.00%	7	4	-42.86%			N/A	\$649,900	\$473,500	-27.14%
Condo	0	0	N/A	1	1	0.00%			N/A			N/A
All Sales	2	1	-50.00%	12	7	-41.67%			N/A	\$388,837	\$355,000	-8.66%
BROOKFIELD												
1 Family	2	1	-50.00%	6	7	16.67%			N/A	\$241,453	\$211,000	-12.61%
Condo	0	0	N/A	0	0	N/A			N/A			N/A
All Sales	2	1	-50.00%	8	9	12.50%			N/A	\$241,453	\$211,000	-12.61%
CHARLTON												
1 Family	11	6	-45.45%	26	19	-26.92%	\$320,000	\$333,750	4.30%	\$314,000	\$337,000	7.32%
Condo	1	0	-100.00%	6	0	-100.00%			N/A	\$182,000		-100.00%
All Sales	16	6	-62.50%	44	27	-38.64%	\$305,500	\$333,750	9.25%	\$277,000	\$305,000	10.11%
CLINTON												
1 Family	6	4	-33.33%	14	12	-14.29%	\$262,500	\$302,500	15.24%	\$262,500	\$216,950	-17.35%
Condo	3	3	0.00%	12	9	-25.00%	\$217,900	\$138,000	-36.67%	\$235,200	\$210,000	-10.71%
All Sales	11	9	-18.18%	34	26	-23.53%	\$255,000	\$265,000	3.92%	\$255,000	\$216,950	-14.92%
DOUGLAS												
1 Family	11	6	-45.45%	20	13	-35.00%	\$298,000	\$380,000	27.52%	\$299,000	\$330,000	10.37%
Condo	2	0	-100.00%	2	0	-100.00%			N/A			N/A
All Sales	14	6	-42.86%	27	17	-37.04%	\$284,300	\$332,500	16.95%	\$283,500	\$320,000	12.87%
DUDLEY												
1 Family	5	4	-20.00%	14	10	-28.57%	\$252,500	\$291,200	15.33%	\$248,750	\$230,250	-7.44%
Condo	0	0	N/A	6	3	-50.00%			N/A	\$181,250	\$110,000	-39.31%
All Sales	8	9	12.50%	28	25	-10.71%	\$247,250	\$232,500	-5.97%	\$239,900	\$228,000	-4.96%
EAST BROOKFIELD												
1 Family	0	0	N/A	0	3	N/A			N/A	\$89,250		N/A
Condo	1	0	-100.00%	1	0	-100.00%			N/A			N/A
All Sales	1	0	-100.00%	4	3	-25.00%			N/A	\$159,950	\$89,250	-44.20%
FITCHBURG												
1 Family	21	9	-57.14%	54	36	-33.33%	\$210,000	\$170,000	-19.05%	\$202,000	\$179,370	-11.20%
Condo	7	5	-28.57%	19	14	-26.32%	\$208,000	\$183,000	-12.02%	\$204,850	\$185,300	-9.54%
All Sales	40	29	-27.50%	110	87	-20.91%	\$225,500	\$170,000	-24.61%	\$214,875	\$180,000	-16.23%
GARDNER												
1 Family	9	5	-44.44%	37	20	-45.95%	\$200,000	\$94,000	-53.00%	\$213,500	\$147,100	-31.10%
Condo	1	2	100.00%	4	3	-25.00%			N/A	\$229,111	\$112,750	-50.79%
All Sales	19	12	-36.84%	62	36	-41.94%	\$200,000	\$91,500	-54.25%	\$216,500	\$131,450	-39.28%
GRAFTON												
1 Family	11	5	-54.55%	27	19	-29.63%	\$420,000	\$401,000	-4.52%	\$384,500	\$333,000	-13.39%
Condo	9	8	-11.11%	25	20	-20.00%	\$306,500	\$218,000	-28.87%	\$306,500	\$221,500	-27.73%
All Sales	21	18	-14.29%	55	53	-3.64%	\$334,779	\$241,594	-27.83%	\$334,779	\$273,122	-18.42%
HARDWICK												
1 Family	1	1	0.00%	5	1	-80.00%			N/A	\$295,000		-100.00%
Condo	0	0	N/A	4	0	-100.00%			N/A	\$96,250		-100.00%
All Sales	2	3	50.00%	12	6	-50.00%		\$92,500	N/A	\$179,000	\$179,500	0.28%
HARVARD												
1 Family	2	3	50.00%	10	9	-10.00%		\$600,000	N/A	\$499,950	\$435,000	-12.99%
Condo	1	3	200.00%	2	5	150.00%		\$484,900	N/A		\$484,900	N/A
All Sales	5	6	20.00%	18	15	-16.67%	\$470,000	\$515,250	9.63%	\$498,950	\$435,000	-12.82%
HOLDEN												
1 Family	13	12	-7.69%	39	35	-10.26%	\$277,500	\$246,400	-11.21%	\$259,900	\$285,000	9.66%
Condo	2	1	-50.00%	5	4	-20.00%			N/A	\$185,000	\$205,450	11.05%
All Sales	21	15	-28.57%	65	50	-23.08%	\$271,000	\$230,000	-15.13%	\$237,000	\$289,100	13.54%

*The statistics shown in this table are based on documents filed during the month indicated and include transfers with prices greater than \$1,000. Foreclosure deeds have been excluded from these statistics. continues on next page

continued

WORCESTER COUNTY Sales Review

	NUMBER OF SALES						MEDIAN PRICE					
	March 2007	March 2008	%CHANGE 07-08	2007 YTD	2008 YTD	%CHANGE 07-08	March 2007	March 2008	%CHANGE 07-08	2007 YTD	2008 YTD	%CHANGE 07-08
HOPEDALE												
1 Family	7	1	-85.71%	12	7	-41.67%	\$370,000		-100.00%	\$360,000	\$255,000	-29.17%
Condo	4	2	-50.00%	7	4	-42.86%	\$249,500		-100.00%	\$250,000	\$227,250	-9.10%
All Sales	11	5	-54.55%	24	14	-41.67%	\$342,700	\$235,000	-31.43%	\$275,000	\$250,750	-8.82%
HUBBARDSTON												
1 Family	1	2	100.00%	3	4	33.33%			N/A	\$225,000	\$282,500	16.67%
Condo	1	0	-100.00%	3	3	0.00%			N/A	\$242,400	\$175,000	-27.81%
All Sales	6	2	-66.67%	12	9	-25.00%	\$121,200		-100.00%	\$187,500	\$235,276	25.48%
LANCASTER												
1 Family	7	3	-57.14%	17	11	-35.29%	\$273,000	\$300,000	9.89%	\$275,000	\$255,000	-7.27%
Condo	0	0	N/A	0	1	N/A			N/A			N/A
All Sales	10	5	-50.00%	23	17	-26.09%	\$263,750	\$300,000	13.74%	\$313,000	\$293,000	-6.39%
LEICESTER												
1 Family	6	8	33.33%	18	13	-27.78%	\$248,750	\$242,000	-2.71%	\$248,750	\$200,000	-19.60%
Condo	0	1	N/A	3	2	-33.33%			N/A	\$270,000		-100.00%
All Sales	10	14	40.00%	32	26	-18.75%	\$249,000	\$181,295	-27.19%	\$248,750	\$192,500	-22.61%
LEDMINSTER												
1 Family	11	9	-18.18%	49	29	-40.82%	\$270,000	\$265,000	-1.85%	\$262,000	\$240,000	-8.40%
Condo	9	3	-66.67%	27	12	-55.56%	\$179,000	\$162,000	-9.50%	\$173,000	\$158,500	-8.38%
All Sales	33	17	-48.48%	104	58	-44.23%	\$240,000	\$240,000	0.00%	\$236,000	\$216,500	-8.26%
LUNENBURG												
1 Family	12	7	-41.67%	25	17	-32.00%	\$303,000	\$289,000	-4.62%	\$332,500	\$289,000	-13.06%
Condo	1	1	0.00%	2	4	100.00%			N/A	\$349,000		N/A
All Sales	14	11	-21.43%	30	26	-13.33%	\$322,500	\$240,000	-25.58%	\$338,500	\$284,250	-16.49%
MENDON												
1 Family	6	3	-50.00%	8	4	-50.00%	\$505,000	\$515,000	1.98%	\$470,000	\$481,000	4.47%
Condo	0	1	N/A	1	3	200.00%			N/A	\$192,500		N/A
All Sales	7	4	-42.86%	14	9	-35.71%	\$520,000	\$424,500	-18.37%	\$435,000	\$326,900	-24.85%
MILFORD												
1 Family	13	16	23.08%	29	40	37.93%	\$265,000	\$273,875	3.36%	\$305,000	\$290,375	-4.63%
Condo	7	10	42.86%	15	28	86.67%	\$241,500	\$160,000	-33.86%	\$249,750	\$246,000	-1.50%
All Sales	26	35	34.62%	63	85	34.92%	\$255,200	\$249,900	-2.08%	\$285,000	\$255,400	-10.39%
MILLBURY												
1 Family	9	3	-66.67%	30	14	-53.33%	\$292,500	\$229,000	-21.71%	\$279,950	\$245,638	-12.26%
Condo	4	1	-75.00%	8	2	-75.00%	\$285,000		-100.00%	\$285,000		-100.00%
All Sales	15	7	-53.33%	48	21	-54.35%	\$285,000	\$229,000	-19.85%	\$285,000	\$231,275	-19.70%
MILLVILLE												
1 Family	3	2	-33.33%	5	7	40.00%	\$315,000		-100.00%	\$220,000	\$345,000	56.82%
Condo	0	0	N/A	0	0	N/A			N/A			N/A
All Sales	6	3	-50.00%	11	8	-27.27%	\$297,500	\$212,500	-28.57%	\$280,000	\$340,000	21.43%
NEW BRAintree												
1 Family	0	1	N/A	1	1	0.00%			N/A			N/A
Condo	0	0	N/A	0	0	N/A			N/A			N/A
All Sales	0	2	N/A	2	4	100.00%			N/A	\$76,950		N/A
NORTH BROOKFIELD												
1 Family	3	4	33.33%	4	7	75.00%	\$237,000	\$177,500	-25.11%	\$237,250	\$192,000	-19.07%
Condo	0	0	N/A	0	0	N/A			N/A			N/A
All Sales	10	4	-60.00%	18	8	-55.56%	\$212,000	\$177,500	-16.27%	\$233,500	\$217,500	-6.85%
NORTHBOROUGH												
1 Family	8	7	-12.50%	28	13	-53.57%	\$482,500	\$367,500	-23.83%	\$481,250	\$339,000	-29.56%
Condo	1	2	100.00%	7	8	14.29%			N/A	\$285,900	\$291,950	11.91%
All Sales	11	11	0.00%	38	29	-23.68%	\$470,000	\$339,000	-27.87%	\$386,500	\$334,900	-13.35%
NORTHBRIDGE												
1 Family	9	6	-33.33%	28	16	-42.86%	\$324,500	\$352,500	8.63%	\$354,250	\$258,700	-26.97%
Condo	5	2	-60.00%	15	6	-60.00%	\$319,900		-100.00%	\$228,000	\$173,750	-23.79%
All Sales	17	13	-23.53%	54	29	-46.30%	\$319,900	\$300,000	-6.22%	\$319,900	\$258,141	-19.31%
OAKHAM												
1 Family	0	0	N/A	0	2	N/A			N/A			N/A
Condo	0	0	N/A	0	0	N/A			N/A			N/A
All Sales	0	0	N/A	1	3	200.00%			N/A	\$415,000		N/A
OXFORD												
1 Family	11	12	9.09%	22	17	-22.73%	\$210,000	\$211,900	0.90%	\$214,500	\$220,000	2.56%
Condo	3	2	-33.33%	12	6	-50.00%	\$173,000		-100.00%	\$166,000	\$180,250	8.58%
All Sales	22	17	-22.73%	62	30	-42.31%	\$181,450	\$203,800	12.92%	\$192,950	\$201,900	4.64%
PAXTON												
1 Family	3	4	33.33%	11	7	-36.36%	\$368,000	\$346,000	-5.98%	\$323,500	\$295,000	-8.81%
Condo	0	0	N/A	1	0	-100.00%			N/A			N/A
All Sales	3	4	33.33%	13	8	-38.46%	\$368,000	\$346,000	-5.98%	\$323,500	\$317,500	-1.85%
PETERSHAM												
1 Family	2	1	-50.00%	3	2	-33.33%			N/A	\$350,000		-100.00%
Condo	0	0	N/A	0	0	N/A			N/A			N/A
All Sales	2	2	0.00%	4	7	75.00%			N/A	\$310,000	\$60,000	-74.19%
PHILLIPSTON												
1 Family	2	2	0.00%	4	3	-25.00%			N/A	\$201,500	\$178,800	-11.27%
Condo	0	0	N/A	0	0	N/A			N/A			N/A
All Sales	3	2	-33.33%	10	4	-60.00%	\$192,000		-100.00%	\$148,950	\$168,650	14.77%
PRINCETON												
1 Family	4	1	-75.00%	6	1	-83.33%	\$301,000		-100.00%	\$285,500		-100.00%
Condo	0	0	N/A	0	0	N/A			N/A			N/A
All Sales	8	3	-62.50%	13	4	-69.23%	\$250,000	\$150,000	-40.00%	\$230,000	\$215,000	-6.52%
ROYALSTON												
1 Family	1	0	-100.00%	4	1	-75.00%			N/A	\$216,500		-100.00%
Condo	0	0	N/A	0	0	N/A			N/A			N/A
All Sales	1	1	0.00%	7	3	-57.14%			N/A	\$200,000	\$150,000	-25.00%
RUTLAND												
1 Family	7	6	-14.29%	15	18	20.00%	\$344,000	\$308,750	-10.25%	\$325,000	\$318,450	-2.02%
Condo	1	2	100.00%	3	4	33.33%			N/A	\$100,000	\$184,000	84.00%
All Sales	11	9	-18.18%	29	24	-17.24%	\$399,930	\$282,500	-34.36%	\$302,500	\$255,750	-15.45%
SHREWSBURY												
1 Family	39	17	-56.41%	84	47	-44.05%	\$400,000	\$364,000	-9.00%	\$408,250	\$364,000	-10.84%
Condo	7	9	28.57%	23	21	-8.70%	\$269,900	\$265,000	-1.82%	\$268,000	\$265,000	-1.12%
All Sales	48	26	-45.83%	124	78	-37.10%	\$387,500	\$368,000	-5.03%	\$368,750	\$352,500	-4.29%
SOUTHBOROUGH												
1 Family	6	8	33.33%	17	15	-11.76%	\$578,250	\$669,950	15.86%	\$429,500	\$821,000	21.30%
Condo	1	0	-100.00%	2	2	0.00%			N/A			N/A
All Sales	8	9	12.50%	23	21	-8.70%	\$395,750	\$649,900	64.22%	\$425,000	\$800,000	17.65%
SOUTHBRIDGE												
1 Family	9	6	-33.33%	23	18	-21.74%	\$201,900	\$167,500	-17.04%	\$198,000	\$223,842	13.05%
Condo	1	1	0.00%	6	2	-66.67%			N/A	\$139,000		-100.00%
All Sales	19	12	-36.84%	45	33	-26.67%	\$215,000	\$167,500	-22.09%	\$201,900	\$185,000	-8.37%
SPENCER												
1 Family	11	9	-18.18%	23	15	-34.78%	\$228,800	\$195,000	-14.77%	\$225,000	\$195,000	-13.33%
Condo	1	1	0.00%	3	1	-66.67%			N/A	\$174,000		-100.00%
All Sales	12	10	-16.67%	34	22	-35.29%	\$228,900	\$192,000	-15.38%	\$219,135	\$191,500	-12.61%
STERLING												
1 Family	4	6	50.00%	13	12	-7.69%	\$286,500	\$372,500	30.47%	\$415,000	\$382,500	-7.82%
Condo	0	1	N/A	2	1	-50.00%			N/A			N/A
All Sales	7	7	0.00%	23	14	-39.13%	\$275,000	\$370,000	34.55%	\$325,000	\$312,500	-3.85%
STURBRIDGE												
1 Family	8	8	0.00%	19	17	-10.53%	\$257,450	\$363,500	41.19%	\$255,400	\$314,900	23.30%
Condo	2	0	-100.00%	7	5	-28.57%			N/A	\$139,900	\$187,500	34.02%
All Sales	15	8	-46.67%	40	26	-35.00%	\$229,900	\$363,500	58.11%	\$228,450	\$294,688	28.99%
SUTTON												
1 Family	8	4	-50.00%	20	9	-55.00%	\$346,250	\$312,500	-9.75%	\$307,500	\$345,000	12.20%
Condo	3	1	-66.67%	4	3	-25.00%	\$652,000		-100.00%	\$513,500	\$512,000	-0.29%
All Sales	11	6	-45.45%	27	16	-40.74%	\$377,500	\$372,500	-1.32%	\$340,000	\$362,500	6.62%

*The statistics shown in this table are based on documents filed during the month indicated and include transfers with prices greater than \$1,000. Foreclosure deeds have been excluded from these statistics.

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