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**A Market Update Report on All Massachusetts Counties &
A Focus on Norfolk County**

This Report Focuses on 2014 Year End Results

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Year End 2014 Summary of Single Family Residential Properties

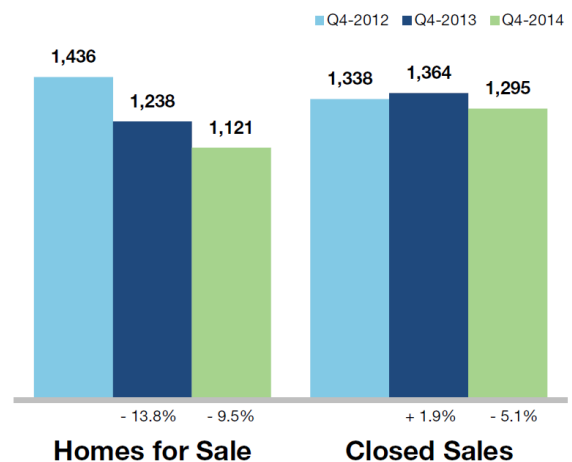
	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Q4-2014	1-Yr Chg	Q4-2014	1-Yr Chg	Q4-2014	1-Yr Chg	Q4-2014	1-Yr Chg
Barnstable	\$338,250	↑ + 2.8%	92.0%	↑ + 0.1%	128	↑ + 9.4%	571	↓ - 1.0%
Berkshire	\$219,500	↑ + 21.3%	86.1%	↓ - 0.6%	169	↑ + 17.4%	36	↑ + 44.0%
Bristol	\$255,000	↑ + 4.3%	92.7%	↓ - 0.9%	103	↑ + 16.9%	1,026	↑ + 12.1%
Dukes	\$618,500	↑ + 3.9%	90.1%	↑ + 1.4%	130	↑ + 20.5%	18	↑ + 50.0%
Essex	\$369,000	↑ + 5.4%	94.6%	↑ + 0.2%	87	↑ + 8.9%	1,387	↑ + 2.9%
Franklin	\$185,000	↑ + 6.9%	90.1%	↓ - 0.9%	120	↑ + 15.0%	135	↑ + 8.0%
Hampden	\$175,000	↑ + 6.1%	91.5%	→ - 0.0%	104	↑ + 10.0%	838	↑ + 4.4%
Hampshire	\$240,000	↓ - 1.5%	92.7%	↓ - 0.1%	107	↓ - 4.2%	276	↑ + 2.6%
Middlesex	\$451,000	↑ + 6.1%	96.2%	↓ - 0.2%	66	↑ + 7.3%	2,510	↑ + 1.7%
Nantucket	\$0	--	0.0%	--	0	--	0	--
Norfolk	\$410,000	↑ + 2.5%	95.3%	↓ - 0.3%	74	↑ + 10.8%	1,295	↓ - 5.1%
Plymouth	\$311,000	↑ + 6.3%	93.7%	↓ - 0.2%	96	↑ + 2.9%	1,260	↑ + 1.6%
Suffolk	\$404,500	↑ + 8.7%	97.1%	↑ + 0.5%	57	↑ + 3.3%	310	↓ - 8.0%
Worcester	\$235,000	↑ + 2.2%	92.8%	↓ - 0.6%	105	↑ + 7.6%	1,654	↓ - 2.1%

A Focus on Norfolk County

Norfolk County

Key Metrics	Q4-2014	1-Yr Chg
Median Sales Price	\$410,000	+ 2.5%
Average Sales Price	\$576,876	+ 8.4%
Pct. of Orig. Price Rec'd.	95.3%	- 0.3%
Homes for Sale	1,121	- 9.5%
Closed Sales	1,295	- 5.1%
Months Supply	2.4	- 6.7%
Days on Market	74	+ 10.8%

Market Activity



Year End 2014 Stats for Norfolk County By Zip Code

	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Q4-2014	1-Yr Chg	Q4-2014	1-Yr Chg	Q4-2014	1-Yr Chg	Q4-2014	1-Yr Chg
02019	\$268,000	↑ + 7.2%	92.3%	↓ - 2.8%	85	↑ + 25.0%	41	↑ + 5.1%
02021	\$425,000	↓ - 12.2%	94.4%	↓ - 2.1%	75	↑ + 20.1%	40	↓ - 7.0%
02025	\$785,000	↓ - 27.0%	94.1%	↑ + 5.2%	114	↓ - 8.1%	33	↑ + 32.0%
02026	\$405,000	↑ + 7.7%	93.9%	↓ - 2.4%	73	↑ + 26.4%	67	↑ + 17.5%
02027	\$0	--	0.0%	--	0	--	0	--
02030	\$1,110,000	↑ + 30.6%	90.6%	↓ - 2.6%	133	↑ + 9.7%	19	↓ - 17.4%
02032	\$360,000	↓ - 51.2%	93.1%	↓ - 2.6%	33	↓ - 52.8%	9	→ 0.0%
02035	\$383,500	↑ + 9.6%	96.0%	↓ - 0.6%	69	↓ - 33.5%	42	↑ + 27.3%
02038	\$369,950	↑ + 13.8%	95.0%	↓ - 0.8%	66	↑ + 16.7%	52	↓ - 1.9%
02052	\$479,500	↓ - 15.9%	95.7%	↑ + 2.1%	79	↓ - 3.4%	28	↓ - 9.7%
02053	\$410,000	↑ + 1.5%	94.4%	↓ - 1.1%	82	↑ + 18.9%	31	↑ + 10.7%
02054	\$379,000	↓ - 3.6%	95.8%	↓ - 2.2%	72	↑ + 18.5%	17	↑ + 6.3%
02056	\$429,850	↓ - 8.1%	91.5%	↓ - 3.9%	136	↑ + 15.3%	22	↑ + 10.0%
02062	\$362,000	↑ + 0.6%	95.1%	↓ - 0.2%	54	↓ - 4.7%	41	↓ - 28.1%
02067	\$440,000	↓ - 13.2%	93.0%	↓ - 3.7%	83	↑ + 13.2%	30	↓ - 38.8%
02070	\$0	↓ - 100.0%	0.0%	↓ - 100.0%	0	↓ - 100.0%	0	↓ - 100.0%
02071	\$685,000	↑ + 8.7%	102.3%	↑ + 4.1%	27	↓ - 1.8%	1	↓ - 50.0%
02072	\$315,000	↑ + 1.6%	94.7%	↓ - 1.7%	70	↑ + 9.4%	69	→ 0.0%
02081	\$455,500	↓ - 0.9%	95.3%	↓ - 2.4%	79	↑ + 56.7%	51	↓ - 5.6%
02090	\$582,000	↓ - 5.4%	93.7%	↓ - 1.9%	79	↑ + 52.8%	36	→ 0.0%
02093	\$513,750	↑ + 8.8%	97.5%	↑ + 1.9%	76	↑ + 6.2%	30	↓ - 3.2%
02169	\$339,750	↓ - 3.8%	95.4%	↑ + 0.3%	54	↓ - 7.6%	74	↑ + 23.3%
02170	\$410,000	↑ + 0.5%	97.1%	→ - 0.0%	58	↑ + 7.4%	29	↓ - 21.6%
02171	\$396,500	↑ + 6.0%	93.7%	↓ - 2.7%	70	↑ + 18.5%	24	↑ + 14.3%
02184	\$380,500	↑ + 0.5%	96.1%	↑ + 0.3%	49	↓ - 8.4%	65	↑ + 1.6%
02185	\$0	--	0.0%	--	0	--	0	--
02186	\$542,500	↑ + 10.2%	96.5%	↑ + 1.7%	81	↑ + 12.2%	52	↓ - 32.5%
02187	\$0	--	0.0%	--	0	--	0	--
02188	\$328,000	↑ + 11.2%	96.4%	↑ + 2.7%	69	↑ + 14.7%	23	↓ - 32.4%
02189	\$343,000	↑ + 23.2%	94.6%	↑ + 0.6%	93	↑ + 14.2%	34	↑ + 21.4%
02190	\$346,000	↓ - 3.0%	96.5%	↓ - 1.0%	76	↑ + 14.7%	31	↓ - 36.7%
02191	\$282,000	↑ + 5.0%	94.8%	↑ + 1.5%	61	↓ - 3.1%	21	↓ - 25.0%
02269	\$0	--	0.0%	--	0	--	0	--
02322	\$260,000	↓ - 6.8%	90.9%	↑ + 0.5%	244	↑ + 244.2%	7	↓ - 46.2%
02343	\$260,500	↑ + 14.8%	95.8%	↓ - 0.3%	69	↑ + 22.4%	32	↑ + 6.7%
02368	\$261,250	↑ + 8.0%	98.5%	↑ + 2.0%	55	↓ - 22.1%	56	↓ - 27.3%
02445	\$1,815,000	↑ + 38.4%	102.2%	↑ + 10.1%	47	↓ - 57.0%	11	↑ + 57.1%
02446	\$2,192,500	↑ + 16.9%	101.0%	↓ - 4.2%	64	↑ + 59.4%	8	↑ + 166.7%
02447	\$0	--	0.0%	--	0	--	0	--
02457	\$0	--	0.0%	--	0	--	0	--
02467	\$875,000	↑ + 3.9%	100.0%	↑ + 6.4%	46	↓ - 13.8%	23	→ 0.0%
02481	\$1,511,213	↑ + 14.5%	92.8%	↓ - 1.0%	96	↑ + 11.9%	50	↑ + 19.0%
02482	\$1,181,250	↑ + 26.6%	97.3%	↓ - 0.3%	77	↑ + 35.2%	26	↑ + 30.0%