



HOUSING REPORT

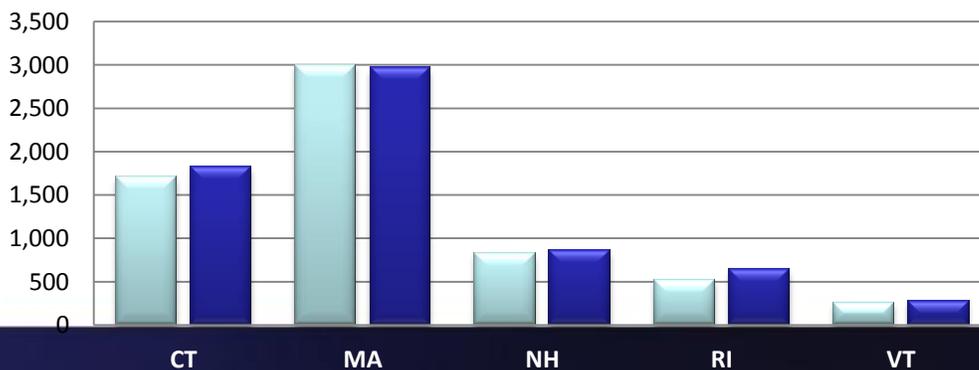


MARKET OVERVIEW

The RE/MAX of New England *February* Monthly Housing Report indicates that the current trend of an improving housing market continues throughout the early months of 2013. For the first time in months, median prices are increasing instead of staying flat year-over-year. Vermont saw the largest increase in median price, followed by Massachusetts, New Hampshire and Rhode Island. In addition to median prices, units sold and pending sales are also up, while inventory is down 20%, year-over-year.

“Sellers are still a little reluctant to list their home, forcing inventory to decrease as sellers wait for the temperature to rise and spring to set in,” commented Dan Breault, EVP/Regional Director of RE/MAX of New England. “The New England market is starting to see median prices uptick, as buyers are in bidding wars for the limited properties on the market. It’s apparent that homeownership continues to be an important milestone for most Americans.”

New England Units Sold



State Watch



CONNECTICUT

Date	Units	Inventory	DOM	Median Price	Pending Sales
Feb-13	1,821	20,563	108	\$234,251	3,364
Feb-12	1,705	28,254	124	\$231,250	2,556

CT
UNITS



6.8%

CT
MEDIAN PRICE



1.3%



MASSACHUSETTS

Date	Units	Inventory	DOM	Median Price	Pending Sales
Feb-13	2,961	22,160	109	\$270,000	4,058
Feb-12	3,000	32,412	114	\$248,000	4,003

MA
UNITS



- 1.3%

MA
MEDIAN PRICE



8.9%



NEW HAMPSHIRE

Date	Units	Inventory	DOM	Median Price	Pending Sales
Feb-13	862	11,535	135	\$185,000	1,294
Feb-12	827	10,019	130	\$170,000	1,186

NH
UNITS



4.2%

NH
MEDIAN PRICE



8.8%

State Watch



RHODE ISLAND

Date	Units	Inventory	DOM	Median Price	Pending Sales
Feb-13	640	4,982	117	\$186,500	812
Feb-12	524	7,491	109	\$172,150	758

RI
UNITS



22.1%

RI
MEDIAN PRICE



8.3%



VERMONT

Date	Units	Inventory	DOM	Median Price	Pending Sales
Feb-13	282	7,936	196	\$196,250	497
Feb-12	255	6,015	200	\$165,000	409

VT
UNITS



10.6%

VT
MEDIAN PRICE



18.9%



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About RE/MAX of New England and Integra Enterprises

Since its inception in 1985, RE/MAX of New England has grown to over 220 offices and 2,700 sales associates throughout Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island and Vermont, providing franchised residential and commercial real estate services to its franchisees and their real estate professionals.

Integra Enterprises Corporation is a privately held company headquartered in Toronto, Ontario, Canada. Integra is the largest sub-franchisor of Denver, Colorado based RE/MAX, LLC. Representing approximately 30 percent of RE/MAX worldwide with more than 27,000 agents, Integra operates RE/MAX regional headquarters in Massachusetts; Minnesota; Indiana; Toronto, Ontario, Canada; and Vienna, Austria. Integra's proven operating model supports its membership with a highly accessible and responsive regional leadership team delivering proprietary business development, training, marketing, and event management services from each of its regional offices.

For more information about Integra Enterprises read the [Integra brochure](#) or to read more about RE/MAX of New England visit the RE/MAX of New England blog at www.remax-newengland.com and follow us on Twitter at [@REMAXNE](#). RE/MAX is proud to help raise millions of dollars and support charitable organizations including Susan G. Komen for the Cure and Children's Miracle Network Hospitals.

DEFINITIONS

Transactions are the total number of closed residential (Single Family and Condo) transactions during the given month. Month's Supply of Inventory is the total number of residential properties listed for sale at the end of the month (active inventory) divided by the number of sales contracts signed (pending) during the month. Days on Market is the number of days that pass from the time a property is listed until the property goes under contract for all residential properties sold during the month. Median Sales Price is the median price of all residential properties sold during the month.

MLS data is provided by contracted data aggregators, RE/MAX brokerages and regional offices. While MLS data is believed to be accurate, it cannot be guaranteed. MLS data is constantly being updated, making any analysis a snapshot at a particular time. Every month the RE/MAX of New England Housing Report re-calculates the previous period's data to ensure accuracy over time. All raw data remains the intellectual property of each local MLS organization.

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