

Massachusetts Single-Family Home Sales & Median Prices June 2008-June 2009 -- The Warren Group

City/Town	2008	2009	% Change
Ashland			
June Sales	14	17	21.43%
YTD Sales	53	57	7.55%
June Median Price	497500	357500	-28.14%
YTD Median Price	407500	345000	-15.34%
Bellingham			
June Sales	14	16	14.29%
YTD Sales	58	56	-3.45%
June Median Price	253750	205094	-19.17%
YTD Median Price	265500	228500	-13.94%
Blackstone			
June Sales	2	12	500.00%
YTD Sales	21	34	61.90%
June Median Price	0	196750	
YTD Median Price	267592	225650	-15.67%
Dedham			
June Sales	33	20	-39.39%
YTD Sales	104	80	-23.08%
June Median Price	365000	315000	-13.70%
YTD Median Price	375000	314500	-16.13%
Framingham			
June Sales	55	49	-10.91%
YTD Sales	214	191	-10.75%
June Median Price	360000	329900	-8.36%
YTD Median Price	345000	286000	-17.10%
Franklin			
June Sales	37	36	-2.70%
YTD Sales	116	108	-6.90%
June Median Price	390000	455000	16.67%
YTD Median Price	363500	417500	14.86%
Holliston			
June Sales	14	25	78.57%
YTD Sales	56	55	-1.79%
June Median Price	364750	370000	1.44%
YTD Median Price	345000	350000	1.45%
Hopedale			
June Sales	8	6	-25.00%
YTD Sales	22	18	-18.18%
June Median Price	319972	257500	-19.52%
YTD Median Price	272500	206750	-24.13%
Hopkinton			
June Sales	22	14	-36.36%
YTD Sales	69	57	-17.39%
June Median Price	646500	544750	-15.74%
YTD Median Price	555000	445000	-19.82%
Hudson			
June Sales	10	16	60.00%
YTD Sales	44	53	20.45%
June Median Price	257500	264500	2.72%
YTD Median Price	294000	262500	-10.71%
Marlborough			
June Sales	24	28	16.67%
YTD Sales	111	104	-6.31%
June Median Price	323700	268500	-17.05%
YTD Median Price	319000	257500	-19.28%
Medway			
June Sales	14	16	14.29%
YTD Sales	55	52	-5.45%
June Median Price	330750	375000	13.38%
YTD Median Price	339000	313000	-7.67%
Mendon			
June Sales	2	3	50.00%
YTD Sales	15	12	-20.00%
June Median Price	0	450000	
YTD Median Price	450000	332000	-26.22%
Milford			
June Sales	27	20	-25.93%
YTD Sales	106	70	-33.96%
June Median Price	250000	250000	0.00%
YTD Median Price	275000	272750	-0.82%
Millis			
June Sales	8	4	-50.00%
YTD Sales	34	20	-41.18%

	June Median Price	372500	325000	-12.75%
	YTD Median Price	322500	325000	0.78%
Millville	June Sales	1	3	200.00%
	YTD Sales	15	8	-46.67%
	June Median Price	0	210000	
	YTD Median Price	335000	186000	-44.48%
Natick	June Sales	34	35	2.94%
	YTD Sales	109	100	-8.26%
	June Median Price	397500	399900	0.60%
	YTD Median Price	390000	432500	10.90%
Newton	June Sales	88	90	2.27%
	YTD Sales	275	206	-25.09%
	June Median Price	747500	761250	1.84%
	YTD Median Price	742900	722500	-2.75%
Northborough	June Sales	18	16	-11.11%
	YTD Sales	56	54	-3.57%
	June Median Price	369000	362400	-1.79%
	YTD Median Price	372225	357500	-3.96%
Norwood	June Sales	20	21	5.00%
	YTD Sales	69	58	-15.94%
	June Median Price	353000	350000	-0.85%
	YTD Median Price	359000	329250	-8.29%
Southborough	June Sales	11	5	-54.55%
	YTD Sales	42	28	-33.33%
	June Median Price	545000	248000	-54.50%
	YTD Median Price	533000	339950	-36.22%
Sudbury	June Sales	31	25	-19.35%
	YTD Sales	78	66	-15.38%
	June Median Price	622000	574000	-7.72%
	YTD Median Price	549350	587000	6.85%
Upton	June Sales	6	3	-50.00%
	YTD Sales	16	13	-18.75%
	June Median Price	436250	349000	-20.00%
	YTD Median Price	392500	349000	-11.08%
Uxbridge	June Sales	17	8	-52.94%
	YTD Sales	48	34	-29.17%
	June Median Price	290500	282750	-2.67%
	YTD Median Price	303700	249450	-17.86%
Walpole	June Sales	15	23	53.33%
	YTD Sales	69	71	2.90%
	June Median Price	375000	371500	-0.93%
	YTD Median Price	400000	334000	-16.50%
Waltham	June Sales	39	30	-23.08%
	YTD Sales	126	95	-24.60%
	June Median Price	420000	395000	-5.95%
	YTD Median Price	405000	380000	-6.17%
Wayland	June Sales	18	12	-33.33%
	YTD Sales	58	49	-15.52%
	June Median Price	577500	552450	-4.34%
	YTD Median Price	509000	476000	-6.48%
Wellesley	June Sales	48	37	-22.92%
	YTD Sales	171	95	-44.44%
	June Median Price	1,031,250	1,201,000	16.46%
	YTD Median Price	1,084,500	1,060,000	-2.26%
Westborough	June Sales	14	21	50.00%
	YTD Sales	61	59	-3.28%
	June Median Price	308150	458000	48.63%
	YTD Median Price	341000	380000	11.44%
Westwood	June Sales	27	13	-51.85%

YTD Sales	74	58	-21.62%
June Median Price	580000	520000	-10.34%
YTD Median Price	539050	536500	-0.47%