



Cranberry Country Real Estate Report

Volume 2

No. 2

Second Quarter Housing Report

Welcome to the next installment of the Cranberry Country Real Estate Report. Inside you will find a comparison of single family housing data compiled from the 2nd quarter of 2006 & 2007.

The data is represented in 2 categories:

1. Average Sale Price - average sale price of all the properties sold.
2. Median Sale Price - the sale price in the middle tier of the complete list of properties sold.

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Current Market View

Pricing of single family homes in Cranberry Country are still experiencing downward pressure. Collectively the data shows a decrease of -7.3% in the Average Sale Price and a decrease of -2.3% in the Median Sale Price

Eight of the nine Cranberry County towns saw a average sale price decline. Median sale prices also declined, but with some interesting results. Three towns had an increase in Median Home Sales, but two of those towns, Carver and Wareham, saw a decline in Average Sale Price.

***** Rochester was the only town to have an average and median sale price increase. *****

Housing inventory in Cranberry Country is starting to decline compared to 2nd quarter last year

- # of listings in 06' **294**
- # of listings in 07' **261**

However, the average days on market has increased, **138 days in 06' to 153 days in 07'.**

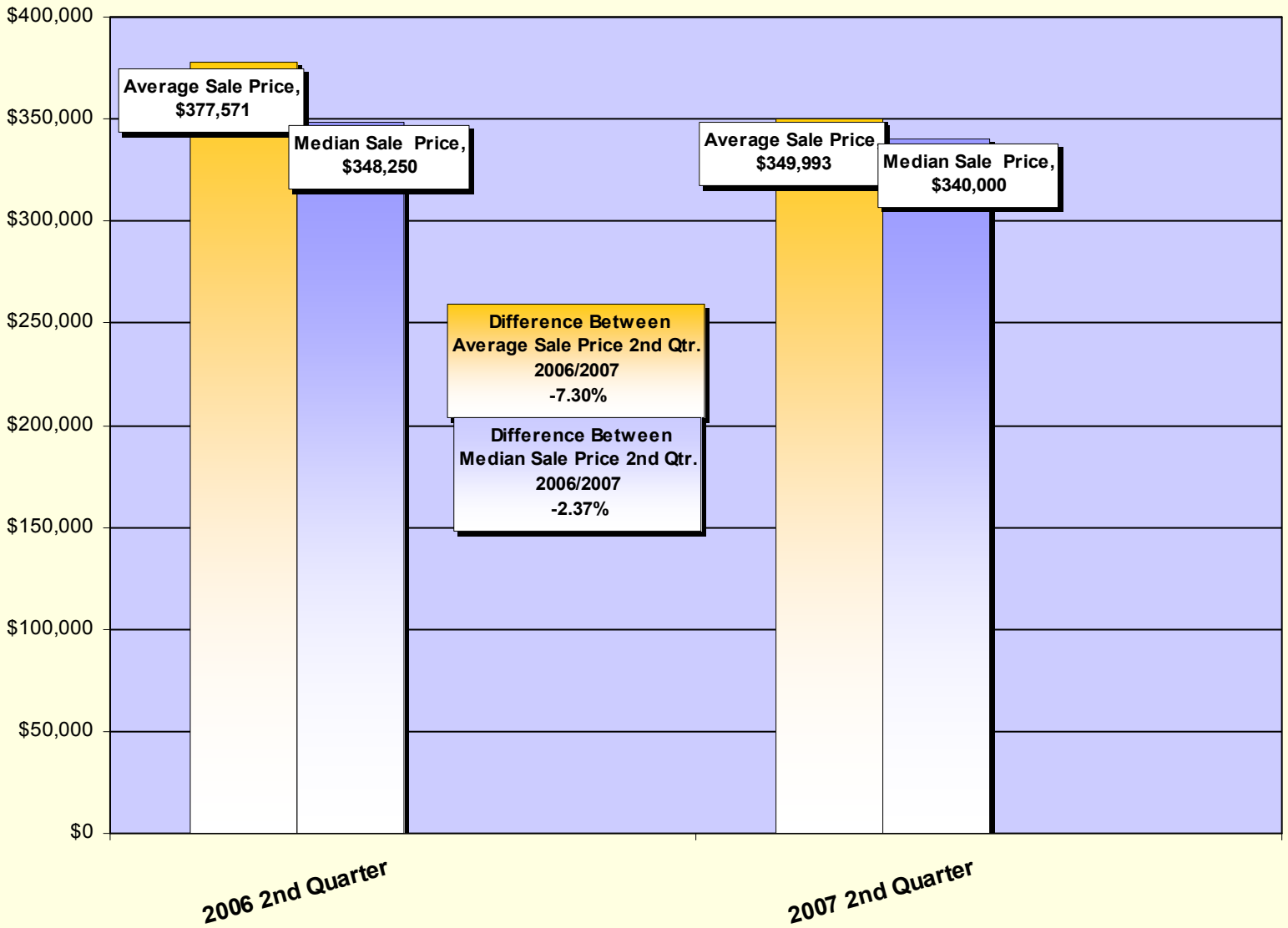
The local housing market is still declining in it's pricing trend. Homes are selling, but it's taking longer to sell them and at a lower price.



Whenever you come across people who are thinking about buying or selling a home, please forward their contact information to me. I will gladly follow up and offer them the highest quality of service that I provide to all my clients.



All CCC of C Towns 2nd Quarter Comparison Chart 2006/2007

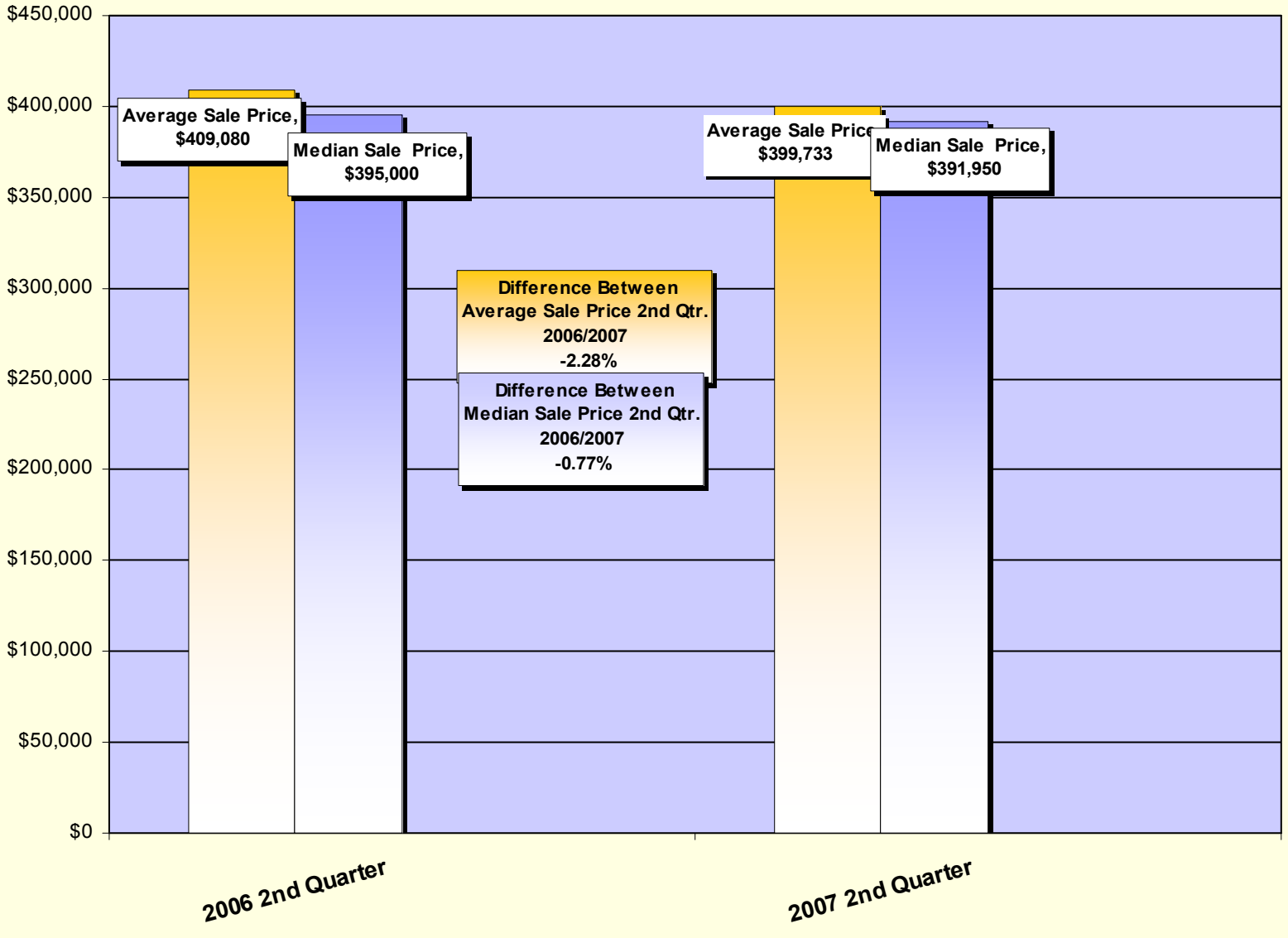


Data compiled from the MLS system of single family homes listed and sold through Realtors.

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Bridgewater 2nd Quarter Comparison Chart 2006/2007

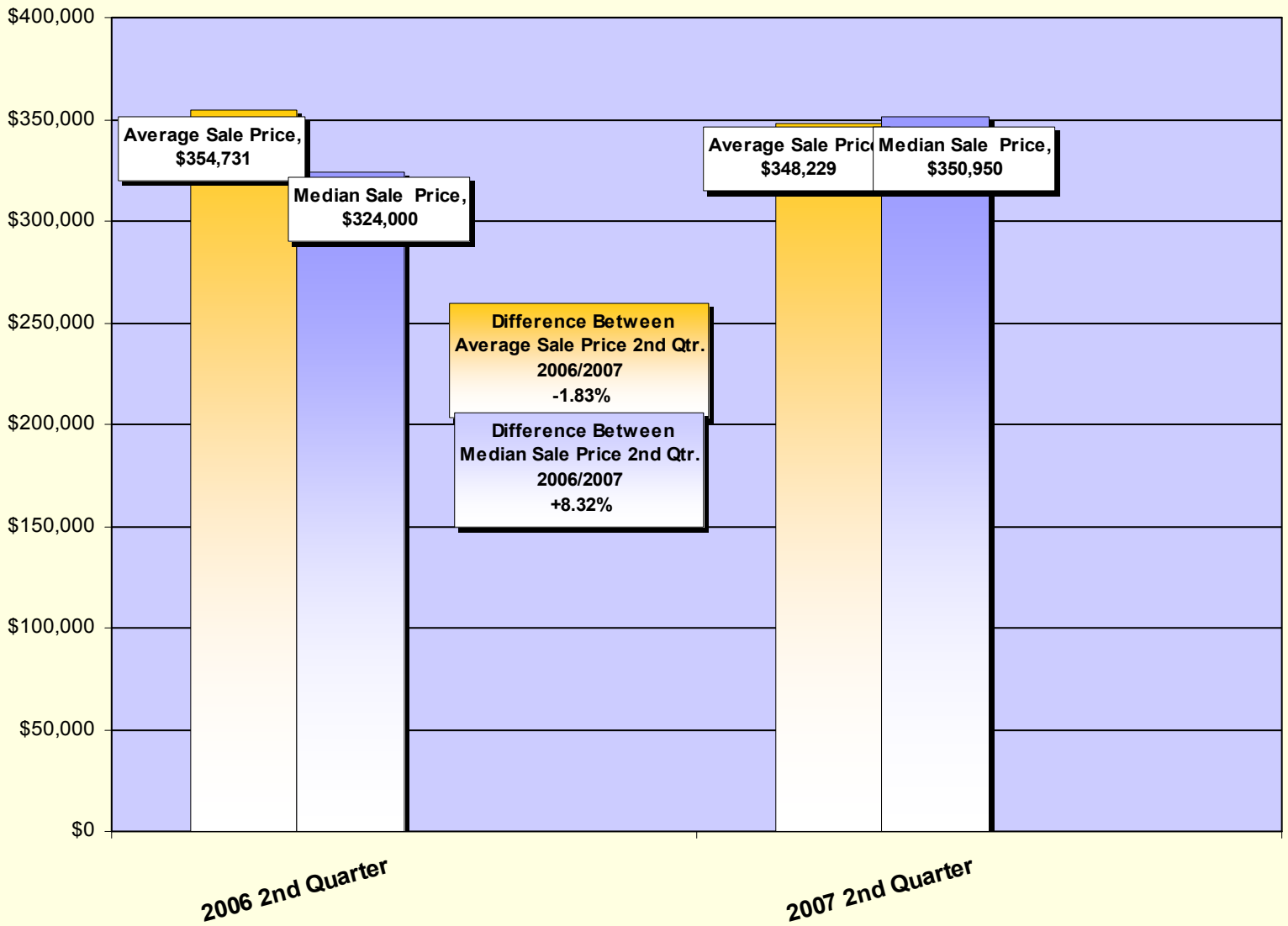


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Carver 2nd Quarter Comparison Chart 2006/2007

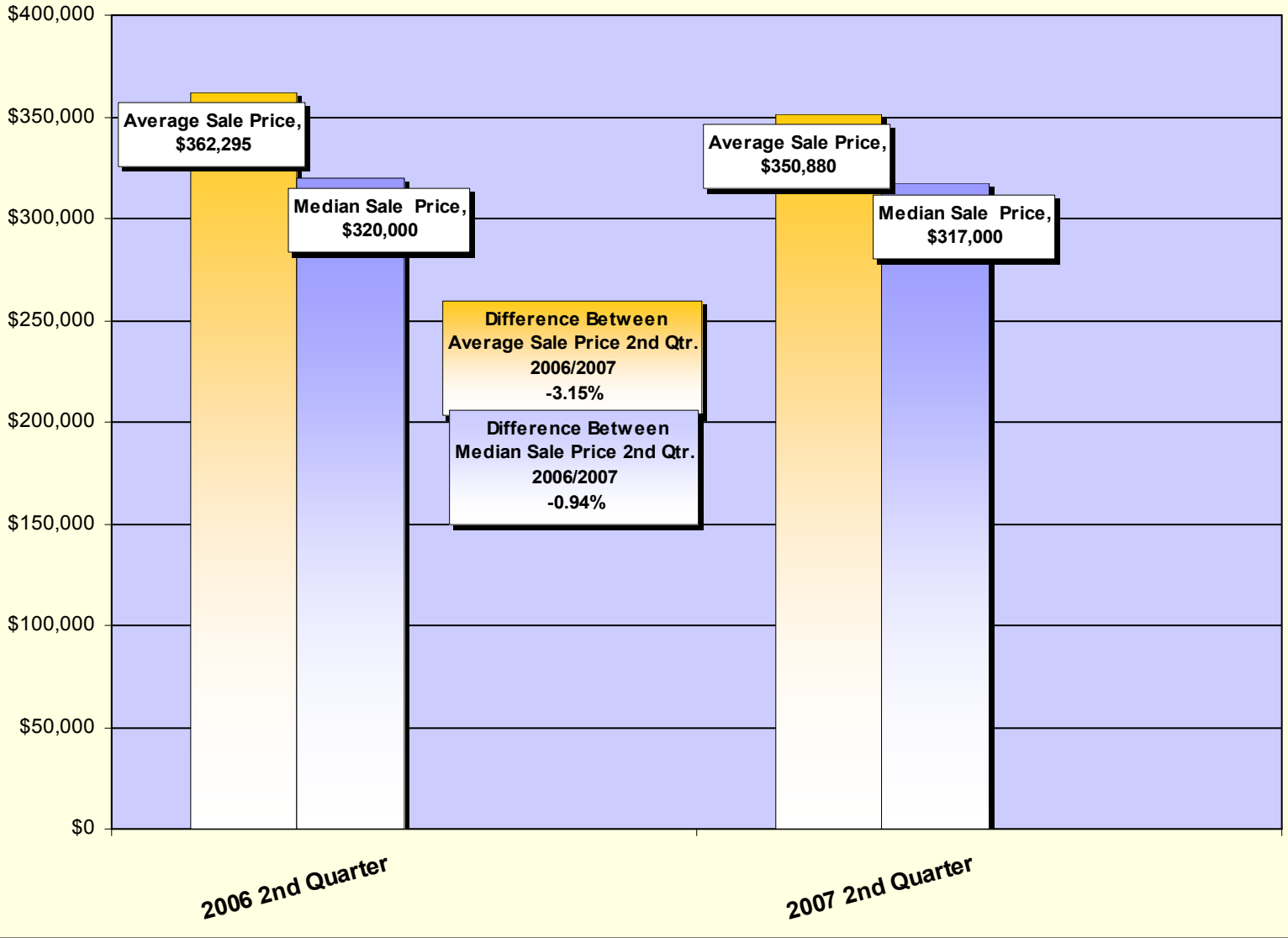


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Halifax 2nd Quarter Comparison Chart 2006/2007

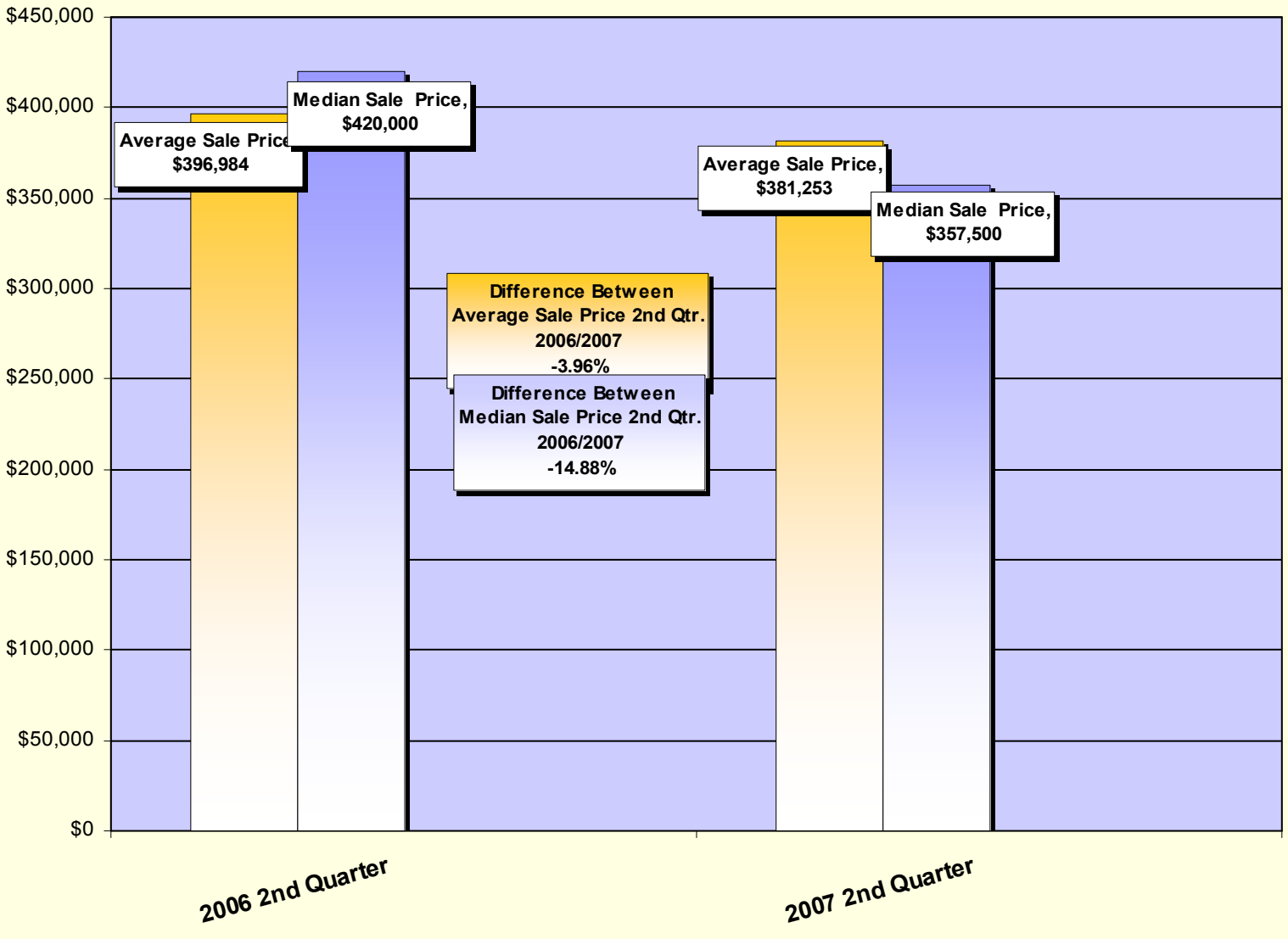


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Lakeville 2nd Quarter Comparison Chart 2006/2007

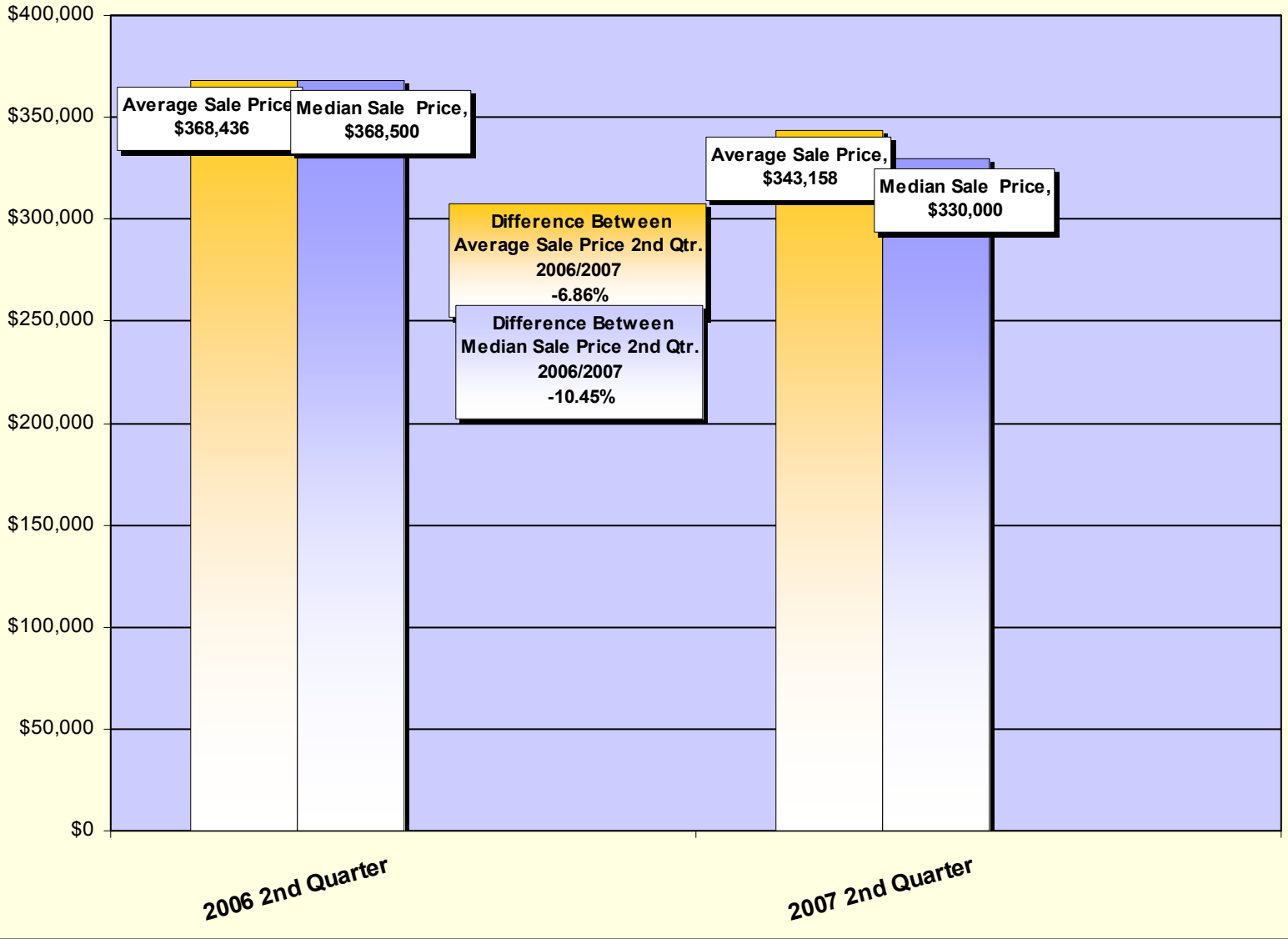


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Middleboro 2nd Quarter Comparison Chart 2006/2007

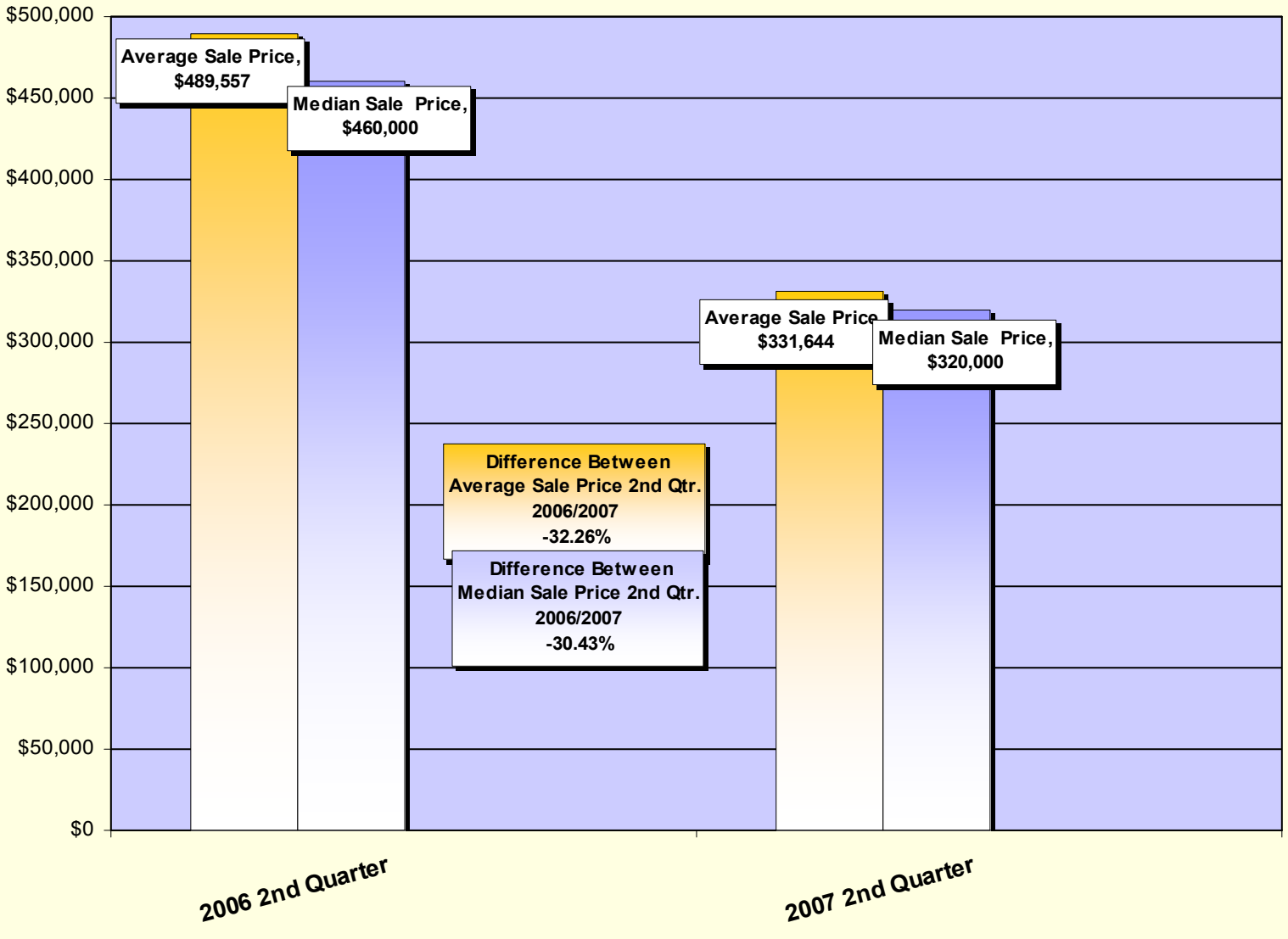


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Plympton 2nd Quarter Comparison Chart 2006/2007

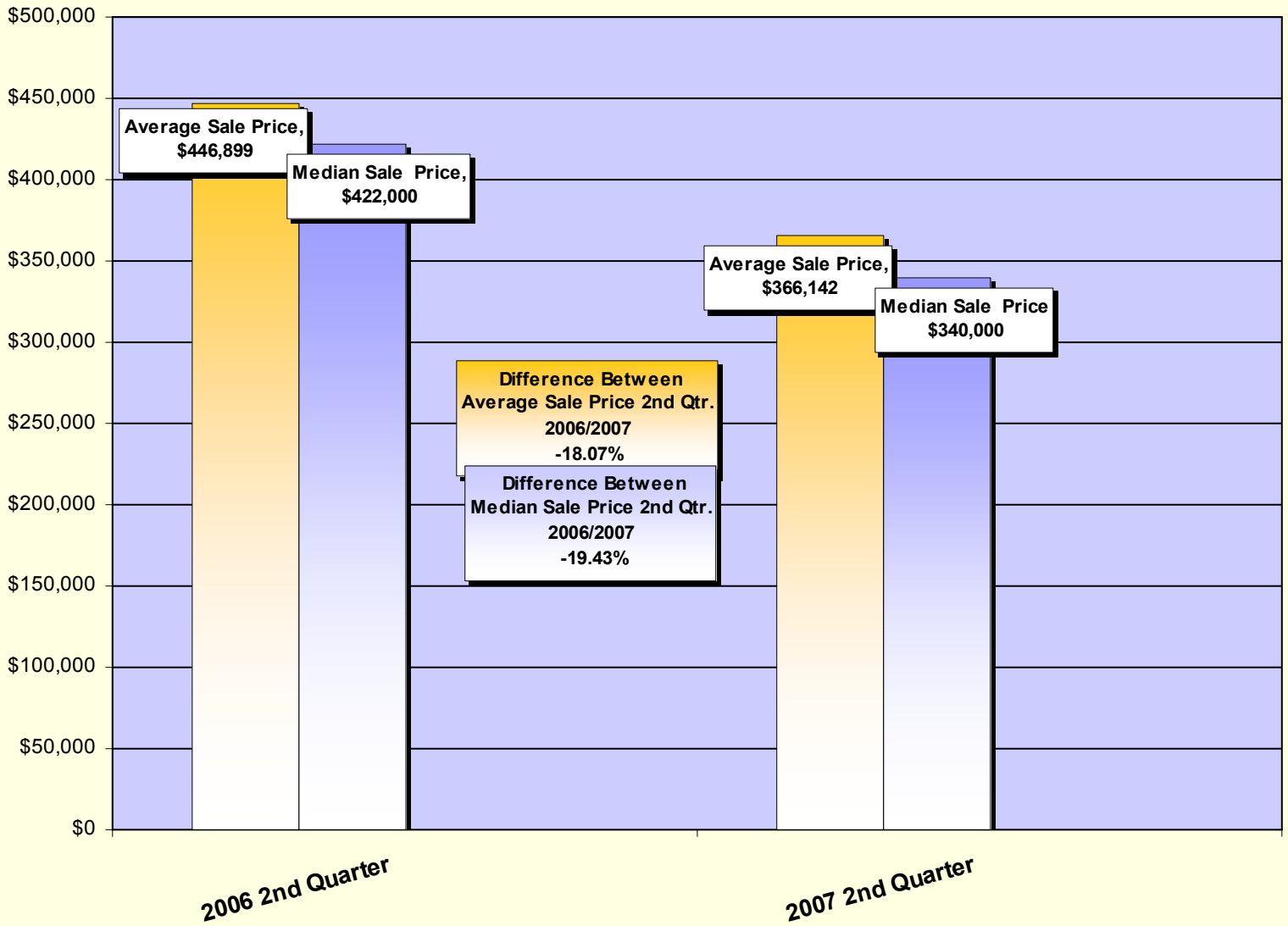


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Raynham 2nd Quarter Comparison Chart 2006/2007

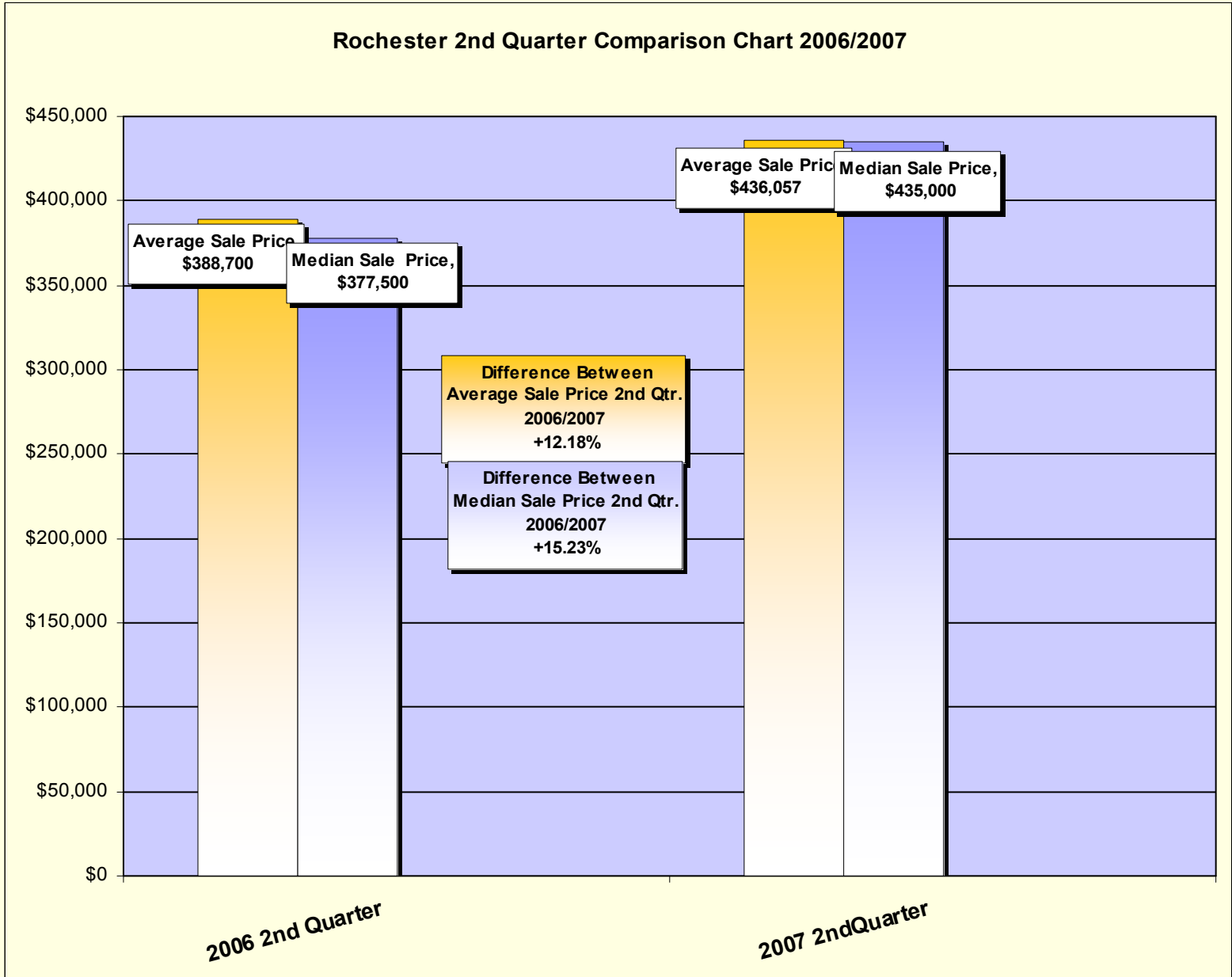


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Rochester 2nd Quarter Comparison Chart 2006/2007

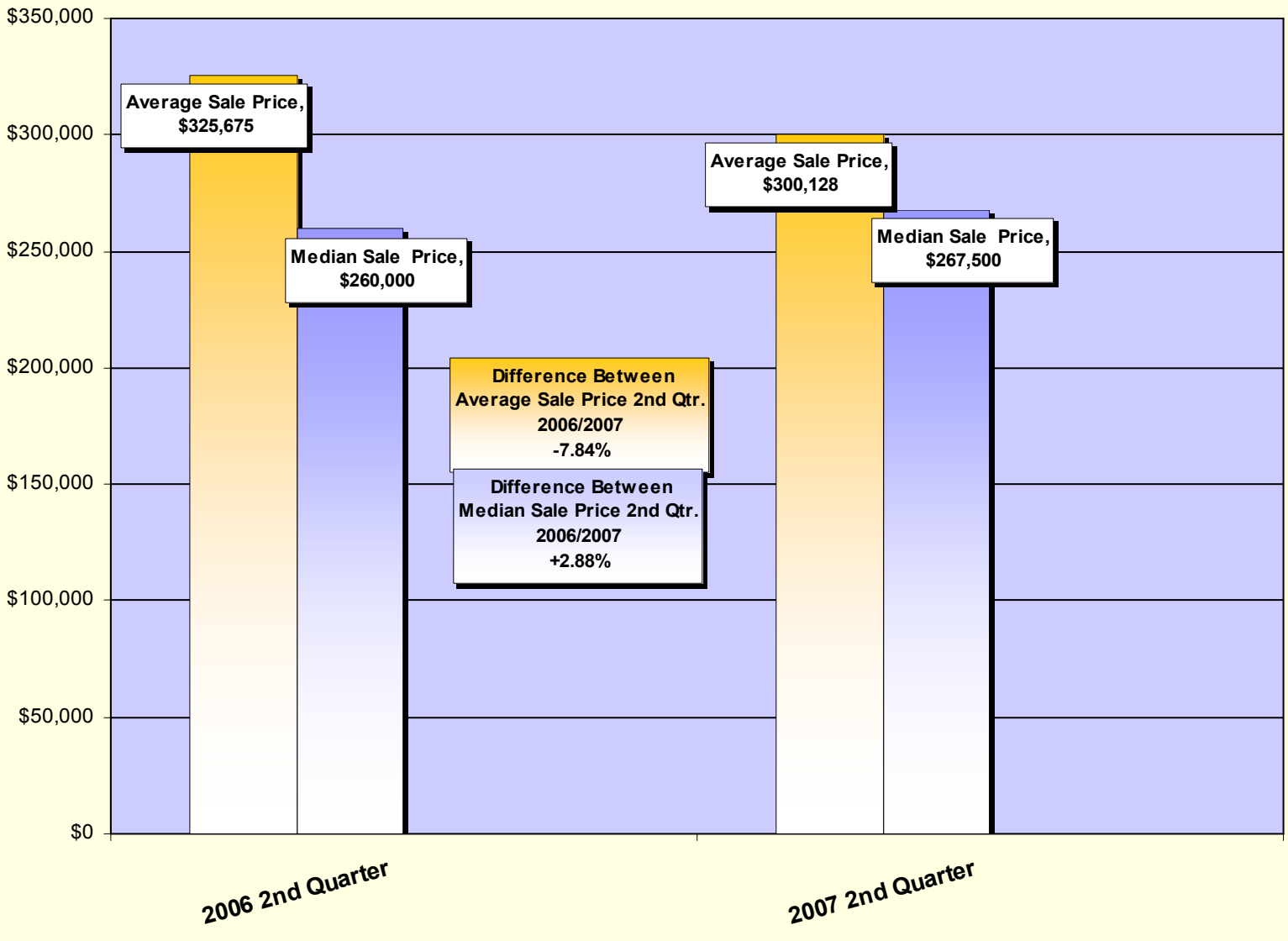


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Wareham 2nd Quarter Comparison Chart 2006/2007



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