



Your Real Estate Revolution

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## Movoto Releases April 2008 Massachusetts Home Market Statistics

**Redwood City, CA — May 7, 2008** — [www.movoto.com](http://www.movoto.com), the spot on the internet to find and buy a home in Massachusetts, today released the company's monthly Massachusetts home inventory report. Movoto's report is drawn from the MLS Property Information Network of Massachusetts and gives a snapshot of local inventories of homes for sale, average list prices, time on market and inventory of distressed properties.

**General Trends:** April inventories were up 5.8% over March, reflecting the ongoing spring selling season. Average list prices were up in 10 counties and down in 4 counties. Distressed properties as a portion of the market were mostly up, but with only small changes in most counties.

**Home Inventories:** Home for Sale inventories are generally **UP** across Massachusetts with all 14 counties showing a month to month **INCREASE** in active listings. The general trend indicates that the spring home selling season is continuing.

Movoto Massachusetts Home Market Inventory Report: April 30, 2008			
County	Total Homes on Market Mar. 31, 2008	Total Homes on Market Apr. 30, 2008	Inventory Change
<i>Barnstable</i>	2,335	2,519	7.9%
<i>Berkshire</i>	138	145	5.1%
<i>Bristol</i>	3,409	3,495	2.5%
<i>Dukes</i>	48	58	20.8%
<i>Essex</i>	5,019	5,298	5.6%
<i>Franklin</i>	379	452	19.3%
<i>Hampden</i>	2,691	2,857	6.2%
<i>Hampshire</i>	409	472	15.4%
<i>Middlesex</i>	7,545	8,012	6.2%
<i>Nantucket</i>	7	10	42.9%
<i>Norfolk</i>	3,762	3,997	6.2%
<i>Plymouth</i>	4,296	4,517	5.1%
<i>Suffolk</i>	3,509	3,770	7.4%
<i>Worcester</i>	6,458	6,740	4.4%
<b>Total</b>	40,005	42,342	5.8%



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**List Prices:** Average list price changes were **UP** March to April with 10 of 14 counties showing an increase in average list price. Overall list price changes are small, indicating a stable pricing environment for homes in Massachusetts.

<b>Movoto Massachusetts Home Market Inventory Report: April 30, 2008</b>				
<b>County</b>	<b>Total Homes on Market</b>	<b>Average List Price Mar. 31, 2008</b>	<b>Average List Price Apr. 30, 2008</b>	<b>List Price Percent Change</b>
<i>Barnstable</i>	2,519	\$629,169	\$638,160	1.4%
<i>Berkshire</i>	145	\$533,166	\$413,592	-22.4%
<i>Bristol</i>	3,495	\$359,160	\$365,263	1.7%
<i>Dukes</i>	58	\$944,400	\$961,151	1.8%
<i>Essex</i>	5,298	\$476,134	\$483,367	1.5%
<i>Franklin</i>	452	\$266,589	\$270,833	1.6%
<i>Hampden</i>	2,857	\$257,383	\$257,971	0.2%
<i>Hampshire</i>	472	\$351,003	\$350,801	-0.1%
<i>Middlesex</i>	8,012	\$497,036	\$502,577	1.1%
<i>Nantucket</i>	10	\$3,790,429	\$3,599,800	-5.0%
<i>Norfolk</i>	3,997	\$609,800	\$605,114	-0.8%
<i>Plymouth</i>	4,517	\$442,640	\$447,886	1.2%
<i>Suffolk</i>	3,770	\$564,784	\$571,037	1.1%
<i>Worcester</i>	6,740	\$317,208	\$318,709	0.5%



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**Days On Market:** The Movoto Days On Market report this month reflects a general aging of listings on the market with most counties showing an increase in inventory at the 30 to 90 days on market level. This month and last month 5 of 14 counties had more than 50% of homes on the market more than 90 days and most counties saw a slight increase in share of homes on the market over 90 days.

<b>Movoto Massachusetts Home Market Inventory Report: April 30, 2008</b>						
			<b>Percentage of Homes on the Market:</b>			
<b>County</b>	<b>Total Homes on Market</b>	<b>Average List Price</b>	<b>Less Than 30 Days</b>	<b>30 to 60 Days</b>	<b>60 to 90 Days</b>	<b>More than 90 Days</b>
<i><b>Barnstable</b></i>	2,519	\$638,160	18%	20%	14%	48%
<i><b>Berkshire</b></i>	145	\$413,592	21%	23%	12%	44%
<i><b>Bristol</b></i>	3,495	\$365,263	18%	16%	12%	54%
<i><b>Dukes</b></i>	58	\$961,151	19%	17%	16%	48%
<i><b>Essex</b></i>	5,298	\$483,367	21%	18%	12%	49%
<i><b>Franklin</b></i>	452	\$270,833	20%	16%	7%	57%
<i><b>Hampden</b></i>	2,857	\$257,971	23%	19%	13%	45%
<i><b>Hampshire</b></i>	472	\$350,801	29%	17%	14%	40%
<i><b>Middlesex</b></i>	8,012	\$502,577	25%	21%	12%	42%
<i><b>Nantucket</b></i>	10	\$3,599,800	10%	30%	10%	50%
<i><b>Norfolk</b></i>	3,997	\$605,114	25%	19%	14%	42%
<i><b>Plymouth</b></i>	4,517	\$447,886	19%	16%	11%	54%
<i><b>Suffolk</b></i>	3,770	\$571,037	28%	22%	14%	36%
<i><b>Worcester</b></i>	6,740	\$318,709	19%	17%	12%	53%



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**Distressed Properties:** “Distressed Properties” share of the market showed an **INCREASE** in 9 of 13 Massachusetts counties. Overall changes in distressed inventory are small, indicating that new foreclosures are coming on the market only slightly more quickly than distressed properties can be sold.

Movoto Massachusetts Home Market Inventory Report: April 30, 2008					
			Percentage of Homes on the Market:		
County	Total Homes on Market	Average List Price	Distressed Properties Mar. 30, 2008	Distressed Properties Apr. 30, 2008	Down/Up
<i>Barnstable</i>	2,519	\$638,160	10.4%	10.1%	↓
<i>Berkshire</i>	145	\$413,592	16.7%	12.4%	↓
<i>Bristol</i>	3,495	\$365,263	4.6%	4.7%	↑
<i>Dukes</i>	58	\$961,151	20.8%	15.5%	↓
<i>Essex</i>	5,298	\$483,367	5.4%	5.5%	↑
<i>Franklin</i>	452	\$270,833	3.7%	4.0%	↑
<i>Hampden</i>	2,857	\$257,971	3.3%	3.5%	↑
<i>Hampshire</i>	472	\$350,801	5.4%	6.4%	↑
<i>Middlesex</i>	8,012	\$502,577	5.7%	5.4%	↓
<i>Nantucket</i>	10	\$3,599,800	0.0%	10.0%	↑
<i>Norfolk</i>	3,997	\$605,114	5.3%	5.4%	↑
<i>Plymouth</i>	4,517	\$447,886	6.6%	7.4%	↑
<i>Suffolk</i>	3,770	\$571,037	7.7%	7.3%	↓
<i>Worcester</i>	6,740	\$318,709	5.3%	5.7%	↑

Movoto defines distressed properties as any property that has an agent note in the MLS that defines the property as “Bank Owned”, “In Foreclosure”, “Short Sale” (where the owner is trying to sell at a price below the mortgage balance to avoid foreclosure) or “REO” (a term used to indicate the property is bank owned).



Contact Mark Brandemuehl ([mbrandemuehl@movoto.com](mailto:mbrandemuehl@movoto.com)) at Movoto for detailed city or zip code level statistics for the counties mentioned in this report.

**Data Collection Methodology:**

- MLS (Multiple Listing Service) data is analyzed for each county covered and reported as of the last day of the month.
- Though Movoto believes these statistics are essentially accurate, the data may not fully reflect actual homes on the market data in any area. MLS data display rules, errors in entry of data into the MLS and other difficulties in gathering and processing data may cause minor inaccuracies.

**About Movoto**

Founded in 2005, Redwood City based Movoto ([www.movoto.com](http://www.movoto.com)) is a full-service real estate brokerage led by an experienced management team of licensed real estate industry veterans and internet technology experts with a shared vision of empowering real estate consumers. [www.movoto.com](http://www.movoto.com) provides first time and experienced buyers with the Internet's most comprehensive "start to finish" home buying solution. Movoto enables home buyers and sellers with easy access to an unrivaled quantity of data, statistics and proprietary real estate information that is bolstered by an extensive network of hand-picked and trustworthy independent real estate professionals with local market expertise.