

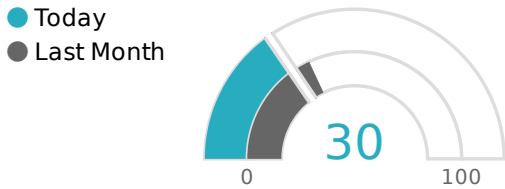
PLAINVILLE, MA 02762

Single-Family Homes

This week the median list price for Plainville, MA 02762 is \$562,500 with the market action index hovering around 30. This is less than last month's market action index of 36. Inventory has held steady at or around 20.

MARKET ACTION INDEX

The Market Action Index answers the question "How's the Market?" by measuring the current rate of sale versus the amount of the inventory. Index above 30 implies Seller's Market conditions. Below 30, conditions favor the buyer.



Slight Seller's Advantage

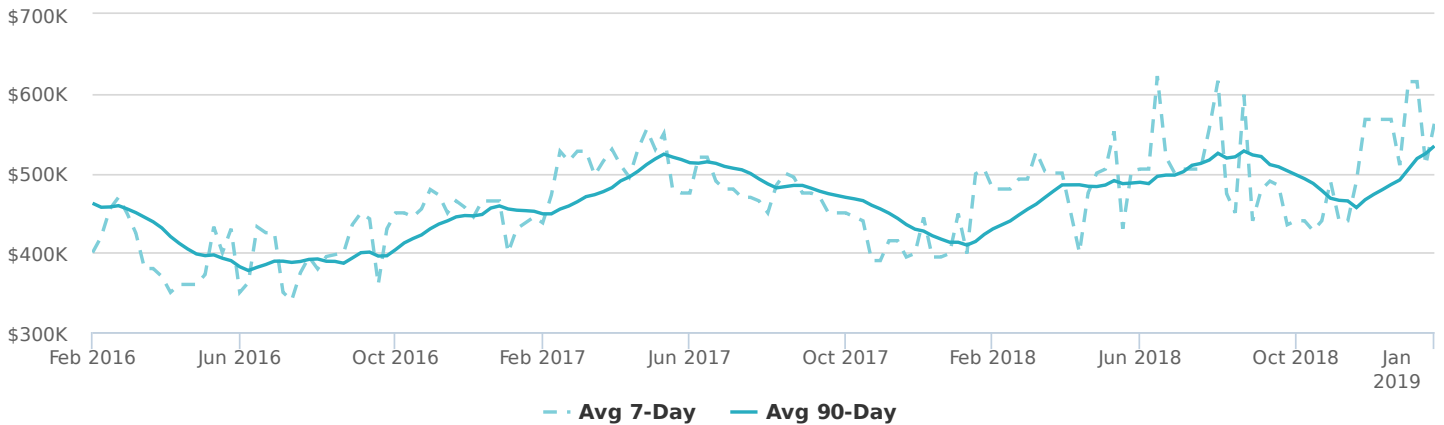
In terms of supply and demand, the market is getting cooler - more supply is coming on the market relative to the sales demand. However, in recent weeks prices have been moving higher. Since it is technically a Buyer's market, this price trend may be a result of improved quality (newer, larger homes) of the homes being listed. Look at the descriptive statistics where you may notice the homes being listed are larger and younger than they have been in the past.

REAL-TIME MARKET PROFILE

Median List Price		\$562,500
Per Square Foot		\$212
Days on Market		167
Price Decreased		10%
Price Increased		0%
Relisted		10%
Inventory		20
Median House Rent		\$1,700
Most Expensive		\$865,000
Least Expensive		\$279,900
Market Action Index		30

Slight Seller's Advantage

MEDIAN LIST PRICE



MARKET SEGMENTS

Each segment below represents approximately 25% of the market ordered by price.

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
\$689,750	3,146	0.5 - 1 acre	4	2	0	0	0	198
\$625,000	2,975	1 - 2.5 acres	4	2	0	0	0	222
\$400,000	2,100	0.25 - 0.5 acre	3	2	119	0	0	141
\$314,000	1,229	0.5 - 1 acre	3	1	64	0	1	107