

State of the Massachusetts Housing Market

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Massachusetts Benchmarks

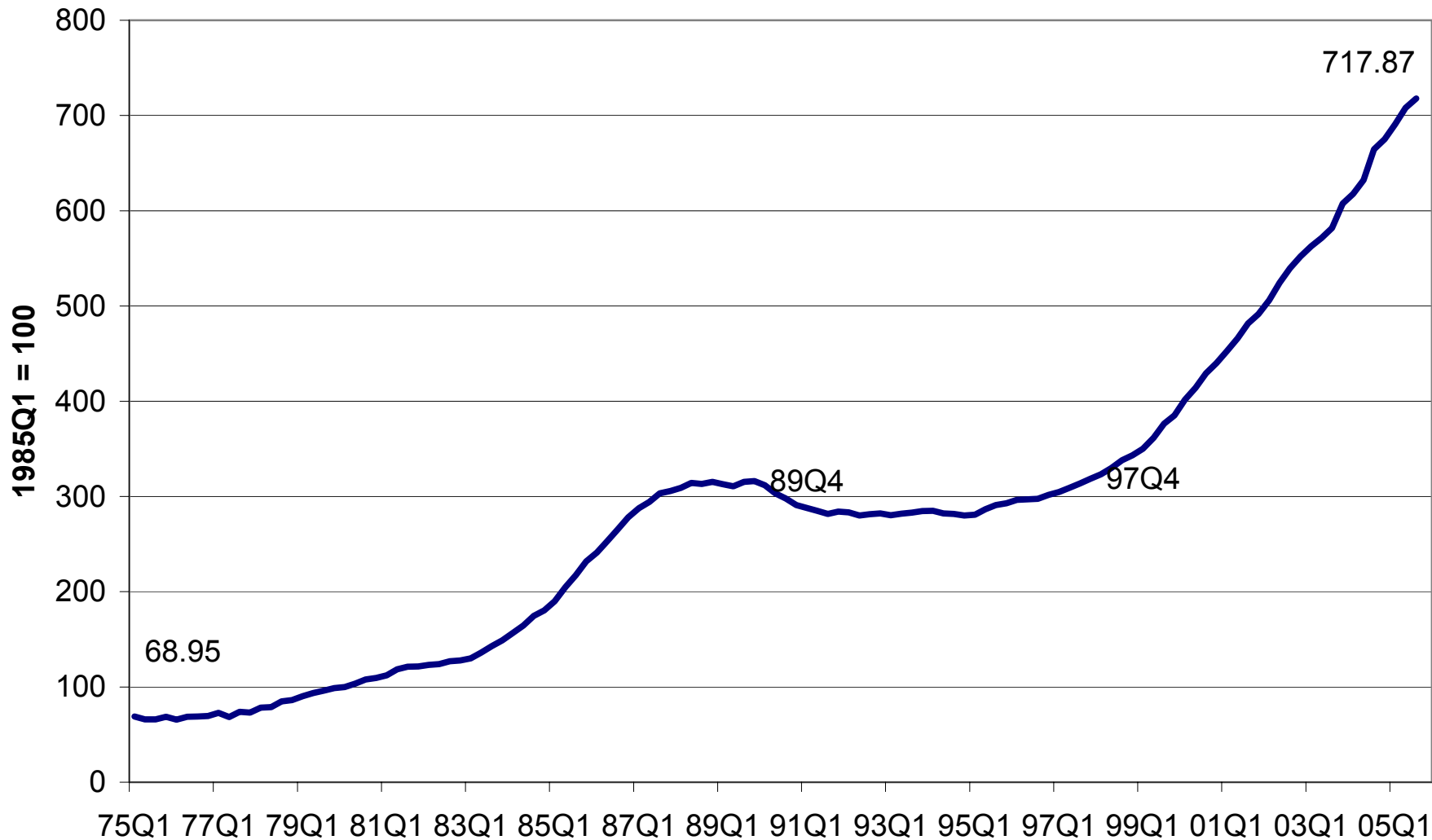
NEEP

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House Price Index, Massachusetts

Source: HUD



Housing Price Appreciation, by State

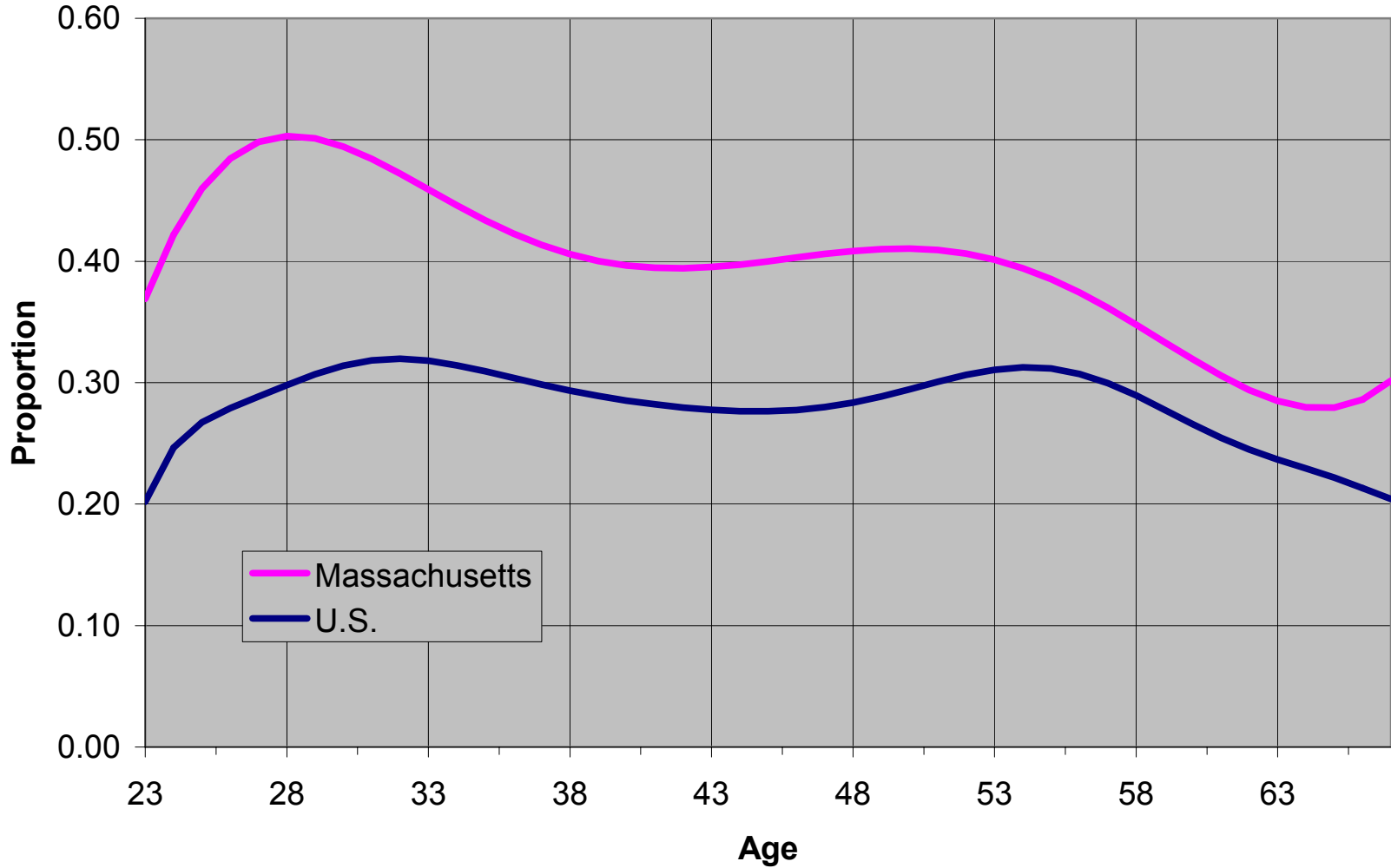
Percent Change in House Prices, 1980Q1-2005Q3

Source: OFHEA Housing Price Index

State	Index
Massachusetts	618
New York	511
Rhode Island	485
California	485
District of Columbia	471
New Jersey	427
Maine	384
New Hampshire	384
Hawaii	375
Maryland	369
Delaware	362
Connecticut	348
Virginia	328
Vermont	319
Florida	316
Washington	310
Oregon	281
Nevada	280
United States	273

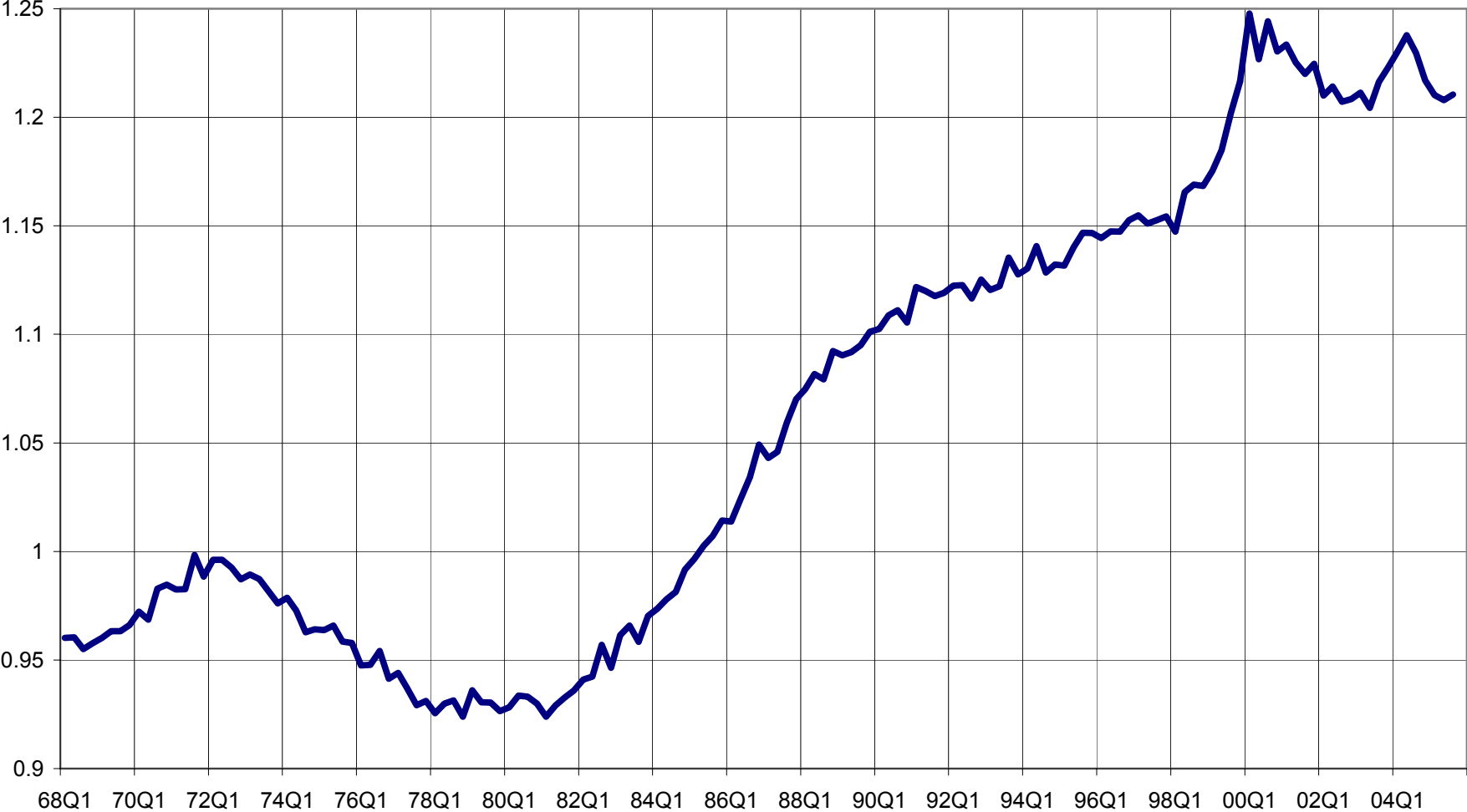
Proportion of residents with a BA or higher degree, 2004

Source: 2004 PUMS, Census Bureau

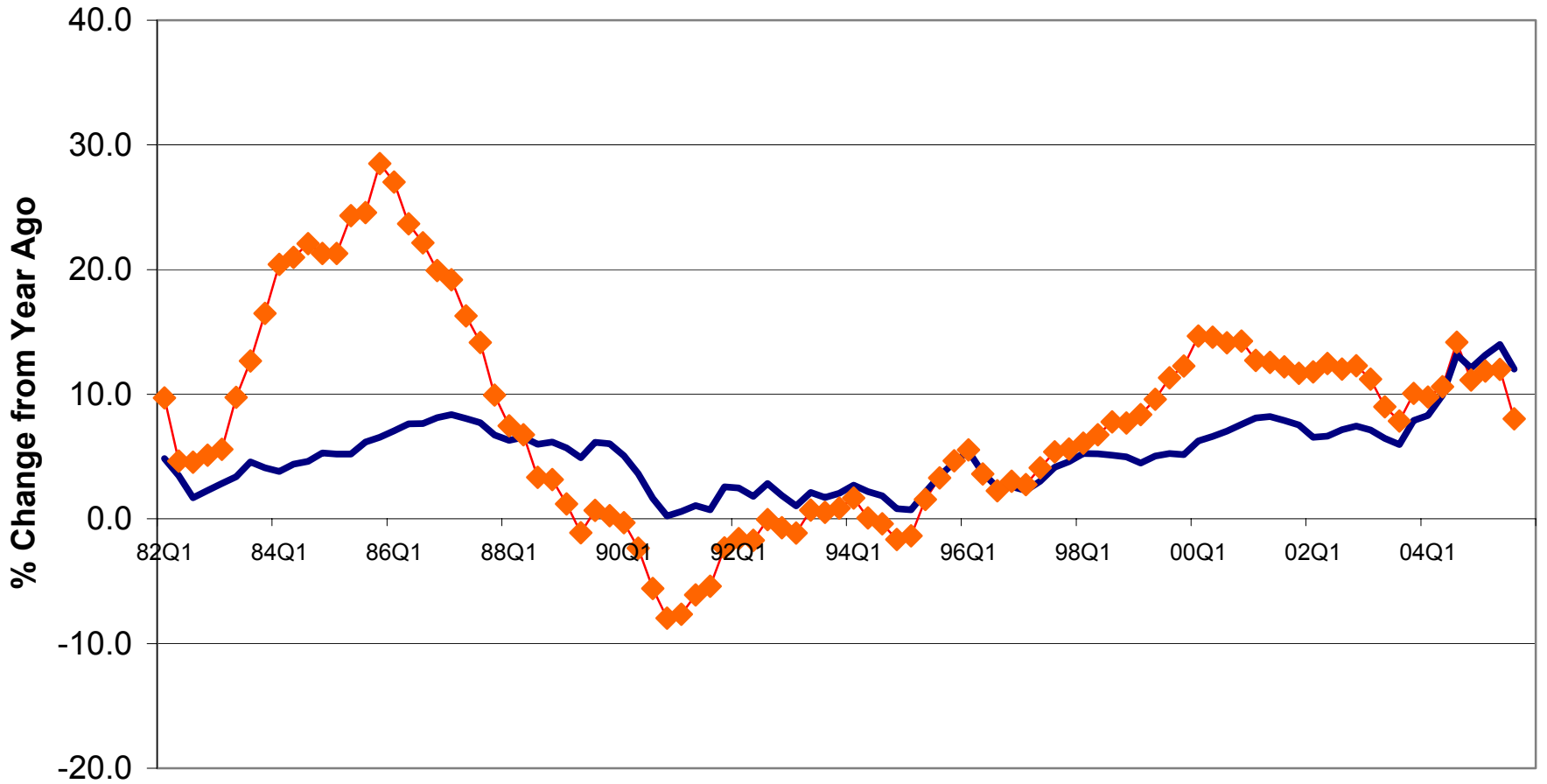


Ratio of Massachusetts to U.S. Wage and Salary Disbursements per Payroll Job

Source: BEA for wage and salary disbursements; BLS for payroll employment



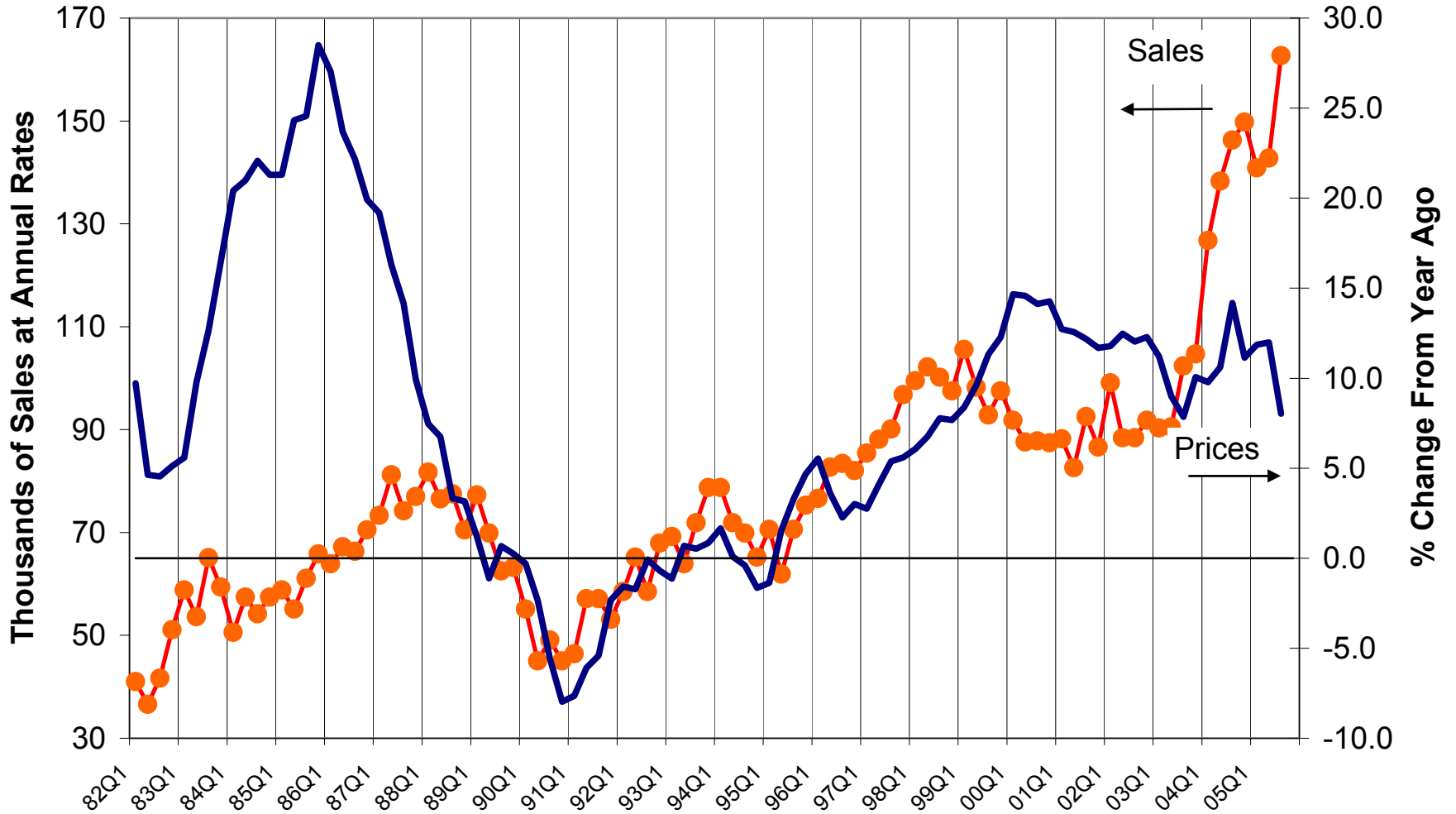
Housing Price Appreciation



Source: OFHEO



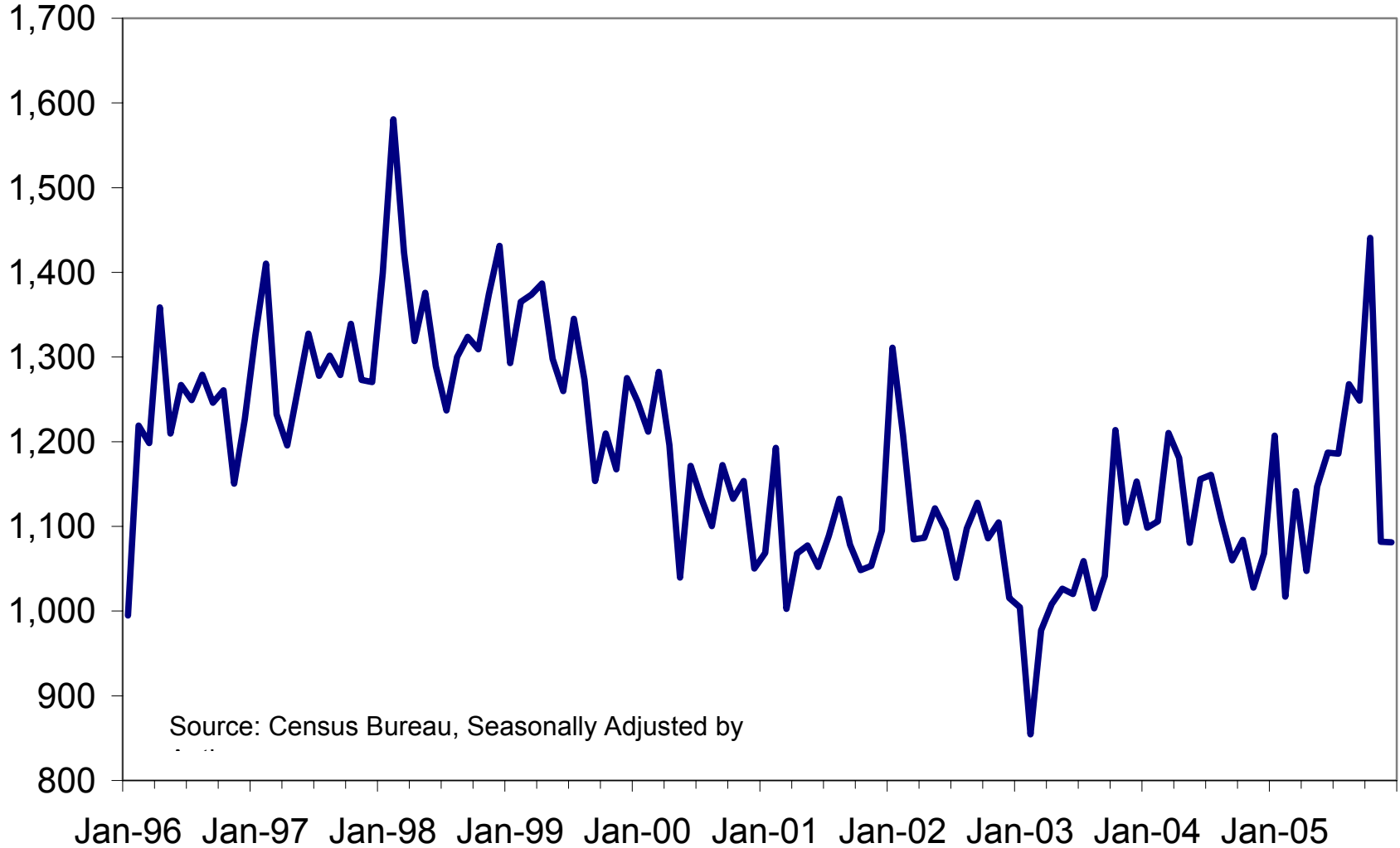
House Price Growth and Sales Volume of Existing Homes



Source: OFHEA (Prices), National Association of Realtors (Sales)

Single Family Housing Permits

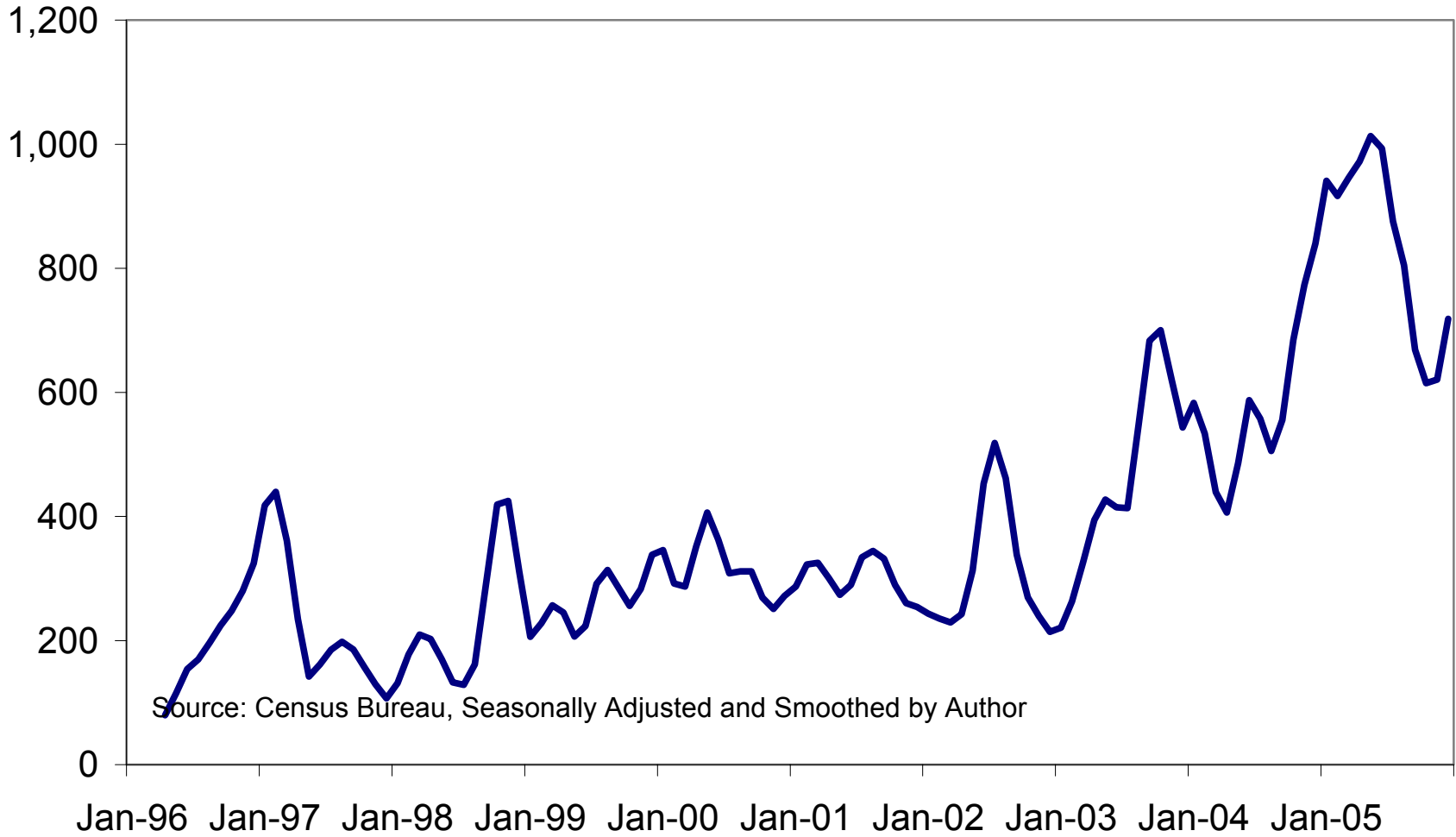
Number per Month, Seasonally Adjusted



Source: Census Bureau, Seasonally Adjusted by

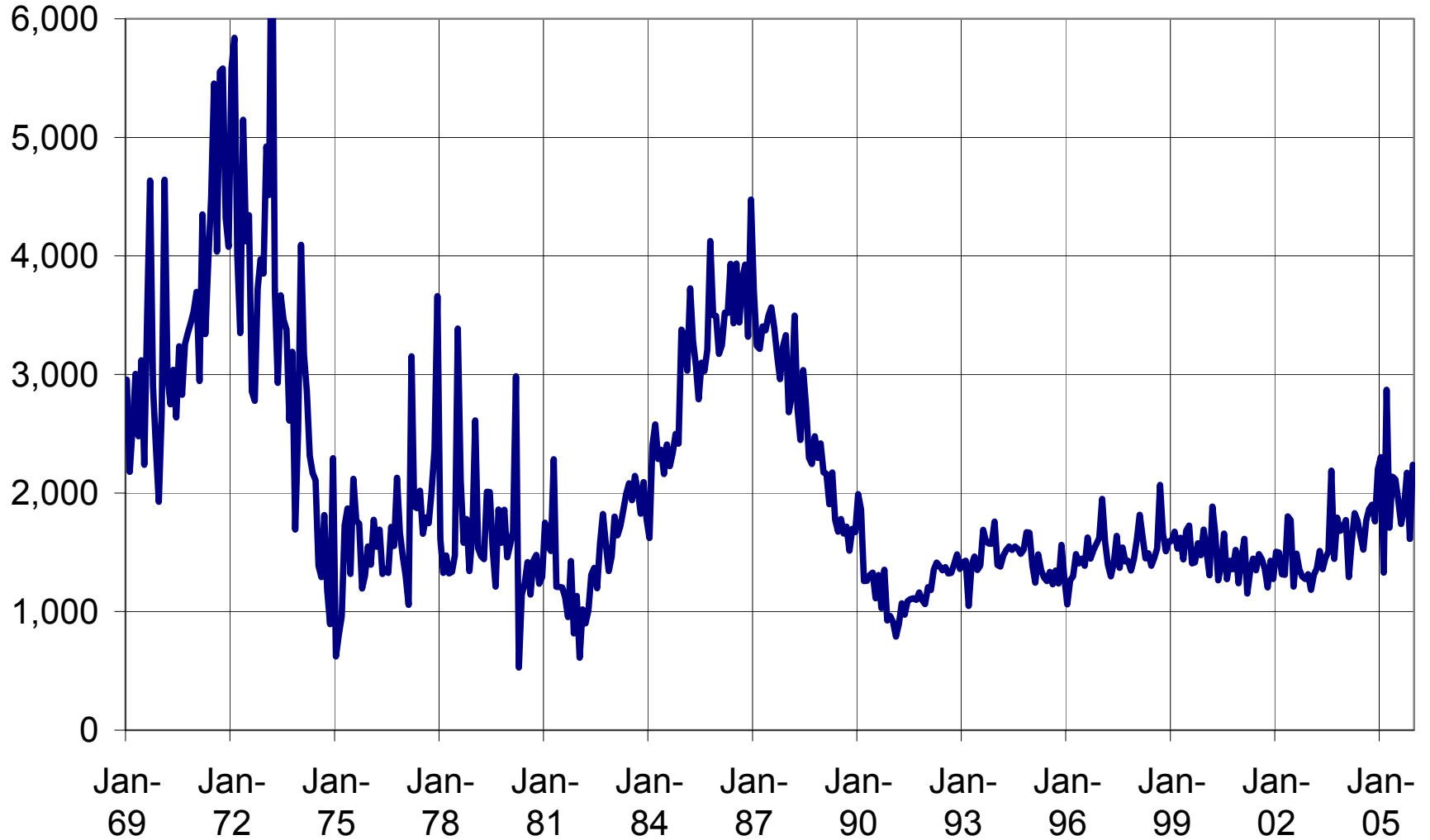
Multi Family Housing Permits

Number per Month, Seasonally Adjusted and Smoothed



Housing Permits, MA

Source: Census Bureau, Seasonally Adjusted by Author



The Critical Ratio of Housing Prices to Income

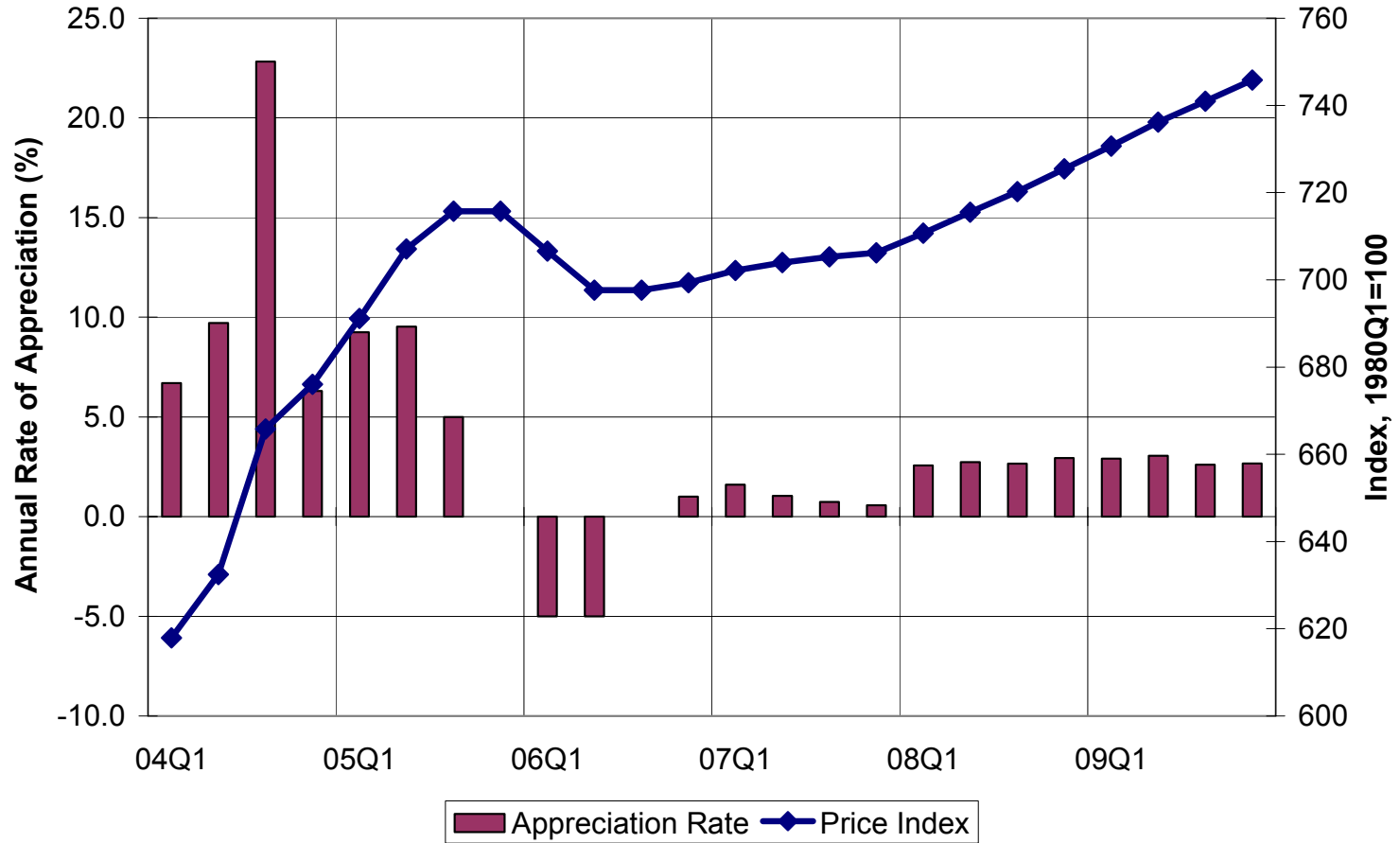
Year	Massachusetts			U.S.		
	Per Capita Personal Income	Median Home Value	Ratio Home Value to Income	Per Capita Personal Income	Median Home Value	Ratio Home Value to Income
1960	2,672	13,800	5.17	2,401	11,900	4.96
1970	4,483	20,600	4.60	4,085	17,000	4.16
1980	10,602	48,400	4.57	10,114	47,200	4.67
1989	22,342	169,707	7.60	18,520	77,105	4.16
1990	23,043	162,800	7.07	19,477	79,100	4.06
2000	37,756	206,025	5.46	29,847	124,176	4.16
2001	38,949	233,833	6.00	30,575	128,203	4.19
2002	38,973	256,418	6.58	30,804	135,480	4.40
2003	39,504	308,850	7.82	31,472	143,515	4.56
2004	41,801	331,008	7.92	32,937	151,366	4.60
2005Q2	43,690	378,758	8.67	34,488	176,459	5.12

Sources: Per Capita Personal Income: BEA for 1960-2004, BEA and Economy.com for 2005Q2.

Median Home Value: Census of Housing for 1960-1990, American Community Survey for 2000-2004. The HUD OFHEO index is used to extrapolate median home value for 1989 and 2005Q2.

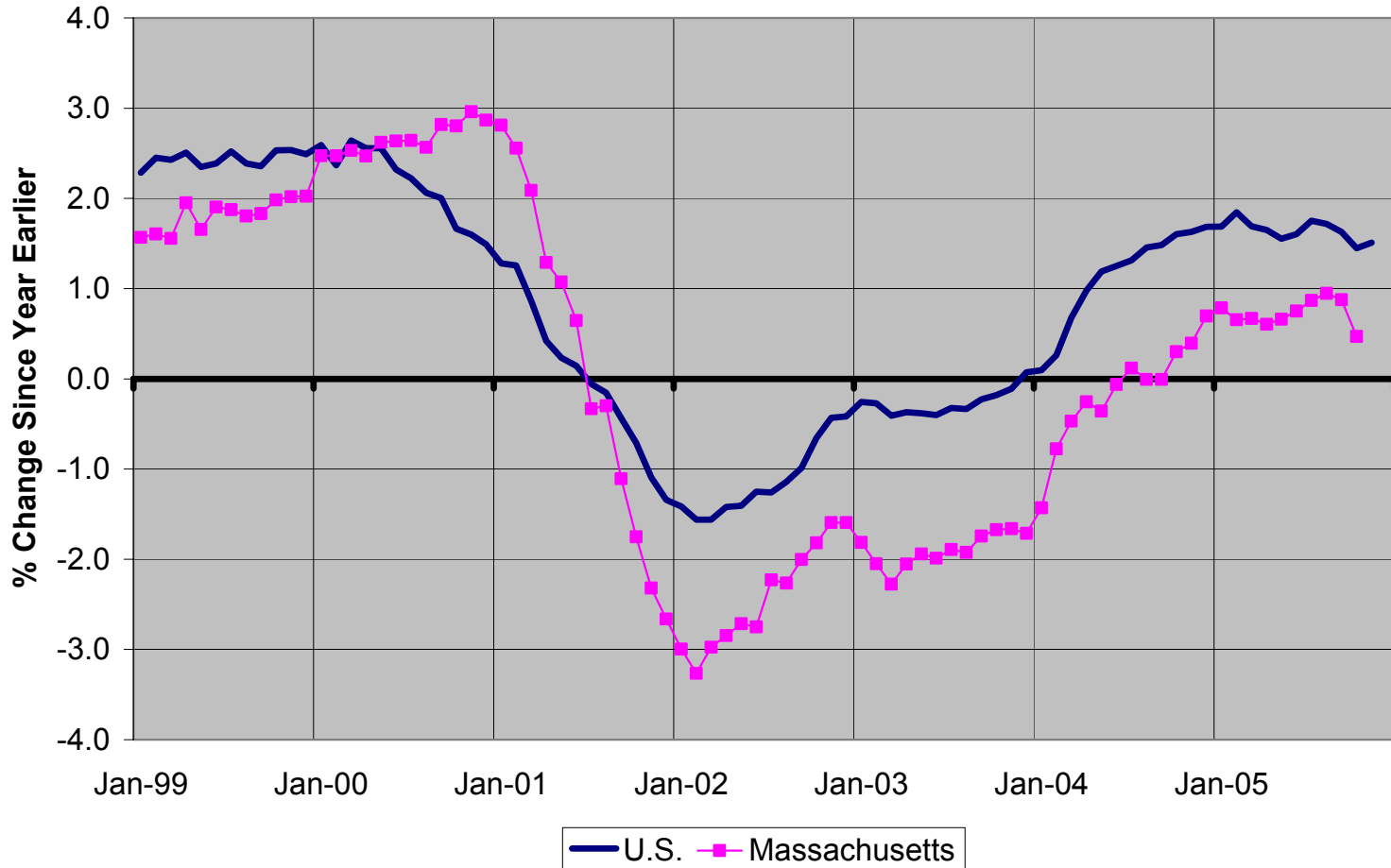
NEEP Forecast of Housing Prices

Housing Price Index

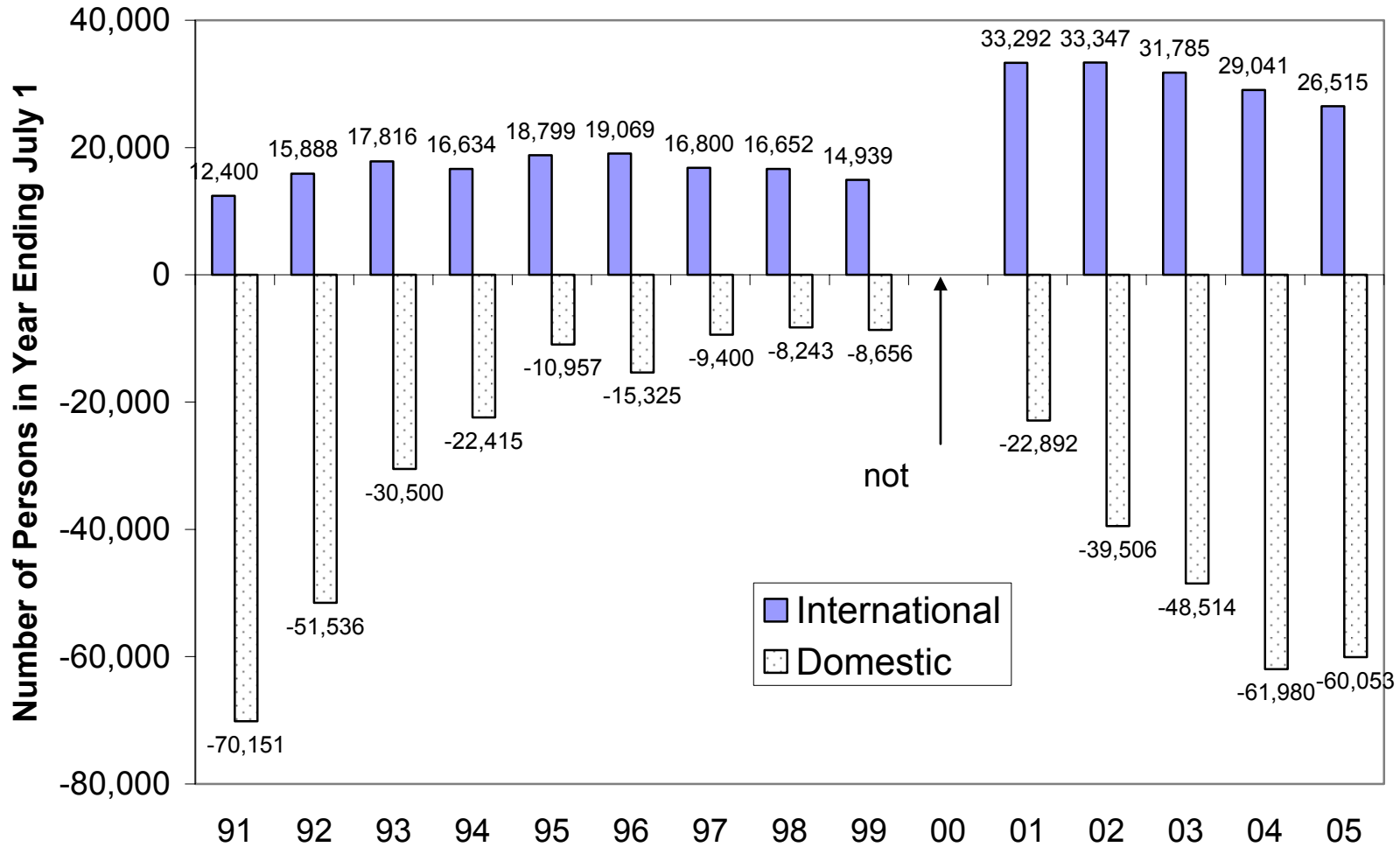


Employment Growth

Source: Bureau of Labor Statistics, Payroll Employment



Net Migration into Massachusetts



Source: Census Bureau: Population Estimates Branch