

Real Estate Owned (REO) Stabilization Opportunity Score A Brief Explanation (Updated using March 2009 Data)

What is the intended use of the REO Stabilization Opportunity Score (SOS) Index?

After properties are foreclosed and being auctioned off unsuccessfully, they will become Real Estate Owned (REO) properties when lenders take over their ownership. The REO SOS Index is designed to help local agencies, organizations, and other entities identify opportunities for rehabilitating, acquiring, and/or redeveloping REO properties in order to stabilize communities impacted by foreclosures and REOs.

Although the Index was produced to help participating agencies of the Neighborhood Stabilization Program, any entity interested in REO stabilization work can use it.

How is the score calculated?

The Index evaluates two main areas (current and future availability of REOs and local REO/real estate market health) using four criteria:

- 1) *REO availability*: This criterion evaluates the number of REOs in each ZIP as of March 2009, weighted by the concentration of these REOs. Previous studies consistently suggest that when foreclosures and REOs are spatially clustered, the negative spillover effects are more intense. The concentration weight reflects that fact. The number of REOs is based on the LPS (Lender Processing Services Inc.) Applied Analytics (formerly McDash) dataset, which covers the majority of active mortgages. Nonetheless, because of the dataset does not cover the entire pool of active mortgages, the actual number of REOs within each ZIP may be slightly higher than the estimates indicated in the attached table. Please refer to Footnote 3 in the table for more detailed coverage information for a specific state.
- 2) *90-day and more delinquency*: This criterion serves as a proxy for possible future REOs. Similar to the “REO availability” criterion, this criterion evaluates the number of 90-day and longer delinquencies, weighted by their spatial concentrations. The estimates are subject to the same coverage limitations discussed in the “REO availability” section.
- 3) *Median time of an REO on the market*: This criterion evaluates the median length of time on the market for the properties that have become REO since 2005. The calculation includes not only the properties that have been repurchased since they became REO, but also those that are currently for sale. A longer median time on the market usually suggests a more stagnant local REO/real estate market.
- 4) *Median home sales price decline*: This criterion evaluates the absolute decline of the median home sales price, weighted by the percentage of such decline, between the period of January 2005 to June 2006 and the period of January 2008 to March 2009. ZIP codes with fewer than 15 transactions in either period are excluded since a small transaction volume could significantly skew the median sales price. Transactions with a price lower than \$10,000 are also excluded in the calculation as they are usually unconventional sales, such as transfers between family members. A negative value here suggests that the median home sale price has gone up. This criterion uses the data provided by the Warren Group.

Every ZIP code that has sufficient data for each of these four criteria is analyzed and compared against the rest of such ZIP codes within the state. A standardized score is then given in each of these four areas, 1.000 represents the higher level in the state (e.g. the longest median time of an REO on the market), while 0.000 represents the lowest level in the state. The final composite standardized score takes into consideration all four criteria.

What does the score mean?

The SOS Index is a standardized score, and it reflects the relative distressed level of a ZIP code with respect to the other ZIP codes in the state. A higher score indicates a higher distressed level. For instance, a ZIP code with a higher composite score may have a higher volume of REOs and 90-day+ delinquency. Compared with other ZIP codes in the state, it takes longer for REOs there to sell at a greater discount.

However, a higher score should not be interpreted simply as having higher stabilization potential: other factors may be in play.

On one hand, REO stabilization efforts in highly distressed areas may be more cost-effective than in a marginally distressed area. For instance, basic rehabilitation efforts on REOs in a highly distressed neighborhood could be a significant improvement, but it might not be that significant in a marginally distressed neighborhood where the few foreclosed properties are in relatively good condition. On the other hand, stabilization efforts in highly distressed neighborhoods could be less effective if the conditions are dire.

Therefore, the REO Index should serve only as a starting point, and policymakers should consider the specific local conditions when formulating REO strategies.

What is the difference between the REO SOS Index and the HUD and LISC indexes?

In addition to the obvious difference in each index's methodology, the REO SOS Index focuses exclusively on factors closely related to REOs. Nonetheless, the HUD Foreclosure Risk Score and the LISC Foreclosure Needs Score consider factors related to potential foreclosures, such as the prevalence of high-cost (or subprime) mortgages, vacancy rate, unemployment rate, etc. If an organization's program seeks to target areas with high foreclosure risks, then HUD and LISC indexes may be more appropriate. If an organization is interested in stabilizing the properties that have already become REOs, then the REO SOS Index is more appropriate.

Although foreclosure risk and REOs are somewhat related, they are not necessarily correlated. For instance, only a portion of the foreclosures will eventually end up in REOs. In addition, even after foreclosed properties have become REOs, some local areas, especially the relatively healthy ones, could leave such properties to market forces and not need additional (public) intervention efforts.

In addition, there are more-minor differences between the REO SOS Index and the HUD/LISC indexes. The REO SOS Index uses more recent data and is calculated at the ZIP code level. The HUD Index is calculated at the Census Tract Group level, although the LISC Index uses ZIP codes.

Where can I obtain further information on the REO SOS index?

A discussion paper with more in-depth discussion of the Index and related REO issues is underway. Please contact Kai-yan Lee (kai-yan.lee@bos.frb.org) for questions regarding the index.

Massachusetts REO Stabilization Opportunity Score
(Updated using March 2009 data)

ZIP Code ⁽¹⁾	Town ⁽²⁾	REO Stability Opportunity Score	Number of REOs ⁽³⁾	REOs per Square Mile	Index: REO Availability	Number of 90-day and more Delinquency ⁽³⁾	90-day and more Delinquency per Square Mile	Index: 90-day and more Delinquency	Median time of REO on Market (month) ⁽⁴⁾	Index: Median Time of REO on Market	Median Home Sales Price Decline ⁽⁵⁾	Percent of Median Home Sales Price Decline	Index: Home Sales Price Decline
01001	AGAWAM	0.133	1	0.08	0.188	25	2.04	0.528	6.42	0.320	\$12,950	7.0%	0.123
01007	BELCHERTOWN	0.013	1	0.02	0.013	23	0.43	0.239	5.10	0.123	\$10,000	4.0%	0.097
01010	BRIMFIELD	0.129	2	0.06	0.223	10	0.29	0.087	6.40	0.317	\$53,000	22.1%	0.521
01011	CHESTER	0.472	1	0.02	0.006	4	0.07	0.016	9.84	0.893	\$62,500	45.5%	0.903
01013	CHICOPEE	0.728	9	1.55	0.806	42	7.25	0.799	8.35	0.686	\$12,000	7.6%	0.126
01020	CHICOPEE	0.385	3	0.25	0.511	53	4.37	0.751	6.85	0.346	-\$3,500	2.1%	0.042
01027	EASTHAMPTON	0.019	3	0.07	0.298	19	0.45	0.201	2.16	0.013	-\$5,250	2.4%	0.036
01028	EAST LONGMEADOW	0.155	2	0.15	0.369	25	1.93	0.521	5.44	0.181	\$15,000	6.3%	0.129
01035	HADLEY	0.010	1	0.04	0.078	3	0.13	0.023	5.32	0.139	\$27,900	9.4%	0.178
01036	HAMPDEN	0.006	1	0.05	0.107	7	0.36	0.071	5.13	0.129	\$3,000	1.2%	0.071
01040	HOLYOKE	0.638	6	0.27	0.621	52	2.35	0.670	8.81	0.731	\$20,000	12.5%	0.172
01056	LUDLOW	0.168	1	0.04	0.055	20	0.75	0.307	8.84	0.741	\$15,000	7.7%	0.139
01057	MONSON	0.055	1	0.02	0.016	18	0.40	0.181	7.29	0.443	\$27,000	12.9%	0.210
01060	NORTHAMPTON	0.197	1	0.09	0.197	6	0.52	0.094	11.23	0.951	\$2,000	0.8%	0.061
01068	OAKHAM	0.430	1	0.05	0.094	5	0.24	0.049	10.55	0.929	\$66,500	24.0%	0.670
01069	PALMER	0.107	1	0.03	0.045	29	0.99	0.424	6.87	0.353	\$25,147	14.0%	0.214
01075	SOUTH HADLEY	0.460	5	0.28	0.592	20	1.13	0.388	8.55	0.712	\$9,950	4.6%	0.100
01077	SOUTHWICK	0.113	1	0.03	0.036	24	0.78	0.346	4.90	0.087	\$59,068	23.0%	0.583
01080	THREE RIVERS	0.414	1	0.38	0.395	5	1.89	0.233	13.97	0.987	\$4,450	2.9%	0.084
01081	WALES	0.265	2	0.15	0.353	10	0.73	0.178	9.26	0.832	\$3,000	1.6%	0.078
01082	WARE	0.586	7	0.16	0.563	28	0.65	0.343	9.76	0.867	\$31,413	17.3%	0.285
01083	WARREN	0.751	2	0.15	0.362	17	1.28	0.379	10.84	0.935	\$63,617	32.3%	0.796
01085	WESTFIELD	0.298	10	0.16	0.612	63	1.00	0.557	5.40	0.175	\$20,727	10.0%	0.152
01089	WEST SPRINGFIELD	0.485	7	0.44	0.683	42	2.64	0.650	7.08	0.417	\$7,725	4.2%	0.091
01095	WILBRAHAM	0.110	3	0.13	0.401	13	0.55	0.175	6.87	0.353	\$15,000	5.6%	0.120
01104	SPRINGFIELD	0.851	26	4.44	0.945	111	18.94	0.961	8.29	0.657	\$33,540	24.3%	0.382
01105	SPRINGFIELD	0.926	10	7.46	0.916	24	17.91	0.848	9.84	0.893	\$49,714	42.0%	0.799
01106	LONGMEADOW	0.395	1	0.10	0.207	14	1.47	0.366	9.81	0.871	\$35,000	10.9%	0.227
01107	SPRINGFIELD	0.990	15	12.00	0.961	27	21.60	0.874	10.05	0.919	\$71,590	47.3%	0.926
01108	SPRINGFIELD	0.916	30	8.67	0.971	84	24.28	0.958	9.82	0.883	\$49,100	29.8%	0.618
01109	SPRINGFIELD	0.935	22	4.25	0.922	99	19.11	0.945	10.85	0.939	\$45,750	35.2%	0.676
01118	SPRINGFIELD	0.741	5	1.35	0.744	37	9.97	0.825	8.84	0.741	\$13,000	8.1%	0.136
01119	SPRINGFIELD	0.612	4	1.12	0.712	64	17.98	0.913	6.90	0.382	\$13,550	9.3%	0.142
01129	SPRINGFIELD	0.424	2	0.60	0.570	14	4.17	0.550	7.29	0.443	\$19,278	11.8%	0.159
01151	INDIAN ORCHARD	0.767	9	3.80	0.861	31	13.08	0.845	7.90	0.608	\$24,500	17.8%	0.246
01201	PITTSFIELD	0.272	3	0.04	0.236	50	0.69	0.463	8.55	0.712	-\$4,500	3.1%	0.032
01220	ADAMS	0.049	3	0.10	0.346	9	0.29	0.074	6.85	0.346	-\$2,500	2.0%	0.049
01223	BECKET	0.094	1	0.02	0.003	3	0.05	0.006	12.02	0.958	-\$50,000	35.7%	0.006
01238	LEE	0.003	1	0.02	0.010	6	0.11	0.032	5.63	0.194	-\$5,100	2.3%	0.039
01247	NORTH ADAMS	0.447	6	0.10	0.489	29	0.50	0.304	9.81	0.871	\$9,000	7.6%	0.107
01253	OTIS	0.120	1	0.06	0.123	2	0.12	0.010	11.03	0.948	-\$50,100	18.6%	0.010
01301	GREENFIELD	0.029	1	0.04	0.049	23	0.83	0.353	5.84	0.197	-\$500	0.3%	0.055
01330	ASHFIELD	0.000	1	0.03	0.026	2	0.06	0.000	4.32	0.058	\$3,000	1.5%	0.074

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01331	ATHOL	0.793	9	0.16	0.595	44	0.78	0.460	8.87	0.790	\$64,000	36.4%	0.832
01339	CHARLEMONT	0.016	1	0.01	0.000	3	0.04	0.003	7.29	0.443	-\$10,000	6.0%	0.026
01364	ORANGE	0.236	5	0.14	0.505	24	0.67	0.324	5.89	0.220	\$37,200	21.2%	0.366
01376	TURNERS FALLS	0.068	1	0.06	0.126	7	0.42	0.091	7.90	0.608	\$575	0.4%	0.058
01420	FITCHBURG	0.913	43	1.59	0.909	118	4.36	0.861	9.26	0.832	\$65,358	31.4%	0.793
01430	ASHBURNHAM	0.065	1	0.03	0.023	17	0.46	0.188	5.13	0.129	\$53,873	22.0%	0.528
01431	ASHBY	0.019	1	0.04	0.061	10	0.42	0.120	4.94	0.091	\$36,216	14.1%	0.275
01432	AYER	0.343	3	0.26	0.518	16	1.37	0.385	5.90	0.223	\$52,400	18.1%	0.437
01440	GARDNER	0.854	11	0.44	0.715	59	2.35	0.683	8.90	0.806	\$62,050	30.7%	0.754
01450	GROTON	0.304	2	0.06	0.233	8	0.25	0.061	8.06	0.644	\$75,000	17.0%	0.563
01451	HARVARD	0.230	1	0.04	0.068	6	0.26	0.055	12.23	0.961	\$56,315	9.8%	0.288
01452	HUBBARDSTON	0.032	1	0.02	0.019	13	0.30	0.117	5.94	0.249	\$36,077	13.9%	0.269
01453	LEOMINSTER	0.790	15	0.49	0.751	89	2.88	0.767	7.56	0.534	\$56,000	24.3%	0.592
01460	LITTLETON	0.553	6	0.36	0.654	10	0.60	0.152	6.29	0.278	\$110,700	25.7%	0.900
01462	LUNENBURG	0.282	5	0.19	0.547	18	0.68	0.275	5.32	0.139	\$57,950	19.5%	0.508
01468	TEMPLETON	0.223	1	0.05	0.091	13	0.61	0.191	7.29	0.443	\$56,550	26.5%	0.631
01469	TOWNSEND	0.045	1	0.05	0.104	15	0.75	0.256	5.87	0.207	\$34,500	12.6%	0.243
01473	WESTMINSTER	0.078	1	0.03	0.029	14	0.39	0.142	1.66	0.010	\$72,000	26.4%	0.751
01475	WINCHENDON	0.673	7	0.17	0.576	39	0.96	0.482	8.84	0.741	\$44,500	22.3%	0.463
01501	AUBURN	0.560	6	0.39	0.667	26	1.69	0.505	7.10	0.427	\$48,300	18.9%	0.414
01503	BERLIN	0.036	2	0.15	0.372	3	0.23	0.036	4.85	0.081	\$32,500	8.1%	0.181
01504	BLACKSTONE	0.388	4	0.37	0.599	18	1.65	0.434	6.29	0.278	\$45,000	17.0%	0.353
01506	BROOKFIELD	0.256	1	0.06	0.133	14	0.88	0.282	8.90	0.806	\$27,777	12.1%	0.204
01507	CHARLTON	0.194	3	0.07	0.294	32	0.74	0.392	5.32	0.139	\$54,000	18.7%	0.472
01510	CLINTON	0.861	9	1.59	0.809	30	5.29	0.709	9.26	0.832	\$70,050	25.9%	0.735
01515	EAST BROOKFIELD	0.136	1	0.10	0.204	2	0.20	0.026	6.29	0.278	\$59,500	25.9%	0.650
01516	DOUGLAS	0.104	4	0.11	0.424	18	0.49	0.223	3.97	0.049	\$46,250	14.7%	0.320
01519	GRAFTON	0.557	2	0.19	0.398	6	0.57	0.110	12.81	0.971	\$64,975	18.6%	0.531
01520	HOLDEN	0.644	2	0.11	0.304	22	1.22	0.417	13.27	0.977	\$58,400	19.5%	0.515
01521	HOLLAND	0.152	1	0.08	0.194	9	0.74	0.165	7.32	0.508	\$37,727	19.1%	0.333
01524	LEICESTER	0.417	1	0.06	0.139	25	1.61	0.489	6.35	0.314	\$69,950	28.0%	0.770
01527	MILLBURY	0.702	3	0.19	0.469	18	1.14	0.369	8.37	0.693	\$80,875	27.0%	0.816
01529	MILLVILLE	0.249	1	0.20	0.291	10	2.03	0.359	8.29	0.657	\$13,940	5.3%	0.113
01532	NORTHBOROUGH	0.628	2	0.11	0.307	23	1.31	0.437	12.77	0.968	\$62,000	16.1%	0.469
01534	NORTHBRIDGE	0.388	1	0.11	0.217	11	1.24	0.288	5.84	0.197	\$124,264	31.8%	0.961
01535	NORTH BROOKFIELD	0.217	2	0.10	0.265	18	0.87	0.311	6.60	0.333	\$44,450	21.2%	0.434
01540	OXFORD	0.647	9	0.44	0.706	27	1.33	0.469	6.60	0.333	\$64,750	26.3%	0.709
01541	PRINCETON	0.204	2	0.06	0.220	3	0.09	0.013	4.94	0.091	\$155,000	40.8%	0.990
01545	SHREWSBURY	0.634	5	0.24	0.579	33	1.59	0.534	6.56	0.327	\$82,500	22.8%	0.744
01550	SOUTHBRIDGE	0.883	19	0.94	0.825	47	2.33	0.647	9.26	0.832	\$74,451	34.1%	0.867
01560	SOUTH GRAFTON	0.362	1	0.28	0.343	7	1.99	0.291	1.35	0.003	\$128,075	37.3%	0.974
01562	SPENCER	0.359	2	0.06	0.230	32	0.98	0.447	6.90	0.382	\$54,102	22.5%	0.540
01566	STURBRIDGE	0.518	4	0.14	0.466	16	0.57	0.227	7.90	0.608	\$67,200	20.9%	0.605

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01568	UPTON	0.126	1	0.05	0.087	7	0.33	0.065	5.32	0.139	\$98,500	24.6%	0.858
01569	UXBRIDGE	0.625	2	0.07	0.243	25	0.86	0.375	9.31	0.858	\$72,125	23.3%	0.699
01570	WEBSTER	0.744	6	0.49	0.680	36	2.93	0.638	6.90	0.382	\$67,950	28.4%	0.761
01571	DUDLEY	0.340	3	0.14	0.421	35	1.65	0.547	5.90	0.223	\$43,000	17.7%	0.350
01583	WEST BOYLSTON	0.440	2	0.15	0.366	12	0.90	0.249	7.90	0.608	\$59,550	20.3%	0.534
01585	WEST BROOKFIELD	0.398	1	0.03	0.042	9	0.30	0.081	10.85	0.939	\$58,391	25.1%	0.621
01588	WHITINSVILLE	0.680	4	0.45	0.631	18	2.01	0.476	8.34	0.680	\$56,600	20.8%	0.524
01590	SUTTON	0.175	1	0.03	0.032	14	0.43	0.155	7.08	0.417	\$72,950	21.5%	0.657
01602	WORCESTER	0.822	8	1.17	0.783	68	9.97	0.887	7.29	0.443	\$64,500	25.5%	0.686
01603	WORCESTER	0.922	19	5.81	0.939	74	22.63	0.935	8.81	0.731	\$73,250	32.3%	0.835
01604	WORCESTER	0.964	21	2.96	0.900	109	15.35	0.932	9.84	0.893	\$75,000	31.9%	0.848
01605	WORCESTER	0.961	19	3.53	0.903	71	13.17	0.903	9.81	0.871	\$80,700	35.1%	0.896
01606	WORCESTER	0.757	10	1.63	0.819	55	8.94	0.854	5.32	0.139	\$62,250	25.4%	0.667
01607	WORCESTER	0.799	5	2.30	0.793	18	8.29	0.699	7.84	0.557	\$54,766	28.8%	0.663
01608	WORCESTER	0.686	2	4.55	0.777	7	15.91	0.654	7.84	0.557	\$24,950	29.4%	0.343
01609	WORCESTER	0.867	6	1.38	0.764	22	5.07	0.657	9.26	0.832	\$85,359	30.3%	0.874
01610	WORCESTER	0.951	19	7.92	0.951	27	11.25	0.796	8.87	0.790	\$126,250	52.1%	0.997
01612	PAXTON	0.052	1	0.06	0.146	12	0.78	0.230	2.69	0.016	\$54,850	16.9%	0.427
01701	FRAMINGHAM	0.638	12	0.70	0.767	59	3.46	0.738	5.60	0.184	\$64,875	17.3%	0.505
01702	FRAMINGHAM	0.877	29	3.58	0.929	90	11.11	0.906	6.89	0.372	\$107,900	36.0%	0.955
01720	ACTON	0.084	2	0.10	0.288	15	0.76	0.262	4.32	0.058	\$61,000	12.8%	0.362
01721	ASHLAND	0.683	7	0.56	0.702	20	1.61	0.453	8.84	0.741	\$58,605	15.8%	0.430
01740	BOLTON	0.262	2	0.10	0.285	4	0.20	0.039	7.29	0.440	\$96,300	16.7%	0.673
01746	HOLLISTON	0.583	1	0.05	0.113	15	0.80	0.269	14.24	0.994	\$81,950	19.9%	0.680
01747	HOPEDALE	0.592	1	0.19	0.278	15	2.92	0.502	9.84	0.893	\$53,500	17.8%	0.440
01748	HOPKINTON	0.307	2	0.08	0.246	13	0.49	0.159	8.35	0.686	\$70,767	13.0%	0.417
01749	HUDSON	0.605	3	0.26	0.521	25	2.17	0.544	7.10	0.427	\$70,000	21.9%	0.641
01752	MARLBOROUGH	0.848	30	1.42	0.883	66	3.13	0.741	6.90	0.382	\$95,000	30.2%	0.906
01757	MILFORD	0.838	8	0.55	0.709	63	4.31	0.783	7.85	0.579	\$85,000	27.0%	0.828
01760	NATICK	0.356	2	0.13	0.333	32	2.15	0.570	7.40	0.524	\$30,100	7.5%	0.162
01772	SOUTHBOROUGH	0.175	1	0.07	0.178	6	0.44	0.078	4.11	0.055	\$150,000	25.9%	0.951
01778	WAYLAND	0.427	1	0.06	0.142	7	0.45	0.097	8.84	0.741	\$107,000	17.8%	0.757
01801	WOBURN	0.566	3	0.24	0.508	33	2.60	0.615	7.29	0.443	\$60,122	16.2%	0.450
01810	ANDOVER	0.039	2	0.06	0.239	23	0.74	0.337	4.94	0.091	-\$20,250	4.6%	0.023
01821	BILLERICA	0.602	6	0.35	0.647	69	4.01	0.786	5.90	0.223	\$59,000	16.9%	0.466
01824	CHELMSFORD	0.282	1	0.05	0.117	31	1.69	0.531	7.89	0.605	\$35,500	10.2%	0.217
01826	DRACUT	0.722	5	0.24	0.573	75	3.59	0.780	7.87	0.583	\$51,000	19.2%	0.456
01830	HAVERHILL	0.874	16	1.13	0.828	75	5.31	0.841	8.84	0.741	\$69,250	25.7%	0.731
01832	HAVERHILL	0.796	18	1.59	0.851	66	5.84	0.828	7.29	0.443	\$58,000	22.7%	0.573
01834	GROVELAND	0.453	2	0.22	0.427	15	1.68	0.405	7.84	0.557	\$55,000	15.5%	0.392
01835	HAVERHILL	0.366	2	0.25	0.440	25	3.17	0.599	5.10	0.123	\$52,250	18.8%	0.460
01841	LAWRENCE	0.984	61	19.87	1.000	198	64.50	1.000	8.29	0.657	\$119,975	44.1%	0.984
01843	LAWRENCE	0.945	11	3.27	0.874	74	22.02	0.929	8.87	0.790	\$91,900	35.4%	0.922

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01844	METHUEN	0.835	24	1.07	0.845	120	5.35	0.883	7.10	0.427	\$75,000	25.0%	0.741
01845	NORTH ANDOVER	0.531	4	0.15	0.482	32	1.20	0.485	6.10	0.265	\$82,750	20.7%	0.712
01850	LOWELL	0.900	10	7.25	0.913	52	37.68	0.955	7.35	0.511	\$78,467	34.9%	0.887
01851	LOWELL	0.958	12	3.55	0.880	80	23.67	0.948	9.84	0.893	\$79,500	30.1%	0.841
01852	LOWELL	0.864	13	2.58	0.858	78	15.51	0.919	7.87	0.583	\$69,000	28.3%	0.764
01854	LOWELL	0.939	15	3.78	0.893	56	14.11	0.900	8.84	0.741	\$99,950	40.0%	0.964
01862	NORTH BILLERICA	0.269	1	0.11	0.214	14	1.57	0.382	3.35	0.029	\$90,034	25.0%	0.819
01863	NORTH CHELMSFORD	0.670	2	0.46	0.540	9	2.08	0.350	9.82	0.883	\$54,450	18.8%	0.482
01864	NORTH READING	0.540	7	0.51	0.696	11	0.79	0.214	9.26	0.832	\$40,000	10.1%	0.236
01867	READING	0.333	2	0.20	0.417	23	2.32	0.537	6.90	0.382	\$35,000	8.4%	0.191
01876	TEWKSBURY	0.139	1	0.05	0.100	57	2.78	0.706	4.94	0.091	\$41,050	11.9%	0.265
01879	TYNGSBORO	0.502	2	0.12	0.317	12	0.71	0.204	8.84	0.741	\$67,600	21.3%	0.612
01880	WAKEFIELD	0.595	6	0.80	0.718	33	4.42	0.696	7.29	0.443	\$43,225	11.1%	0.262
01886	WESTFORD	0.618	1	0.03	0.039	27	0.88	0.398	9.87	0.913	\$97,600	22.3%	0.812
01887	WILMINGTON	0.443	3	0.18	0.460	37	2.24	0.605	5.60	0.184	\$67,200	16.9%	0.511
01902	LYNN	0.955	52	19.62	0.997	168	63.40	0.997	7.90	0.608	\$105,000	37.5%	0.958
01904	LYNN	0.832	10	2.28	0.838	57	12.98	0.896	6.29	0.278	\$89,750	28.7%	0.871
01905	LYNN	0.909	25	6.63	0.955	70	18.57	0.922	7.84	0.557	\$102,250	36.0%	0.942
01906	SAUGUS	0.803	10	0.91	0.780	76	6.92	0.864	6.29	0.278	\$89,000	24.1%	0.806
01907	SWAMPSCOTT	0.887	10	3.28	0.854	32	10.49	0.816	8.81	0.731	\$88,750	22.2%	0.773
01913	AMESBURY	0.773	5	0.40	0.641	31	2.50	0.589	8.29	0.657	\$68,414	23.9%	0.683
01915	BEVERLY	0.615	2	0.12	0.320	55	3.31	0.722	8.90	0.806	\$46,750	13.1%	0.304
01921	BOXFORD	0.210	2	0.08	0.252	5	0.21	0.045	7.29	0.443	\$91,000	14.9%	0.586
01923	DANVERS	0.676	4	0.30	0.583	36	2.71	0.628	8.77	0.728	\$51,000	14.2%	0.337
01929	ESSEX	0.291	2	0.14	0.340	3	0.21	0.029	6.90	0.382	\$91,500	19.4%	0.728
01930	GLOUCESTER	0.375	4	0.15	0.485	45	1.73	0.592	6.60	0.333	\$35,050	11.1%	0.230
01938	IPSWICH	0.207	2	0.06	0.227	19	0.57	0.246	6.29	0.278	\$71,950	18.0%	0.566
01945	MARBLEHEAD	0.764	5	1.10	0.731	19	4.19	0.602	7.87	0.583	\$90,000	17.0%	0.638
01949	MIDDLETON	0.301	1	0.07	0.172	15	1.07	0.327	8.39	0.702	\$48,450	12.0%	0.298
01950	NEWBURYPORT	0.081	1	0.09	0.201	17	1.59	0.421	6.29	0.278	\$2,450	0.7%	0.065
01951	NEWBURY	0.417	1	0.08	0.181	7	0.55	0.113	10.52	0.926	\$69,000	15.5%	0.492
01952	SALISBURY	0.547	4	0.26	0.553	16	1.04	0.333	7.90	0.608	\$58,500	18.0%	0.489
01960	PEABODY	0.712	12	0.73	0.773	97	5.91	0.871	5.13	0.129	\$69,000	20.4%	0.602
01969	ROWLEY	0.149	1	0.06	0.120	11	0.62	0.168	6.29	0.278	\$80,000	18.6%	0.625
01970	SALEM	0.718	21	2.59	0.890	69	8.52	0.877	5.94	0.249	\$49,650	16.2%	0.372
01982	SOUTH HAMILTON	0.233	1	0.07	0.165	9	0.62	0.146	8.29	0.657	\$70,000	13.7%	0.443
02019	BELLINGHAM	0.647	6	0.32	0.638	48	2.59	0.673	6.29	0.278	\$68,500	21.9%	0.628
02021	CANTON	0.142	1	0.05	0.110	20	1.05	0.372	5.32	0.139	\$71,000	17.3%	0.553
02025	COHASSET	0.100	4	0.40	0.618	9	0.91	0.194	4.32	0.058	\$25,000	3.8%	0.133
02026	DEDHAM	0.405	3	0.29	0.524	38	3.63	0.680	4.94	0.091	\$57,750	15.0%	0.395
02030	DOVER	0.026	1	0.06	0.149	4	0.26	0.042	3.35	0.029	\$87,550	8.9%	0.359
02035	FOXBORO	0.489	6	0.30	0.634	17	0.85	0.298	8.84	0.741	\$30,000	8.3%	0.175
02038	FRANKLIN	0.528	4	0.15	0.479	38	1.42	0.540	7.37	0.518	\$57,850	15.3%	0.405

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02045	HULL	0.579	2	0.66	0.586	27	8.91	0.757	7.56	0.534	\$28,550	8.4%	0.168
02048	MANSFIELD	0.350	2	0.10	0.282	23	1.12	0.408	7.29	0.443	\$58,000	16.8%	0.447
02050	MARSHFIELD	0.709	7	0.24	0.625	51	1.74	0.621	6.94	0.405	\$84,000	20.5%	0.715
02052	MEDFIELD	0.330	1	0.07	0.168	7	0.48	0.104	33.84	1.000	\$50,500	9.0%	0.256
02053	MEDWAY	0.479	4	0.35	0.589	14	1.22	0.340	2.97	0.023	\$105,750	25.3%	0.880
02054	MILLIS	0.191	1	0.08	0.191	17	1.40	0.395	4.39	0.071	\$74,250	20.4%	0.634
02056	NORFOLK	0.317	1	0.07	0.155	5	0.34	0.058	12.27	0.964	\$60,619	11.9%	0.340
02061	NORWELL	0.408	1	0.05	0.097	5	0.24	0.052	11.23	0.951	\$88,450	15.5%	0.595
02062	NORWOOD	0.547	4	0.38	0.602	29	2.73	0.595	7.56	0.534	\$41,000	11.1%	0.252
02066	SCITUATE	0.437	3	0.18	0.456	26	1.56	0.492	5.61	0.191	\$85,000	17.0%	0.615
02067	SHARON	0.524	1	0.04	0.074	13	0.57	0.184	9.82	0.883	\$94,900	21.6%	0.786
02072	STOUGHTON	0.754	14	0.87	0.799	61	3.80	0.754	6.60	0.333	\$65,524	20.8%	0.589
02081	WALPOLE	0.327	2	0.12	0.314	14	0.83	0.265	5.90	0.223	\$85,800	20.5%	0.722
02093	WRENTHAM	0.249	1	0.05	0.081	14	0.63	0.220	8.40	0.709	\$60,000	15.0%	0.411
02111	BOSTON	0.408	1	3.45	0.689	3	10.34	0.443	5.32	0.139	\$78,000	11.9%	0.424
02114	BOSTON	0.071	1	2.44	0.670	1	2.44	0.068	1.35	0.003	\$31,000	6.9%	0.155
02116	BOSTON	0.469	2	3.03	0.735	8	12.12	0.625	7.29	0.443	-\$70,000	10.9%	0.013
02119	BOSTON	0.981	21	13.04	0.974	44	27.33	0.916	9.06	0.825	\$97,000	30.1%	0.909
02120	BOSTON	0.515	1	1.69	0.628	7	11.86	0.608	8.08	0.650	-\$34,784	9.8%	0.016
02121	BOSTON	1.000	24	18.75	0.987	48	37.50	0.942	10.81	0.932	\$182,705	43.2%	1.000
02122	BOSTON	0.939	25	14.62	0.984	80	46.78	0.981	7.84	0.557	\$133,250	36.2%	0.977
02124	BOSTON	0.971	56	17.83	0.994	150	47.77	0.994	7.90	0.608	\$159,250	39.8%	0.994
02125	BOSTON	0.987	31	9.97	0.981	70	22.51	0.926	9.26	0.832	\$110,000	31.5%	0.932
02126	MATTAPAN	0.994	19	9.27	0.958	88	42.93	0.984	9.87	0.913	\$132,971	38.5%	0.981
02127	BOSTON	0.689	11	5.42	0.896	26	12.81	0.812	7.84	0.557	\$2,700	0.7%	0.068
02128	BOSTON	0.929	18	3.74	0.906	54	11.23	0.880	8.84	0.741	\$109,595	32.2%	0.935
02129	CHARLESTOWN	0.369	3	2.26	0.748	12	9.02	0.644	3.94	0.042	\$38,400	8.2%	0.197
02130	JAMAICA PLAIN	0.693	8	1.82	0.816	38	8.66	0.806	8.37	0.693	-\$10,000	2.9%	0.029
02131	ROSLINDALE	0.812	16	5.25	0.919	56	18.36	0.909	6.89	0.372	\$67,725	18.8%	0.560
02132	WEST ROXBURY	0.748	5	1.10	0.728	18	3.95	0.576	8.84	0.741	\$60,000	15.4%	0.421
02135	BRIGHTON	0.544	6	2.16	0.803	22	7.91	0.718	6.11	0.272	\$29,750	9.7%	0.188
02136	HYDE PARK	0.974	22	4.72	0.932	114	24.46	0.964	9.05	0.822	\$97,000	26.9%	0.877
02138	CAMBRIDGE	0.074	1	0.35	0.385	9	3.19	0.427	3.35	0.029	\$9,000	1.9%	0.087
02139	CAMBRIDGE	0.320	1	0.68	0.502	6	4.11	0.401	7.40	0.524	\$12,750	3.0%	0.094
02141	CAMBRIDGE	0.505	4	6.56	0.848	13	21.31	0.790	4.32	0.058	\$35,500	7.9%	0.184
02144	SOMERVILLE	0.563	1	0.92	0.537	9	8.26	0.583	8.39	0.702	\$39,250	7.7%	0.194
02145	SOMERVILLE	0.770	7	5.00	0.871	28	20.00	0.867	7.29	0.443	\$55,305	14.8%	0.385
02148	MALDEN	0.825	23	4.52	0.935	137	26.92	0.977	6.87	0.353	\$67,250	19.8%	0.576
02149	EVERETT	0.977	32	9.47	0.977	110	32.54	0.974	8.55	0.712	\$118,696	32.2%	0.945
02150	CHELSEA	0.919	23	10.45	0.968	85	38.64	0.968	7.87	0.583	\$94,250	32.2%	0.919
02151	REVERE	0.948	37	6.27	0.964	173	29.32	0.987	8.29	0.657	\$101,500	29.9%	0.916
02152	WINTHROP	0.773	4	1.85	0.757	39	18.06	0.890	7.90	0.608	\$45,975	13.5%	0.314
02155	MEDFORD	0.841	12	1.46	0.822	76	9.27	0.893	9.32	0.861	\$52,000	13.4%	0.327

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02169	QUINCY	0.728	9	0.81	0.754	66	5.95	0.835	7.90	0.608	\$33,607	10.8%	0.220
02170	QUINCY	0.570	1	0.52	0.443	13	6.77	0.618	8.55	0.712	\$40,750	10.7%	0.249
02171	QUINCY	0.372	2	0.78	0.605	22	8.56	0.731	4.94	0.091	\$34,500	9.9%	0.207
02176	MELROSE	0.463	6	1.28	0.761	26	5.54	0.693	3.94	0.042	\$50,000	12.3%	0.307
02180	STONEHAM	0.236	2	0.33	0.495	17	2.76	0.515	3.97	0.049	\$53,500	14.6%	0.356
02184	BRAINTREE	0.589	4	0.29	0.566	61	4.35	0.777	6.94	0.405	\$50,000	14.1%	0.330
02186	MILTON	0.725	6	0.42	0.673	51	3.60	0.728	8.84	0.741	\$49,500	10.3%	0.272
02188	WEYMOUTH	0.511	3	0.75	0.657	23	5.76	0.676	4.63	0.074	\$57,000	17.7%	0.476
02189	EAST WEYMOUTH	0.735	3	0.76	0.660	39	9.90	0.832	6.87	0.353	\$63,500	21.0%	0.579
02190	SOUTH WEYMOUTH	0.599	4	0.58	0.663	26	3.78	0.631	5.42	0.178	\$69,000	22.3%	0.647
02191	NORTH WEYMOUTH	0.715	1	0.46	0.430	24	11.01	0.773	13.00	0.974	\$32,000	10.4%	0.201
02301	BROCKTON	0.997	77	6.16	0.990	254	20.32	0.990	9.81	0.871	\$125,100	42.4%	0.987
02302	BROCKTON	0.968	30	3.34	0.926	179	19.96	0.971	8.84	0.741	\$101,724	37.7%	0.948
02322	AVON	0.696	2	0.46	0.534	6	1.37	0.197	9.34	0.864	\$77,434	24.4%	0.748
02324	BRIDGEWATER	0.463	3	0.11	0.379	44	1.60	0.573	5.87	0.207	\$72,250	21.3%	0.644
02330	CARVER	0.531	3	0.10	0.356	31	1.01	0.450	7.55	0.531	\$69,000	20.7%	0.608
02332	DUXBURY	0.702	1	0.04	0.065	25	1.07	0.414	13.76	0.984	\$125,000	21.7%	0.883
02333	EAST BRIDGEWATER	0.761	4	0.23	0.544	34	1.97	0.566	8.90	0.806	\$65,900	20.9%	0.599
02338	HALIFAX	0.492	2	0.12	0.324	26	1.61	0.498	7.56	0.534	\$56,000	19.9%	0.502
02339	HANOVER	0.398	2	0.13	0.330	15	0.96	0.301	7.60	0.553	\$70,188	15.5%	0.498
02343	HOLBROOK	0.871	5	0.70	0.693	37	5.19	0.735	9.84	0.893	\$83,040	26.1%	0.809
02346	MIDDLEBORO	0.324	6	0.09	0.447	50	0.72	0.472	5.85	0.204	\$52,700	16.7%	0.401
02347	LAKEVILLE	0.220	3	0.10	0.359	22	0.72	0.317	6.89	0.372	\$44,950	13.5%	0.301
02351	ABINGTON	0.696	4	0.40	0.615	21	2.11	0.508	7.11	0.437	\$82,000	24.7%	0.783
02359	PEMBROKE	0.311	1	0.05	0.084	47	2.15	0.634	7.35	0.511	\$42,070	12.3%	0.278
02360	PLYMOUTH	0.809	29	0.36	0.786	179	2.22	0.838	7.29	0.443	\$76,192	21.8%	0.689
02367	PLYMPTON	0.275	1	0.07	0.159	8	0.54	0.126	5.94	0.249	\$107,500	27.7%	0.913
02368	RANDOLPH	0.890	34	3.29	0.942	133	12.86	0.939	7.29	0.443	\$88,500	27.4%	0.854
02370	ROCKLAND	0.472	3	0.30	0.531	39	3.90	0.702	4.94	0.091	\$56,250	19.1%	0.495
02375	SOUTH EASTON	0.657	5	0.32	0.608	16	1.01	0.330	7.56	0.534	\$78,225	25.3%	0.777
02379	WEST BRIDGEWATER	0.214	1	0.06	0.136	14	0.89	0.285	4.94	0.091	\$88,000	26.0%	0.825
02382	WHITMAN	0.738	6	0.86	0.722	41	5.89	0.761	5.90	0.223	\$77,050	23.9%	0.738
02446	BROOKLINE	0.288	1	0.75	0.515	8	5.97	0.518	6.58	0.330	\$20,000	4.0%	0.117
02451	WALTHAM	0.184	1	0.18	0.262	20	3.58	0.579	2.97	0.023	\$59,900	15.0%	0.408
02453	WALTHAM	0.456	1	0.28	0.337	20	5.60	0.660	6.94	0.405	\$56,900	14.2%	0.379
02461	NEWTON HIGHLANDS	0.061	2	1.60	0.686	2	1.60	0.100	2.84	0.019	-\$3,000	0.5%	0.052
02468	WABAN	0.294	1	0.63	0.492	3	1.90	0.149	5.32	0.139	\$128,000	13.2%	0.706
02472	WATERTOWN	0.521	4	0.97	0.699	26	6.33	0.712	6.87	0.353	\$30,000	7.7%	0.165
02474	ARLINGTON	0.146	1	0.32	0.375	12	3.88	0.511	5.87	0.207	\$6,340	1.5%	0.081
02481	WELLESLEY HILLS	0.058	1	0.18	0.259	5	0.89	0.133	7.29	0.443	-\$34,500	3.3%	0.019
02494	NEEDHAM HEIGHTS	0.498	1	0.29	0.350	7	2.01	0.294	13.48	0.981	\$49,500	8.4%	0.239
02532	BUZZARDS BAY	0.379	2	0.11	0.301	25	1.33	0.456	5.90	0.223	\$73,500	21.3%	0.660
02535	CHILMARK	0.084	1	0.04	0.058	3	0.11	0.019	0.00	0.000	\$191,225	14.5%	0.893

Massachusetts REO Stabilization Opportunity Score
(Updated using March 2009 data)

ZIP Code ⁽¹⁾	Town ⁽²⁾	REO Stability Opportunity Score	Number of REOs ⁽³⁾	REOs per Square Mile	Index: REO Availability	Number of 90-day and more Delinquency ⁽³⁾	90-day and more Delinquency per Square Mile	Index: 90-day and more Delinquency	Median time of REO on Market (month) ⁽⁴⁾	Index: Median Time of REO on Market	Median Home Sales Price Decline ⁽⁵⁾	Percent of Median Home Sales Price Decline	Index: Home Sales Price Decline
02536	EAST FALMOUTH	0.780	4	0.14	0.472	62	2.23	0.686	7.87	0.583	\$92,000	26.0%	0.845
02537	EAST SANDWICH	0.434	1	0.08	0.184	14	1.13	0.314	8.37	0.693	\$70,250	18.0%	0.557
02538	EAST WAREHAM	0.663	2	0.51	0.550	16	4.05	0.560	6.87	0.353	\$71,700	28.6%	0.790
02539	EDGARTOWN	0.097	1	0.04	0.052	11	0.41	0.136	6.42	0.320	\$84,000	12.2%	0.479
02554	NANTUCKET	0.042	5	0.10	0.450	23	0.48	0.252	3.63	0.039	-\$202,648	18.0%	0.003
02556	NORTH FALMOUTH	0.346	1	0.25	0.327	7	1.76	0.278	10.26	0.922	-\$5,000	1.1%	0.045
02559	POCASSET	0.479	1	0.23	0.311	7	1.61	0.259	7.90	0.608	\$76,750	20.4%	0.654
02563	SANDWICH	0.337	1	0.07	0.175	34	2.49	0.612	6.94	0.405	\$52,100	14.6%	0.346
02571	WAREHAM	0.786	9	0.60	0.725	42	2.79	0.663	8.89	0.799	\$50,250	19.5%	0.453
02575	WEST TISBURY	0.450	2	0.53	0.557	4	1.07	0.123	14.18	0.990	\$20,142	3.0%	0.104
02576	WEST WAREHAM	0.084	2	0.20	0.414	11	1.10	0.272	5.32	0.139	\$19,219	7.2%	0.146
02601	HYANNIS	0.880	20	1.89	0.877	52	4.91	0.764	7.84	0.557	\$110,500	37.5%	0.968
02631	BREWSTER	0.188	3	0.13	0.411	19	0.84	0.320	6.08	0.262	\$45,750	12.2%	0.291
02632	CENTERVILLE	0.783	7	0.93	0.741	37	4.93	0.725	6.29	0.278	\$91,500	26.4%	0.851
02635	COTUIT	0.162	1	0.19	0.275	7	1.36	0.236	7.29	0.443	\$48,050	11.2%	0.282
02639	DENNIS PORT	0.806	1	0.38	0.405	14	5.36	0.586	11.00	0.945	\$82,875	27.6%	0.822
02645	HARWICH	0.159	3	0.18	0.453	21	1.24	0.411	4.87	0.084	\$41,923	11.3%	0.259
02646	HARWICH PORT	0.172	1	0.35	0.382	5	1.75	0.217	8.29	0.657	-\$166,000	43.1%	0.000
02648	MARSTONS MILLS	0.382	3	0.30	0.528	25	2.49	0.553	5.92	0.246	\$46,500	13.8%	0.317
02649	MASHPEE	0.657	7	0.30	0.644	50	2.12	0.641	7.08	0.417	\$66,825	18.3%	0.547
02653	ORLEANS	0.621	1	0.07	0.152	10	0.67	0.162	14.48	0.997	\$115,090	21.2%	0.861
02660	SOUTH DENNIS	0.201	1	0.11	0.210	9	0.97	0.210	7.37	0.518	\$49,250	16.4%	0.375
02664	SOUTH YARMOUTH	0.573	4	0.54	0.650	22	2.96	0.563	6.34	0.311	\$60,625	19.1%	0.518
02668	WEST BARNSTABLE	0.246	4	0.28	0.560	7	0.48	0.107	8.06	0.644	\$17,000	4.2%	0.110
02673	WEST YARMOUTH	0.819	10	1.20	0.796	42	5.06	0.744	7.58	0.550	\$69,700	24.1%	0.696
02703	ATTLEBORO	0.816	20	0.73	0.812	88	3.20	0.793	7.29	0.443	\$73,250	24.2%	0.725
02717	EAST FREETOWN	0.223	2	0.10	0.265	10	0.48	0.139	5.39	0.172	\$79,787	25.2%	0.780
02718	EAST TAUNTON	0.537	2	0.18	0.392	20	1.85	0.479	6.92	0.401	\$71,000	23.7%	0.702
02719	FAIRHAVEN	0.654	9	0.73	0.738	42	3.39	0.689	6.10	0.265	\$58,300	20.8%	0.537
02720	FALL RIVER	0.663	15	1.30	0.832	62	5.36	0.809	5.90	0.223	\$44,900	18.7%	0.388
02721	FALL RIVER	0.906	14	3.79	0.887	40	10.84	0.851	8.89	0.799	\$74,000	28.6%	0.803
02723	FALL RIVER	0.896	6	3.68	0.835	23	14.11	0.803	8.34	0.680	\$91,959	37.5%	0.929
02724	FALL RIVER	0.893	4	2.19	0.770	25	13.66	0.822	8.84	0.741	\$84,400	32.5%	0.890
02726	SOMERSET	0.278	1	0.18	0.256	31	5.51	0.715	4.94	0.091	\$50,234	17.3%	0.398
02738	MARION	0.165	1	0.07	0.162	8	0.55	0.129	8.56	0.725	\$39,500	9.4%	0.223
02740	NEW BEDFORD	0.903	29	5.14	0.948	104	18.44	0.951	7.87	0.583	\$73,972	32.2%	0.838
02743	ACUSHNET	0.314	3	0.16	0.437	23	1.26	0.430	6.13	0.275	\$46,700	17.2%	0.369
02744	NEW BEDFORD	0.929	7	4.90	0.867	22	15.38	0.819	8.90	0.806	\$104,500	40.6%	0.971
02745	NEW BEDFORD	0.858	11	1.02	0.790	53	4.89	0.770	9.26	0.832	\$56,839	22.8%	0.570
02746	NEW BEDFORD	0.845	9	3.80	0.861	17	7.17	0.667	7.29	0.443	\$98,000	37.5%	0.939
02747	NORTH DARTMOUTH	0.605	5	0.12	0.476	29	0.69	0.356	7.90	0.608	\$73,000	23.0%	0.693
02748	SOUTH DARTMOUTH	0.123	1	0.04	0.071	8	0.35	0.084	5.87	0.207	\$85,750	22.8%	0.767
02760	NORTH ATTLEBORO	0.492	7	0.40	0.676	62	3.55	0.748	5.32	0.139	\$42,450	13.5%	0.294

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02762	PLAINVILLE	0.259	2	0.18	0.388	15	1.36	0.362	7.29	0.443	\$37,400	10.7%	0.233
02766	NORTON	0.573	4	0.14	0.463	32	1.12	0.466	5.94	0.249	\$93,000	27.1%	0.864
02767	RAYNHAM	0.350	4	0.17	0.498	27	1.15	0.440	4.94	0.091	\$66,000	18.6%	0.550
02769	REHOBOTH	0.243	3	0.06	0.272	18	0.39	0.172	9.06	0.825	\$22,875	6.3%	0.149
02771	SEEKONK	0.631	3	0.16	0.434	30	1.64	0.524	8.84	0.741	\$56,752	18.3%	0.485
02777	SWANSEA	0.508	3	0.13	0.408	31	1.34	0.495	8.08	0.654	\$43,750	15.9%	0.324
02779	BERKLEY	0.181	1	0.06	0.129	13	0.79	0.243	7.87	0.583	\$45,950	13.5%	0.311
02780	TAUNTON	0.828	28	0.86	0.841	127	3.88	0.858	7.29	0.443	\$70,000	25.0%	0.718
02790	WESTPORT	0.117	3	0.05	0.249	22	0.39	0.207	4.63	0.074	\$64,875	18.9%	0.544
ZIP Codes with Insufficient Data and Were Excluded in the Score Calculation													
01009	BONDSDVILLE		1			1			5.94				
01031	GILBERTVILLE		1	0.09		1	0.09		10.03				
01079	THORNDIKE		1			4			6.29				
01092	WEST WARREN		1	0.16		1	0.16		6.10				
01101	SPRINGFIELD		1			1			19.85				
01340	COLRAIN		1	0.02		2	0.04		4.32				
01346	HEATH		2	0.23		1	0.11		7.79				
01518	FISKDALE		1	0.12		4	0.46		5.63				
01601	WORCESTER		1			2			10.26				
01901	LYNN		2			5			8.84				
02652	NORTH TRURO		2	0.24		3	0.36		5.82				

Notes:

(1) Only includes ZIPs codes with sufficient data in the calculation of the scores.

(2) Town names are based on USPS standard town names assigned to the ZIP codes. Some, though not many, ZIP codes may cross town limits and therefore cover multiple towns.

(3) Reflect status as of March 2009. The dataset from LPS Applied Analytics covers approximately 80% of the mortgages in MA. Therefore, it is possible that the actual numbers of REOs and delinquencies are slightly higher than these estimates, which are based on the dataset from LPS Applied Analytics.

(4) The calculation includes properties became REO since 2005, covering properties currently still on the market and the ones already have been purchased.

(5) Median home sales price decline calculated based on transaction records from the Warren Group. It is the difference between the median home sales price for the period of Jan 2005-June 2006 and the period of January 2008 - March 2009. ZIP codes with fewer than 15 transactions in either period are eliminated from the calculation as a small transaction volume could severely skew the median sales price.