

Massachusetts February Single-Family Home Sales, Prices by County**All Data Provided by The Warren Group**

	<u>2015</u>	<u>2016</u>	<u>Percent Change</u>
BARNSTABLE			
NUMBER OF SALES	206	231	12%
YTD NUMBER OF SALES	439	474	8%
MEDIAN PRICE	\$349,750	\$315,000	-10%
YTD MEDIAN PRICE	\$346,750	\$325,000	-6%
BERKSHIRE			
NUMBER OF SALES	64	91	42%
YTD NUMBER OF SALES	124	169	36%
MEDIAN PRICE	\$172,500	\$185,000	7%
YTD MEDIAN PRICE	\$171,600	\$162,000	-6%
BRISTOL			
NUMBER OF SALES	151	229	52%
YTD NUMBER OF SALES	314	493	57%
MEDIAN PRICE	\$245,000	\$249,900	2%
YTD MEDIAN PRICE	\$245,500	\$254,000	3%
DUKES			
NUMBER OF SALES	19	16	-16%
YTD NUMBER OF SALES	35	42	20%
MEDIAN PRICE	\$700,000	\$737,500	5%
YTD MEDIAN PRICE	\$649,000	\$590,625	-9%
ESSEX			
NUMBER OF SALES	227	305	34%
YTD NUMBER OF SALES	559	721	29%
MEDIAN PRICE	\$346,689	\$349,000	1%
YTD MEDIAN PRICE	\$350,000	\$350,000	0%
FRANKLIN			
NUMBER OF SALES	26	39	50%
YTD NUMBER OF SALES	70	79	13%
MEDIAN PRICE	\$155,500	\$169,000	9%
YTD MEDIAN PRICE	\$178,450	\$185,000	4%
HAMPDEN			
NUMBER OF SALES	149	236	58%
YTD NUMBER OF SALES	340	506	49%
MEDIAN PRICE	\$172,000	\$165,000	-4%
YTD MEDIAN PRICE	\$172,900	\$164,950	-5%
HAMPSHIRE			
NUMBER OF SALES	53	61	15%
YTD NUMBER OF SALES	109	126	16%
MEDIAN PRICE	\$220,000	\$225,000	2%
YTD MEDIAN PRICE	\$220,000	\$230,000	5%
MIDDLESEX			
NUMBER OF SALES	442	508	15%
YTD NUMBER OF SALES	1042	1196	15%
MEDIAN PRICE	\$438,000	\$433,000	-1%
YTD MEDIAN PRICE	\$433,250	\$430,000	-1%
NANTUCKET			

NUMBER OF SALES	5	10	100%
YTD NUMBER OF SALES	15	28	87%
MEDIAN PRICE	\$2,925,500	\$1,392,500	-52%
YTD MEDIAN PRICE	\$1,750,000	\$1,300,000	-26%
NORFOLK			
NUMBER OF SALES	252	314	25%
YTD NUMBER OF SALES	576	745	29%
MEDIAN PRICE	\$391,250	\$399,000	2%
YTD MEDIAN PRICE	\$394,750	\$410,000	4%
PLYMOUTH			
NUMBER OF SALES	227	285	26%
YTD NUMBER OF SALES	476	610	28%
MEDIAN PRICE	\$297,000	\$282,500	-5%
YTD MEDIAN PRICE	\$293,500	\$285,000	-3%
SUFFOLK			
NUMBER OF SALES	58	85	47%
YTD NUMBER OF SALES	142	182	28%
MEDIAN PRICE	\$392,500	\$421,000	7%
YTD MEDIAN PRICE	\$399,500	\$420,000	5%
WORCESTER			
NUMBER OF SALES	311	458	47%
YTD NUMBER OF SALES	672	923	37%
MEDIAN PRICE	\$218,000	\$217,950	0%
YTD MEDIAN PRICE	\$215,750	\$220,000	2%

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BARNSTABLE			
NUMBER OF SALES	43	54	26%
YTD NUMBER OF SALES	99	118	19%
MEDIAN PRICE	\$215,000	\$296,500	38%
YTD MEDIAN PRICE	\$220,000	\$268,500	22%
BERKSHIRE			
NUMBER OF SALES	1	8	700%
YTD NUMBER OF SALES	3	13	333%
MEDIAN PRICE	\$0	\$163,000	
YTD MEDIAN PRICE	\$230,000	\$180,000	-22%
BRISTOL			
NUMBER OF SALES	39	55	41%
YTD NUMBER OF SALES	57	115	102%
MEDIAN PRICE	\$158,000	\$185,000	17%
YTD MEDIAN PRICE	\$160,000	\$182,500	14%
DUKES			
NUMBER OF SALES	0	0	
YTD NUMBER OF SALES	3	2	-33%
MEDIAN PRICE	\$0	\$0	
YTD MEDIAN PRICE	\$436,800	\$0	-100%
ESSEX			
NUMBER OF SALES	113	135	19%

YTD NUMBER OF SALES	244	297	22%
MEDIAN PRICE	\$243,550	\$220,000	-10%
YTD MEDIAN PRICE	\$234,750	\$227,500	-3%
FRANKLIN			
NUMBER OF SALES	2	3	50%
YTD NUMBER OF SALES	5	6	20%
MEDIAN PRICE	\$0	\$65,000	
YTD MEDIAN PRICE	\$188,500	\$71,000	-62%
HAMPDEN			
NUMBER OF SALES	15	39	160%
YTD NUMBER OF SALES	51	67	31%
MEDIAN PRICE	\$112,500	\$114,900	2%
YTD MEDIAN PRICE	\$136,500	\$130,000	-5%
HAMPSHIRE			
NUMBER OF SALES	13	14	8%
YTD NUMBER OF SALES	24	29	21%
MEDIAN PRICE	\$165,000	\$190,950	16%
YTD MEDIAN PRICE	\$176,873	\$172,900	-2%
MIDDLESEX			
NUMBER OF SALES	299	334	12%
YTD NUMBER OF SALES	581	714	23%
MEDIAN PRICE	\$316,000	\$304,950	-3%
YTD MEDIAN PRICE	\$324,900	\$325,000	0%
NANTUCKET			
NUMBER OF SALES	5	2	-60%
YTD NUMBER OF SALES	8	6	-25%
MEDIAN PRICE	\$535,000	\$0	-100%
YTD MEDIAN PRICE	\$537,000	\$538,500	0%
NORFOLK			
NUMBER OF SALES	78	116	49%
YTD NUMBER OF SALES	197	256	30%
MEDIAN PRICE	\$324,500	\$285,000	-12%
YTD MEDIAN PRICE	\$315,000	\$293,500	-7%
PLYMOUTH			
NUMBER OF SALES	50	34	-32%
YTD NUMBER OF SALES	98	114	16%
MEDIAN PRICE	\$224,500	\$238,750	6%
YTD MEDIAN PRICE	\$246,200	\$225,000	-9%
SUFFOLK			
NUMBER OF SALES	209	247	18%
YTD NUMBER OF SALES	453	533	18%
MEDIAN PRICE	\$449,900	\$465,000	3%
YTD MEDIAN PRICE	\$465,000	\$470,500	1%
WORCESTER			
NUMBER OF SALES	69	109	58%
YTD NUMBER OF SALES	144	210	46%
MEDIAN PRICE	\$202,500	\$175,000	-14%
YTD MEDIAN PRICE	\$170,000	\$181,000	6%

