

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

	2015	2016	Percentage Change
BARNSTABLE			
Number of Sales	398	403	1.3%
YTD Number of Sales	3,349	3,832	14.4%
Median Sale Price	\$357,350	\$375,000	4.9%
YTD Median Sale Price	\$350,000	\$355,000	1.4%
BERKSHIRE			
Number of Sales	117	133	13.7%
YTD Number of Sales	1,047	1,208	15.4%
Median Sale Price	\$185,000	\$177,000	-4.3%
YTD Median Sale Price	\$185,000	\$185,950	0.5%
BRISTOL			
Number of Sales	429	416	-3.0%
YTD Number of Sales	3,063	4,127	34.7%
Median Sale Price	\$260,000	\$266,556	2.5%
YTD Median Sale Price	\$257,500	\$274,900	6.8%
DUKES			
Number of Sales	36	39	8.3%
YTD Number of Sales	225	249	10.7%
Median Sale Price	\$596,125	\$815,000	36.7%
YTD Median Sale Price	\$585,000	\$685,000	17.1%
ESSEX			
Number of Sales	651	609	-6.5%
YTD Number of Sales	5,523	5,827	5.5%
Median Sale Price	\$375,000	\$392,000	4.5%
YTD Median Sale Price	\$375,000	\$390,000	4.0%
FRANKLIN			
Number of Sales	59	71	20.3%
YTD Number of Sales	512	596	16.4%
Median Sale Price	\$175,500	\$189,900	8.2%
YTD Median Sale Price	\$185,000	\$195,000	5.4%
HAMPDEN			
Number of Sales	363	335	-7.7%
YTD Number of Sales	3,036	3,491	15.0%
Median Sale Price	\$179,500	\$175,000	-2.5%
YTD Median Sale Price	\$180,000	\$178,500	-0.8%
HAMPSHIRE			
Number of Sales	119	101	-15.1%
YTD Number of Sales	1,107	1,152	4.1%
Median Sale Price	\$245,000	\$265,000	8.2%
YTD Median Sale Price	\$250,321	\$259,900	3.8%
MIDDLESEX			
Number of Sales	974	922	-5.3%
YTD Number of Sales	9,868	10,358	5.0%
Median Sale Price	\$435,500	\$450,000	3.3%

YTD Median Sale Price	\$460,000	\$480,000	4.3%
NANTUCKET			
Number of Sales	28	24	-14.3%
YTD Number of Sales	146	156	6.8%
Median Sale Price	\$1,431,250	\$1,547,500	8.1%
YTD Median Sale Price	\$1,260,000	\$1,300,000	3.2%
NORFOLK			
Number of Sales	584	519	-11.1%
YTD Number of Sales	5,551	5,800	4.5%
Median Sale Price	\$396,500	\$430,000	8.4%
YTD Median Sale Price	\$430,000	\$446,000	3.7%
PLYMOUTH			
Number of Sales	538	531	-1.3%
YTD Number of Sales	4,641	5,274	13.6%
Median Sale Price	\$298,150	\$330,500	10.9%
YTD Median Sale Price	\$315,000	\$325,000	3.2%
SUFFOLK			
Number of Sales	122	120	-1.6%
YTD Number of Sales	1,259	1,322	5.0%
Median Sale Price	\$413,000	\$422,500	2.3%
YTD Median Sale Price	\$425,000	\$450,500	6.0%
WORCESTER			
Number of Sales	717	690	-3.8%
YTD Number of Sales	6,337	7,199	13.6%
Median Sale Price	\$242,000	\$246,750	2.0%
YTD Median Sale Price	\$242,000	\$245,000	1.2%

Massachusetts October Condo Sales, Prices by County

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	2015	2016	Percentage Change
BARNSTABLE			
Number of Sales	111	98	-11.7%
YTD Number of Sales	867	928	7.0%
Median Sale Price	\$275,000	\$322,875	17.4%
YTD Median Sale Price	\$235,000	\$265,000	12.8%
BERKSHIRE			
Number of Sales	20	12	-40.0%
YTD Number of Sales	124	109	-12.1%
Median Sale Price	\$271,000	\$254,000	-6.3%
YTD Median Sale Price	\$182,600	\$165,000	-9.6%
BRISTOL			
Number of Sales	76	81	6.6%
YTD Number of Sales	508	777	53.0%
Median Sale Price	\$190,500	\$179,000	-6.0%
YTD Median Sale Price	\$185,500	\$185,000	-0.3%
DUKES			
Number of Sales	0	4	

YTD Number of Sales	13	15	15.4%
Median Sale Price	\$0	\$354,000	
YTD Median Sale Price	\$485,000	\$510,000	5.2%
ESSEX			
Number of Sales	264	257	-2.7%
YTD Number of Sales	2,298	2,428	5.7%
Median Sale Price	\$234,950	\$260,000	10.7%
YTD Median Sale Price	\$245,000	\$250,000	2.0%
FRANKLIN			
Number of Sales	7	1	-85.7%
YTD Number of Sales	40	49	22.5%
Median Sale Price	\$179,000	\$0	-100.0%
YTD Median Sale Price	\$176,500	\$147,000	-16.7%
HAMPDEN			
Number of Sales	46	48	4.3%
YTD Number of Sales	438	456	4.1%
Median Sale Price	\$147,500	\$135,000	-8.5%
YTD Median Sale Price	\$138,850	\$134,375	-3.2%
HAMPSHIRE			
Number of Sales	24	22	-8.3%
YTD Number of Sales	263	261	-0.8%
Median Sale Price	\$192,000	\$185,450	-3.4%
YTD Median Sale Price	\$177,500	\$183,000	3.1%
MIDDLESEX			
Number of Sales	541	537	-0.7%
YTD Number of Sales	5,349	5,926	10.8%
Median Sale Price	\$360,000	\$360,000	0.0%
YTD Median Sale Price	\$365,000	\$385,000	5.5%
NANTUCKET			
Number of Sales	4	5	25.0%
YTD Number of Sales	28	34	21.4%
Median Sale Price	\$365,000	\$463,000	26.8%
YTD Median Sale Price	\$517,500	\$525,550	1.6%
NORFOLK			
Number of Sales	230	197	-14.3%
YTD Number of Sales	2,039	2,149	5.4%
Median Sale Price	\$320,000	\$293,000	-8.4%
YTD Median Sale Price	\$325,000	\$319,000	-1.8%
PLYMOUTH			
Number of Sales	81	87	7.4%
YTD Number of Sales	861	607	-29.5%
Median Sale Price	\$255,400	\$255,000	-0.2%
YTD Median Sale Price	\$244,000	\$249,900	2.4%
SUFFOLK			
Number of Sales	367	386	5.2%
YTD Number of Sales	4,310	4,713	9.4%
Median Sale Price	\$509,000	\$555,714	9.2%

YTD Median Sale Price	\$480,000	\$550,000	14.6%
WORCESTER			
Number of Sales	170	151	-11.2%
YTD Number of Sales	1,428	1,574	10.2%
Median Sale Price	\$203,372	\$192,000	-5.6%
YTD Median Sale Price	\$190,000	\$188,000	-1.1%