

Mass. September 2019 Sales, Prices By County For Single-Family Homes -- The Warren Group 2019

	2018	2019	Percent Change
ALL COUNTIES			
Number of Sales	4,949	5,017	1.4%
YTD Number of Sales	45,020	44,291	-1.6%
Median Sale Price	\$380,000	\$399,000	5.0%
YTD Median Sale Price	\$387,500	\$400,000	3.2%
BARNSTABLE			
Number of Sales	380	369	-2.9%
YTD Number of Sales	3,301	3,296	-0.2%
Median Sale Price	\$410,000	\$410,000	0.0%
YTD Median Sale Price	\$399,000	\$410,000	2.8%
BERKSHIRE			
Number of Sales	139	176	26.6%
YTD Number of Sales	1,107	1,118	1.0%
Median Sale Price	\$206,500	\$238,250	15.4%
YTD Median Sale Price	\$199,900	\$215,000	7.6%
BRISTOL			
Number of Sales	424	390	-8.0%
YTD Number of Sales	3,652	3,622	-0.8%
Median Sale Price	\$314,500	\$325,500	3.5%
YTD Median Sale Price	\$302,000	\$324,900	7.6%
DUKES			
Number of Sales	28	35	25.0%
YTD Number of Sales	219	184	-16.0%
Median Sale Price	\$832,000	\$825,000	-0.8%
YTD Median Sale Price	\$690,000	\$730,000	5.8%
ESSEX			
Number of Sales	568	571	0.5%
YTD Number of Sales	5,038	5,051	0.3%
Median Sale Price	\$440,750	\$455,000	3.2%
YTD Median Sale Price	\$443,125	\$458,000	3.4%
FRANKLIN			
Number of Sales	70	60	-14.3%
YTD Number of Sales	493	507	2.8%
Median Sale Price	\$209,950	\$227,250	8.2%
YTD Median Sale Price	\$204,000	\$220,000	7.8%
HAMPDEN			
Number of Sales	395	399	1.0%
YTD Number of Sales	3,373	3,366	-0.2%
Median Sale Price	\$194,900	\$208,900	7.2%
YTD Median Sale Price	\$194,900	\$205,000	5.2%
HAMPSHIRE			
Number of Sales	97	133	37.1%
YTD Number of Sales	1,098	1,024	-6.7%

Median Sale Price	\$295,000	\$290,000	-1.7%
YTD Median Sale Price	\$280,000	\$282,250	0.8%
MIDDLESEX			
Number of Sales	884	930	5.2%
YTD Number of Sales	8,937	8,984	0.5%
Median Sale Price	\$525,000	\$547,375	4.3%
YTD Median Sale Price	\$555,418	\$565,000	1.7%
NANTUCKET			
Number of Sales	21	9	-57.1%
YTD Number of Sales	123	93	-24.4%
Median Sale Price	\$1,351,000	\$1,650,000	22.1%
YTD Median Sale Price	\$1,375,000	\$1,500,000	9.1%
NORFOLK			
Number of Sales	522	532	1.9%
YTD Number of Sales	5,206	4,999	-4.0%
Median Sale Price	\$469,000	\$500,000	6.6%
YTD Median Sale Price	\$510,000	\$529,900	3.9%
PLYMOUTH			
Number of Sales	535	542	1.3%
YTD Number of Sales	4,839	4,664	-3.6%
Median Sale Price	\$360,000	\$390,000	8.3%
YTD Median Sale Price	\$372,000	\$390,000	4.8%
SUFFOLK			
Number of Sales	131	105	-19.8%
YTD Number of Sales	1,117	1,044	-6.5%
Median Sale Price	\$535,000	\$530,000	-0.9%
YTD Median Sale Price	\$550,000	\$570,500	3.7%
WORCESTER			
Number of Sales	755	766	1.5%
YTD Number of Sales	6,517	6,339	-2.7%
Median Sale Price	\$287,000	\$299,000	4.2%
YTD Median Sale Price	\$275,000	\$290,000	5.5%

Mass. September 2019 Sales, Prices By County For Condos -- The Warren Group 2019

	2018	2019	Percent Change
ALL COUNTIES			
Number of Sales	1,865	1,970	5.6%
YTD Number of Sales	18,851	18,414	-2.3%
Median Sale Price	\$328,000	\$375,000	14.3%
YTD Median Sale Price	\$369,000	\$385,000	4.3%
BARNSTABLE			
Number of Sales	109	135	23.9%
YTD Number of Sales	921	943	2.4%
Median Sale Price	\$255,900	\$334,000	30.5%
YTD Median Sale Price	\$270,000	\$270,000	0.0%

BERKSHIRE

Number of Sales	15	17	13.3%
YTD Number of Sales	116	120	3.4%
Median Sale Price	\$182,500	\$195,000	6.8%
YTD Median Sale Price	\$211,250	\$171,000	-19.1%

BRISTOL

Number of Sales	79	75	-5.1%
YTD Number of Sales	737	679	-7.9%
Median Sale Price	\$215,000	\$240,000	11.6%
YTD Median Sale Price	\$215,000	\$230,000	7.0%

DUKES

Number of Sales	1	3	200.0%
YTD Number of Sales	7	17	142.9%
Median Sale Price	\$0	\$625,000	
YTD Median Sale Price	\$399,000	\$400,000	0.3%

ESSEX

Number of Sales	237	269	13.5%
YTD Number of Sales	2,233	2,259	1.2%
Median Sale Price	\$280,000	\$333,000	18.9%
YTD Median Sale Price	\$280,000	\$310,000	10.7%

FRANKLIN

Number of Sales	3	9	200.0%
YTD Number of Sales	32	56	75.0%
Median Sale Price	\$188,000	\$300,450	59.8%
YTD Median Sale Price	\$165,000	\$214,750	30.2%

HAMPDEN

Number of Sales	57	48	-15.8%
YTD Number of Sales	449	456	1.6%
Median Sale Price	\$145,000	\$137,750	-5.0%
YTD Median Sale Price	\$140,000	\$140,500	0.4%

HAMPSHIRE

Number of Sales	36	29	-19.4%
YTD Number of Sales	265	252	-4.9%
Median Sale Price	\$250,500	\$214,000	-14.6%
YTD Median Sale Price	\$203,000	\$235,000	15.8%

MIDDLESEX

Number of Sales	436	487	11.7%
YTD Number of Sales	5,018	4,942	-1.5%
Median Sale Price	\$408,500	\$436,100	6.8%
YTD Median Sale Price	\$449,900	\$465,500	3.5%

NANTUCKET

Number of Sales	2	3	50.0%
YTD Number of Sales	16	20	25.0%
Median Sale Price	\$0	\$950,000	
YTD Median Sale Price	\$715,500	\$728,500	1.8%

NORFOLK

Number of Sales	204	237	16.2%
YTD Number of Sales	1,952	1,983	1.6%
Median Sale Price	\$345,000	\$400,000	15.9%
YTD Median Sale Price	\$362,500	\$400,000	10.3%

PLYMOUTH

Number of Sales	114	97	-14.9%
YTD Number of Sales	1,016	1,096	7.9%
Median Sale Price	\$268,700	\$314,000	16.9%
YTD Median Sale Price	\$290,000	\$307,500	6.0%

SUFFOLK

Number of Sales	392	380	-3.1%
YTD Number of Sales	4,544	4,121	-9.3%
Median Sale Price	\$594,000	\$639,950	7.7%
YTD Median Sale Price	\$620,000	\$612,000	-1.3%

WORCESTER

Number of Sales	180	181	0.6%
YTD Number of Sales	1,545	1,470	-4.9%
Median Sale Price	\$220,000	\$215,000	-2.3%
YTD Median Sale Price	\$204,000	\$216,000	5.9%