

Mass. April 2020 Sales, Prices By County For Single-Family Homes -- The Warren Group 2020

	2019	2020	Percent Change
ALL COUNTIES			
Number of Sales	4,293	3,706	-13.7%
YTD Number of Sales	14,039	13,649	-2.8%
Median Sale Price	\$383,000	\$428,000	11.8%
YTD Median Sale Price	\$375,000	\$400,000	6.7%
BARNSTABLE			
Number of Sales	369	293	-20.6%
YTD Number of Sales	1,177	1,158	-1.6%
Median Sale Price	\$400,000	\$429,000	7.3%
YTD Median Sale Price	\$395,000	\$420,000	6.3%
BERKSHIRE			
Number of Sales	124	91	-26.6%
YTD Number of Sales	342	345	0.9%
Median Sale Price	\$217,425	\$197,210	-9.3%
YTD Median Sale Price	\$206,000	\$210,000	1.9%
BRISTOL			
Number of Sales	334	306	-8.4%
YTD Number of Sales	1,204	1,188	-1.3%
Median Sale Price	\$320,000	\$360,000	12.5%
YTD Median Sale Price	\$305,000	\$329,950	8.2%
DUKES			
Number of Sales	17	15	-11.8%
YTD Number of Sales	52	94	80.8%
Median Sale Price	\$722,000	\$880,000	21.9%
YTD Median Sale Price	\$711,000	\$845,000	18.8%
ESSEX			
Number of Sales	445	395	-11.2%
YTD Number of Sales	1,545	1,453	-6.0%
Median Sale Price	\$427,500	\$485,000	13.5%
YTD Median Sale Price	\$430,000	\$479,000	11.4%
FRANKLIN			
Number of Sales	51	38	-25.5%
YTD Number of Sales	164	150	-8.5%
Median Sale Price	\$229,000	\$229,750	0.3%
YTD Median Sale Price	\$212,500	\$209,000	-1.6%
HAMPDEN			
Number of Sales	383	268	-30.0%
YTD Number of Sales	1,162	1,062	-8.6%
Median Sale Price	\$198,000	\$223,000	12.6%
YTD Median Sale Price	\$189,900	\$205,000	8.0%
HAMPSHIRE			
Number of Sales	96	88	-8.3%
YTD Number of Sales	289	318	10.0%

Median Sale Price	\$267,000	\$317,750	19.0%
YTD Median Sale Price	\$255,000	\$280,500	10.0%
MIDDLESEX			
Number of Sales	857	751	-12.4%
YTD Number of Sales	2,755	2,522	-8.5%
Median Sale Price	\$550,000	\$610,000	10.9%
YTD Median Sale Price	\$530,000	\$575,000	8.5%
NANTUCKET			
Number of Sales	6	6	0.0%
YTD Number of Sales	32	35	9.4%
Median Sale Price	\$1,462,500	\$1,997,875	36.6%
YTD Median Sale Price	\$1,406,250	\$1,695,750	20.6%
NORFOLK			
Number of Sales	490	431	-12.0%
YTD Number of Sales	1,491	1,516	1.7%
Median Sale Price	\$523,100	\$560,000	7.1%
YTD Median Sale Price	\$505,000	\$525,000	4.0%
PLYMOUTH			
Number of Sales	421	399	-5.2%
YTD Number of Sales	1,469	1,484	1.0%
Median Sale Price	\$376,000	\$415,000	10.4%
YTD Median Sale Price	\$365,000	\$395,000	8.2%
SUFFOLK			
Number of Sales	85	59	-30.6%
YTD Number of Sales	319	285	-10.7%
Median Sale Price	\$560,000	\$600,000	7.1%
YTD Median Sale Price	\$545,000	\$560,000	2.8%
WORCESTER			
Number of Sales	615	566	-8.0%
YTD Number of Sales	2,038	2,039	0.0%
Median Sale Price	\$285,000	\$303,000	6.3%
YTD Median Sale Price	\$270,000	\$290,000	7.4%

Mass. April 2020 Sales, Prices By County For Condos -- The Warren Group 2020

	2019	2020	Percent Change
ALL COUNTIES			
Number of Sales	1,988	1,610	-19.0%
YTD Number of Sales	6,180	6,238	0.9%
Median Sale Price	\$370,000	\$421,000	13.8%
YTD Median Sale Price	\$359,000	\$415,000	15.6%
BARNSTABLE			
Number of Sales	115	81	-29.6%
YTD Number of Sales	322	322	0.0%
Median Sale Price	\$246,500	\$270,000	9.5%
YTD Median Sale Price	\$248,500	\$288,284	16.0%

BERKSHIRE

Number of Sales	12	9	-25.0%
YTD Number of Sales	33	34	3.0%
Median Sale Price	\$225,000	\$325,000	44.4%
YTD Median Sale Price	\$162,000	\$355,000	119.1%

BRISTOL

Number of Sales	67	54	-19.4%
YTD Number of Sales	248	244	-1.6%
Median Sale Price	\$232,000	\$249,500	7.5%
YTD Median Sale Price	\$217,500	\$240,000	10.3%

DUKES

Number of Sales	3	0	-100.0%
YTD Number of Sales	9	5	-44.4%
Median Sale Price	\$12,000	\$0	-100.0%
YTD Median Sale Price	\$218,000	\$315,000	44.5%

ESSEX

Number of Sales	252	189	-25.0%
YTD Number of Sales	767	731	-4.7%
Median Sale Price	\$307,450	\$335,000	9.0%
YTD Median Sale Price	\$299,000	\$334,000	11.7%

FRANKLIN

Number of Sales	3	4	33.3%
YTD Number of Sales	15	14	-6.7%
Median Sale Price	\$305,000	\$209,500	-31.3%
YTD Median Sale Price	\$200,000	\$202,500	1.3%

HAMPDEN

Number of Sales	63	45	-28.6%
YTD Number of Sales	190	143	-24.7%
Median Sale Price	\$137,700	\$145,000	5.3%
YTD Median Sale Price	\$141,500	\$139,599	-1.3%

HAMPSHIRE

Number of Sales	25	22	-12.0%
YTD Number of Sales	76	69	-9.2%
Median Sale Price	\$240,297	\$231,500	-3.7%
YTD Median Sale Price	\$226,450	\$252,750	11.6%

MIDDLESEX

Number of Sales	535	433	-19.1%
YTD Number of Sales	1,612	1,635	1.4%
Median Sale Price	\$450,000	\$525,000	16.7%
YTD Median Sale Price	\$435,000	\$500,000	14.9%

NANTUCKET

Number of Sales	2	0	-100.0%
YTD Number of Sales	9	6	-33.3%
Median Sale Price	\$0	\$0	
YTD Median Sale Price	\$625,000	\$890,000	42.4%

NORFOLK

Number of Sales	202	161	-20.3%
YTD Number of Sales	626	689	10.1%
Median Sale Price	\$392,500	\$425,000	8.3%
YTD Median Sale Price	\$360,000	\$420,000	16.7%

PLYMOUTH

Number of Sales	126	102	-19.0%
YTD Number of Sales	425	362	-14.8%
Median Sale Price	\$299,450	\$325,000	8.5%
YTD Median Sale Price	\$300,000	\$334,950	11.7%

SUFFOLK

Number of Sales	430	390	-9.3%
YTD Number of Sales	1,336	1,434	7.3%
Median Sale Price	\$604,000	\$661,250	9.5%
YTD Median Sale Price	\$579,500	\$672,250	16.0%

WORCESTER

Number of Sales	153	120	-21.6%
YTD Number of Sales	512	550	7.4%
Median Sale Price	\$205,000	\$240,750	17.4%
YTD Median Sale Price	\$205,000	\$237,700	16.0%