Mass. June 2020 Sales, Prices By County For Single-Family Homes The Warren Group 2020			
	2019	2020 Percent Change	

	2019	2020	Percent Change	
ALL COUNTIES				
Number of Sales	6,530	5,004	-23.4%	
YTD Number of Sales	26,257	22,662	-13.7%	
Median Sale Price	\$429,000	\$440,000	2.6%	
YTD Median Sale Price	\$395,000	\$415,000	5.1%	
BARNSTABLE				
Number of Sales	470	455	-3.2%	
YTD Number of Sales	2,149	1,873	-12.8%	
Median Sale Price	\$420,000	\$430,000	2.4%	
YTD Median Sale Price	\$405,000	\$422,500	4.3%	
BERKSHIRE				
Number of Sales	138	138	0.0%	
YTD Number of Sales	612	573	-6.4%	
Median Sale Price	\$215,988	\$243,500	12.7%	
YTD Median Sale Price	\$208,250	\$210,000	0.8%	
BRISTOL				
Number of Sales	493	396	-19.7%	
YTD Number of Sales	2,152	1,917	-10.9%	
Median Sale Price	\$335,000	\$348,000	3.9%	
YTD Median Sale Price	\$315,000	\$335,000	6.3%	
DUKES				
Number of Sales	29	17	-41.4%	
YTD Number of Sales	113	126	11.5%	
Median Sale Price	\$827,500	\$1,080,000	30.5%	
YTD Median Sale Price	\$712,500	\$871,500	22.3%	
ESSEX				
Number of Sales	764	559	-26.8%	
YTD Number of Sales	2,941	2,461	-16.3%	
Median Sale Price	\$475,000	\$524,000	10.3%	
YTD Median Sale Price	\$447,900	\$485,000	8.3%	
FRANKLIN				
Number of Sales	70	63	-10.0%	
YTD Number of Sales	298	256	-14.1%	
Median Sale Price	\$249,500	\$236,000	-5.4%	
YTD Median Sale Price	\$218,000	\$225,000	3.2%	
HAMPDEN				
Number of Sales	450	361	-19.8%	
YTD Number of Sales	2,044	1,766	-13.6%	
Median Sale Price	\$215,000	\$225,000	4.7%	
YTD Median Sale Price	\$200,000	\$214,900	7.5%	
HAMPSHIRE				
Number of Sales	162	104	-35.8%	
YTD Number of Sales	556	529	-4.9%	

Median Sale Price	\$299,950	\$300,000	0.0%
YTD Median Sale Price	\$279,250	\$290,000	3.8%
MIDDLESEX			
Number of Sales	1,366	950	-30.5%
YTD Number of Sales	5,296	4,268	-19.4%
Median Sale Price	\$590,000	\$617,750	4.7%
YTD Median Sale Price	\$559,000	\$590,000	5.5%
NANTUCKET			
Number of Sales	14	7	-50.0%
YTD Number of Sales	62	52	-16.1%
Median Sale Price	\$1,775,000	\$2,300,000	29.6%
YTD Median Sale Price	\$1,487,500	\$1,672,875	12.5%
NORFOLK			
Number of Sales	797	599	-24.8%
YTD Number of Sales	2,923	2,538	-13.2%
Median Sale Price	\$550,000	\$572,000	4.0%
YTD Median Sale Price	\$523,700	\$540,000	3.1%
PLYMOUTH			
Number of Sales	692	523	-24.4%
YTD Number of Sales	2,742	2,421	-11.7%
Median Sale Price	\$409,000	\$425,000	3.9%
YTD Median Sale Price	\$385,000	\$406,000	5.5%
SUFFOLK			
Number of Sales	158	105	-33.5%
YTD Number of Sales	619	475	-23.3%
Median Sale Price	\$599,950	\$625,000	4.2%
YTD Median Sale Price	\$565,000	\$592,000	4.8%
WORCESTER			
Number of Sales	927	727	-21.6%
YTD Number of Sales	3,750	3,407	-9.1%
Median Sale Price	\$315,000	\$315,000	0.0%
YTD Median Sale Price	\$280,000	\$301,000	7.5%

Mass. June 2020 Sales, Prices I	By County For Con	dos The Warrei	n Group 2020
	2019	2020 Pe	rcent Change
ALL COUNTIES			
Number of Sales	2,620	1,815	-30.7%
YTD Number of Sales	11,356	9,463	-16.7%
Median Sale Price	\$420,000	\$396,000	-5.7%
YTD Median Sale Price	\$380,000	\$410,000	7.9%
BARNSTABLE			
Number of Sales	124	103	-16.9%
YTD Number of Sales	589	487	-17.3%
Median Sale Price	\$300,000	\$320,000	6.7%

BERKSHIRE Number of Sales 10 16 60.0% YTD Number of Sales 60 55 -8.3% Median Sale Price \$166,000 \$341,000 106.0% BRISTOL William Sale Price \$166,000 \$342,000 106.0% BRISTOL Number of Sales 79 88 11.4% YTD Number of Sales 424 401 -5.4% Median Sale Price \$235,000 \$239,000 0.0% YTD Median Sale Price \$225,000 \$239,000 6.2% DUKES Number of Sales 12 10 -16.7% Median Sale Price \$0 \$476,500 YTD Number of Sales 12 10 -16.7% Median Sale Price \$235,113 \$337,000 43.3% 28 25 4 100.0% 10.7% 10.7% Median Sale Price \$235,113 \$337,000 43.3% 25 22.1% 12.5% 11.7% Median Sale Price \$308,000 \$346,500 12.5% 12.5% 12.5%	YTD Median Sale Price	\$255,000	\$285,000	11.8%
YTD Number of Sales 60 55 -8.3% Median Sale Price \$166,000 \$341,000 105.4% YTD Median Sale Price \$166,000 \$342,000 106.0% BRISTOL Number of Sales 79 88 11.4% YTD Number of Sales 424 401 -5.4% Median Sale Price \$235,000 \$235,000 0.0% YTD Median Sale Price \$225,000 \$239,000 6.2% DUKES Number of Sales 12 10 -16.7% Median Sale Price \$0 \$476,500 YTD Number of Sales 12 10 -16.7% Median Sale Price \$235,113 \$337,000 43.3% 8 8 1.2 10 -16.7% 1.67% Median Sale Price \$308,000 \$476,500 YTD Number of Sales 1,379 1,121 -18.7% Median Sale Price \$308,000 \$346,500 12.5% YTD Median Sale Price \$308,000 \$336,000 9.3% 9.3% 12.5% YTD Number of Sales 8 8 0.0% </td <td></td> <td></td> <td></td> <td></td>				
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YTD Number of Sales 34 28 -17.6% Median Sale Price \$191,450 \$268,725 40.4% YTD Median Sale Price \$192,950 \$222,000 15.1% HAMPDEN *** *** *** Number of Sales 59 51 -13.6% YTD Number of Sales 298 232 -22.1% Median Sale Price \$145,000 \$155,000 6.9% YTD Median Sale Price \$142,000 \$146,000 2.8% HAMPSHIRE *** *** *** Number of Sales 32 21 -34.4% YTD Number of Sales 140 110 -21.4% YTD Median Sale Price \$252,150 \$270,000 7.1% YTD Median Sale Price \$237,450 \$230,500 -2.9% MIDDLESEX *** *** *** Number of Sales 740 433 -41.5% YTD Number of Sales 3,047 2,444 -19.8% Median Sale Price \$489,950 \$475,000 </td <td>FRANKLIN</td> <td></td> <td></td> <td></td>	FRANKLIN			
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YTD Median Sale Price \$142,000 \$146,000 2.8% HAMPSHIRE 32 21 -34.4% YTD Number of Sales 140 110 -21.4% Median Sale Price \$252,150 \$270,000 7.1% YTD Median Sale Price \$237,450 \$230,500 -2.9% MIDDLESEX Number of Sales 740 433 -41.5% YTD Number of Sales 3,047 2,444 -19.8% Median Sale Price \$489,950 \$475,000 -3.1% YTD Median Sale Price \$460,000 \$497,000 8.0% NANTUCKET Number of Sales 3 0 -100.0% YTD Number of Sales 14 7 -50.0%	YTD Number of Sales	298	232	-22.1%
HAMPSHIRE Number of Sales 32 21 -34.4% YTD Number of Sales 140 110 -21.4% Median Sale Price \$252,150 \$270,000 7.1% YTD Median Sale Price \$237,450 \$230,500 -2.9% MIDDLESEX 740 433 -41.5% YTD Number of Sales 3,047 2,444 -19.8% Median Sale Price \$489,950 \$475,000 -3.1% YTD Median Sale Price \$460,000 \$497,000 8.0% NANTUCKET Number of Sales 3 0 -100.0% YTD Number of Sales 14 7 -50.0%	Median Sale Price	\$145,000	\$155,000	6.9%
Number of Sales 32 21 -34.4% YTD Number of Sales 140 110 -21.4% Median Sale Price \$252,150 \$270,000 7.1% YTD Median Sale Price \$237,450 \$230,500 -2.9% MIDDLESEX Number of Sales 740 433 -41.5% YTD Number of Sales 3,047 2,444 -19.8% Median Sale Price \$489,950 \$475,000 -3.1% YTD Median Sale Price \$460,000 \$497,000 8.0% NANTUCKET Number of Sales 3 0 -100.0% YTD Number of Sales 14 7 -50.0%	YTD Median Sale Price	\$142,000	\$146,000	2.8%
YTD Number of Sales 140 110 -21.4% Median Sale Price \$252,150 \$270,000 7.1% YTD Median Sale Price \$237,450 \$230,500 -2.9% MIDDLESEX Number of Sales 740 433 -41.5% YTD Number of Sales 3,047 2,444 -19.8% Median Sale Price \$489,950 \$475,000 -3.1% YTD Median Sale Price \$460,000 \$497,000 8.0% NANTUCKET Number of Sales 3 0 -100.0% YTD Number of Sales 14 7 -50.0%	HAMPSHIRE			
Median Sale Price\$252,150\$270,0007.1%YTD Median Sale Price\$237,450\$230,500-2.9%MIDDLESEXNumber of Sales740433-41.5%YTD Number of Sales3,0472,444-19.8%Median Sale Price\$489,950\$475,000-3.1%YTD Median Sale Price\$460,000\$497,0008.0%NANTUCKETNumber of Sales30-100.0%YTD Number of Sales147-50.0%	Number of Sales	32	21	-34.4%
YTD Median Sale Price \$237,450 \$230,500 -2.9% MIDDLESEX 740 433 -41.5% Number of Sales 3,047 2,444 -19.8% Median Sale Price \$489,950 \$475,000 -3.1% YTD Median Sale Price \$460,000 \$497,000 8.0% NANTUCKET Number of Sales 3 0 -100.0% YTD Number of Sales 14 7 -50.0%	YTD Number of Sales	140	110	-21.4%
MIDDLESEX Number of Sales 740 433 -41.5% YTD Number of Sales 3,047 2,444 -19.8% Median Sale Price \$489,950 \$475,000 -3.1% YTD Median Sale Price \$460,000 \$497,000 8.0% NANTUCKET Number of Sales 3 0 -100.0% YTD Number of Sales 14 7 -50.0%	Median Sale Price	\$252,150	\$270,000	7.1%
Number of Sales 740 433 -41.5% YTD Number of Sales 3,047 2,444 -19.8% Median Sale Price \$489,950 \$475,000 -3.1% YTD Median Sale Price \$460,000 \$497,000 8.0% NANTUCKET Number of Sales 3 0 -100.0% YTD Number of Sales 14 7 -50.0%	YTD Median Sale Price	\$237,450	\$230,500	-2.9%
YTD Number of Sales 3,047 2,444 -19.8% Median Sale Price \$489,950 \$475,000 -3.1% YTD Median Sale Price \$460,000 \$497,000 8.0% NANTUCKET Number of Sales 3 0 -100.0% YTD Number of Sales 14 7 -50.0%	MIDDLESEX			
Median Sale Price \$489,950 \$475,000 -3.1% YTD Median Sale Price \$460,000 \$497,000 8.0% NANTUCKET 3 0 -100.0% YTD Number of Sales 14 7 -50.0%	Number of Sales	740	433	-41.5%
YTD Median Sale Price \$460,000 \$497,000 8.0% NANTUCKET 3 0 -100.0% YTD Number of Sales 14 7 -50.0%	YTD Number of Sales	3,047	2,444	-19.8%
NANTUCKETNumber of Sales30-100.0%YTD Number of Sales147-50.0%	Median Sale Price	\$489,950	\$475,000	-3.1%
Number of Sales 3 0 -100.0% YTD Number of Sales 14 7 -50.0%	YTD Median Sale Price	\$460,000	\$497,000	8.0%
YTD Number of Sales 14 7 -50.0%	NANTUCKET			
	Number of Sales	3	0	-100.0%
Median Sale Price \$790,000 \$0 -100.0%	YTD Number of Sales	14	7	-50.0%
	Median Sale Price	\$790,000	\$0	-100.0%

YTD Median Sale Price	\$667,500	\$755,000	13.1%
NORFOLK			
Number of Sales	287	189	-34.1%
YTD Number of Sales	1,199	1,018	-15.1%
Median Sale Price	\$439,000	\$459,000	4.6%
YTD Median Sale Price	\$399,000	\$425,463	6.6%
PLYMOUTH			
Number of Sales	142	134	-5.6%
YTD Number of Sales	701	571	-18.5%
Median Sale Price	\$319,500	\$314,000	-1.7%
YTD Median Sale Price	\$305,000	\$328,500	7.7%
SUFFOLK			
Number of Sales	640	372	-41.9%
YTD Number of Sales	2,580	2,137	-17.2%
Median Sale Price	\$649,000	\$643,750	-0.8%
YTD Median Sale Price	\$609,000	\$655,000	7.6%
WORCESTER			
Number of Sales	195	166	-14.9%
YTD Number of Sales	879	842	-4.2%
Median Sale Price	\$222,222	\$241,850	8.8%
YTD Median Sale Price	\$215,000	\$236,000	9.8%