

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

	2019	2020	Percent Change
<b>ALL COUNTIES</b>			
Number of Sales	6,425	6,765	5.3%
YTD Number of Sales	32,682	29,439	-9.9%
Median Sale Price	\$425,000	\$460,000	8.2%
YTD Median Sale Price	\$400,000	\$425,000	6.3%
<b>BARNSTABLE</b>			
Number of Sales	362	605	67.1%
YTD Number of Sales	2,511	2,478	-1.3%
Median Sale Price	\$414,000	\$475,000	14.7%
YTD Median Sale Price	\$408,000	\$435,000	6.6%
<b>BERKSHIRE</b>			
Number of Sales	166	206	24.1%
YTD Number of Sales	778	779	0.1%
Median Sale Price	\$206,500	\$284,950	38.0%
YTD Median Sale Price	\$208,000	\$222,000	6.7%
<b>BRISTOL</b>			
Number of Sales	527	521	-1.1%
YTD Number of Sales	2,679	2,438	-9.0%
Median Sale Price	\$340,000	\$350,000	2.9%
YTD Median Sale Price	\$320,000	\$339,450	6.1%
<b>DUKES</b>			
Number of Sales	17	19	11.8%
YTD Number of Sales	130	145	11.5%
Median Sale Price	\$635,000	\$1,230,250	93.7%
YTD Median Sale Price	\$706,250	\$900,000	27.4%
<b>ESSEX</b>			
Number of Sales	755	751	-0.5%
YTD Number of Sales	3,696	3,212	-13.1%
Median Sale Price	\$490,000	\$527,500	7.7%
YTD Median Sale Price	\$452,000	\$499,900	10.6%
<b>FRANKLIN</b>			
Number of Sales	76	93	22.4%
YTD Number of Sales	374	349	-6.7%
Median Sale Price	\$221,000	\$256,500	16.1%
YTD Median Sale Price	\$218,500	\$226,000	3.4%
<b>HAMPDEN</b>			
Number of Sales	467	477	2.1%
YTD Number of Sales	2,511	2,243	-10.7%
Median Sale Price	\$220,000	\$235,000	6.8%
YTD Median Sale Price	\$205,000	\$219,000	6.8%
<b>HAMPSHIRE</b>			
Number of Sales	160	165	3.1%
YTD Number of Sales	716	694	-3.1%

Median Sale Price	\$310,000	\$319,900	3.2%
YTD Median Sale Price	\$280,000	\$295,000	5.4%
<b>MIDDLESEX</b>			
Number of Sales	1,412	1,393	-1.3%
YTD Number of Sales	6,708	5,662	-15.6%
Median Sale Price	\$595,000	\$630,000	5.9%
YTD Median Sale Price	\$565,000	\$600,000	6.2%
<b>NANTUCKET</b>			
Number of Sales	12	14	16.7%
YTD Number of Sales	74	66	-10.8%
Median Sale Price	\$1,323,550	\$1,535,000	16.0%
YTD Median Sale Price	\$1,446,250	\$1,612,500	11.5%
<b>NORFOLK</b>			
Number of Sales	785	766	-2.4%
YTD Number of Sales	3,708	3,308	-10.8%
Median Sale Price	\$560,000	\$586,750	4.8%
YTD Median Sale Price	\$530,000	\$550,000	3.8%
<b>PLYMOUTH</b>			
Number of Sales	656	689	5.0%
YTD Number of Sales	3,398	3,110	-8.5%
Median Sale Price	\$405,000	\$460,000	13.6%
YTD Median Sale Price	\$389,000	\$418,250	7.5%
<b>SUFFOLK</b>			
Number of Sales	163	126	-22.7%
YTD Number of Sales	782	608	-22.3%
Median Sale Price	\$608,000	\$652,500	7.3%
YTD Median Sale Price	\$578,000	\$600,000	3.8%
<b>WORCESTER</b>			
Number of Sales	867	940	8.4%
YTD Number of Sales	4,617	4,347	-5.8%
Median Sale Price	\$310,000	\$343,250	10.7%
YTD Median Sale Price	\$285,000	\$310,800	9.1%

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

	2019	2020	Percent Change
<b>ALL COUNTIES</b>			
Number of Sales	2,463	2,462	-0.04%
YTD Number of Sales	13,819	11,933	-13.6%
Median Sale Price	\$390,000	\$430,000	10.3%
YTD Median Sale Price	\$380,000	\$415,000	9.2%
<b>BARNSTABLE</b>			
Number of Sales	109	123	12.8%
YTD Number of Sales	698	610	-12.6%
Median Sale Price	\$249,000	\$325,000	30.5%
YTD Median Sale Price	\$255,000	\$293,250	15.0%

**BERKSHIRE**

Number of Sales	14	20	42.9%
YTD Number of Sales	74	75	1.4%
Median Sale Price	\$174,500	\$296,875	70.1%
YTD Median Sale Price	\$169,950	\$340,000	100.1%

**BRISTOL**

Number of Sales	93	88	-5.4%
YTD Number of Sales	517	489	-5.4%
Median Sale Price	\$225,000	\$252,500	12.2%
YTD Median Sale Price	\$225,000	\$240,000	6.7%

**DUKES**

Number of Sales	2	0	-100.0%
YTD Number of Sales	14	10	-28.6%
Median Sale Price	\$0	\$0	
YTD Median Sale Price	\$263,613	\$337,000	27.8%

**ESSEX**

Number of Sales	286	323	12.9%
YTD Number of Sales	1,665	1,444	-13.3%
Median Sale Price	\$309,450	\$345,000	11.5%
YTD Median Sale Price	\$308,000	\$339,900	10.4%

**FRANKLIN**

Number of Sales	3	8	166.7%
YTD Number of Sales	37	36	-2.7%
Median Sale Price	\$195,000	\$186,250	-4.5%
YTD Median Sale Price	\$194,900	\$209,000	7.2%

**HAMPDEN**

Number of Sales	52	58	11.5%
YTD Number of Sales	350	290	-17.1%
Median Sale Price	\$137,250	\$154,350	12.5%
YTD Median Sale Price	\$140,500	\$147,350	4.9%

**HAMPSHIRE**

Number of Sales	44	31	-29.5%
YTD Number of Sales	184	141	-23.4%
Median Sale Price	\$212,450	\$238,000	12.0%
YTD Median Sale Price	\$228,750	\$231,000	1.0%

**MIDDLESEX**

Number of Sales	707	714	1.0%
YTD Number of Sales	3,754	3,158	-15.9%
Median Sale Price	\$479,800	\$520,000	8.4%
YTD Median Sale Price	\$465,000	\$500,000	7.5%

**NANTUCKET**

Number of Sales	1	3	200.0%
YTD Number of Sales	15	10	-33.3%
Median Sale Price	\$0	\$950,000	
YTD Median Sale Price	\$665,000	\$892,500	34.2%

**NORFOLK**

Number of Sales	266	238	-10.5%
YTD Number of Sales	1,465	1,256	-14.3%
Median Sale Price	\$399,950	\$413,750	3.5%
YTD Median Sale Price	\$399,000	\$425,000	6.5%

**PLYMOUTH**

Number of Sales	157	132	-15.9%
YTD Number of Sales	858	703	-18.1%
Median Sale Price	\$309,900	\$359,150	15.9%
YTD Median Sale Price	\$305,000	\$335,000	9.8%

**SUFFOLK**

Number of Sales	543	544	0.2%
YTD Number of Sales	3,123	2,689	-13.9%
Median Sale Price	\$610,000	\$637,000	4.4%
YTD Median Sale Price	\$609,000	\$650,000	6.7%

**WORCESTER**

Number of Sales	186	180	-3.2%
YTD Number of Sales	1,065	1,022	-4.0%
Median Sale Price	\$213,750	\$229,700	7.5%
YTD Median Sale Price	\$215,000	\$234,950	9.3%