

**MA December 2020 Sales, Prices By County For Single-Family Homes -- The Warren Group 2021**

|                       | 2019        | 2020      | Percent Change |
|-----------------------|-------------|-----------|----------------|
| <b>ALL COUNTIES</b>   |             |           |                |
| Number of Sales       | 4,984       | 6,410     | 28.6%          |
| YTD Number of Sales   | 59,178      | 61,469    | 3.9%           |
| Median Sale Price     | \$399,000   | \$455,000 | 14.0%          |
| YTD Median Sale Price | \$400,000   | \$445,500 | 11.4%          |
| <b>BARNSTABLE</b>     |             |           |                |
| Number of Sales       | 360         | 561       | 55.8%          |
| YTD Number of Sales   | 4,394       | 5,297     | 20.6%          |
| Median Sale Price     | \$410,125   | \$520,000 | 26.8%          |
| YTD Median Sale Price | \$410,000   | \$475,000 | 15.9%          |
| <b>BERKSHIRE</b>      |             |           |                |
| Number of Sales       | 128         | 195       | 52.3%          |
| YTD Number of Sales   | 1,538       | 1,864     | 21.2%          |
| Median Sale Price     | \$221,500   | \$270,000 | 21.9%          |
| YTD Median Sale Price | \$215,000   | \$249,000 | 15.8%          |
| <b>BRISTOL</b>        |             |           |                |
| Number of Sales       | 423         | 549       | 29.8%          |
| YTD Number of Sales   | 4,870       | 4,978     | 2.2%           |
| Median Sale Price     | \$325,000   | \$370,000 | 13.8%          |
| YTD Median Sale Price | \$324,900   | \$355,000 | 9.3%           |
| <b>DUKES</b>          |             |           |                |
| Number of Sales       | 31          | 43        | 38.7%          |
| YTD Number of Sales   | 271         | 396       | 46.1%          |
| Median Sale Price     | \$1,100,000 | \$960,000 | -12.7%         |
| YTD Median Sale Price | \$807,000   | \$967,500 | 19.9%          |
| <b>ESSEX</b>          |             |           |                |
| Number of Sales       | 570         | 648       | 13.7%          |
| YTD Number of Sales   | 6,777       | 6,693     | -1.2%          |
| Median Sale Price     | \$455,000   | \$525,000 | 15.4%          |
| YTD Median Sale Price | \$459,000   | \$520,000 | 13.3%          |
| <b>FRANKLIN</b>       |             |           |                |
| Number of Sales       | 56          | 74        | 32.1%          |
| YTD Number of Sales   | 680         | 736       | 8.2%           |
| Median Sale Price     | \$224,500   | \$233,000 | 3.8%           |
| YTD Median Sale Price | \$224,000   | \$239,538 | 6.9%           |
| <b>HAMPDEN</b>        |             |           |                |
| Number of Sales       | 379         | 507       | 33.8%          |
| YTD Number of Sales   | 4,537       | 4,565     | 0.6%           |
| Median Sale Price     | \$215,000   | \$235,000 | 9.3%           |
| YTD Median Sale Price | \$207,500   | \$227,500 | 9.6%           |
| <b>HAMPSHIRE</b>      |             |           |                |
| Number of Sales       | 110         | 150       | 36.4%          |
| YTD Number of Sales   | 1,374       | 1,382     | 0.6%           |

|                       |             |             |       |
|-----------------------|-------------|-------------|-------|
| Median Sale Price     | \$275,000   | \$305,250   | 11.0% |
| YTD Median Sale Price | \$280,000   | \$301,555   | 7.7%  |
| <b>MIDDLESEX</b>      |             |             |       |
| Number of Sales       | 969         | 1,236       | 27.6% |
| YTD Number of Sales   | 11,778      | 11,795      | 0.1%  |
| Median Sale Price     | \$535,000   | \$615,500   | 15.0% |
| YTD Median Sale Price | \$557,750   | \$615,000   | 10.3% |
| <b>NANTUCKET</b>      |             |             |       |
| Number of Sales       | 23          | 32          | 39.1% |
| YTD Number of Sales   | 146         | 250         | 71.2% |
| Median Sale Price     | \$1,149,000 | \$2,027,500 | 76.5% |
| YTD Median Sale Price | \$1,500,000 | \$2,012,500 | 34.2% |
| <b>NORFOLK</b>        |             |             |       |
| Number of Sales       | 592         | 705         | 19.1% |
| YTD Number of Sales   | 6,564       | 6,842       | 4.2%  |
| Median Sale Price     | \$512,250   | \$583,000   | 13.8% |
| YTD Median Sale Price | \$523,000   | \$566,500   | 8.3%  |
| <b>PLYMOUTH</b>       |             |             |       |
| Number of Sales       | 511         | 680         | 33.1% |
| YTD Number of Sales   | 6,246       | 6,577       | 5.3%  |
| Median Sale Price     | \$380,000   | \$465,000   | 22.4% |
| YTD Median Sale Price | \$388,000   | \$435,000   | 12.1% |
| <b>SUFFOLK</b>        |             |             |       |
| Number of Sales       | 138         | 140         | 1.4%  |
| YTD Number of Sales   | 1,419       | 1,306       | -8.0% |
| Median Sale Price     | \$595,000   | \$622,500   | 4.6%  |
| YTD Median Sale Price | \$568,750   | \$620,000   | 9.0%  |
| <b>WORCESTER</b>      |             |             |       |
| Number of Sales       | 694         | 890         | 28.2% |
| YTD Number of Sales   | 8,584       | 8,788       | 2.4%  |
| Median Sale Price     | \$293,000   | \$331,750   | 13.2% |
| YTD Median Sale Price | \$290,000   | \$325,000   | 12.1% |

### MA December 2020 Sales, Prices By County For Condos -- The Warren Group 2021

|                       | 2019      | 2020      | Percent Change |
|-----------------------|-----------|-----------|----------------|
| <b>ALL COUNTIES</b>   |           |           |                |
| Number of Sales       | 2,110     | 2,545     | 20.6%          |
| YTD Number of Sales   | 24,533    | 24,193    | -1.4%          |
| Median Sale Price     | \$379,500 | \$410,000 | 8.0%           |
| YTD Median Sale Price | \$380,000 | \$415,000 | 9.2%           |
| <b>BARNSTABLE</b>     |           |           |                |
| Number of Sales       | 111       | 137       | 23.4%          |
| YTD Number of Sales   | 1,284     | 1,413     | 10.0%          |
| Median Sale Price     | \$268,500 | \$350,000 | 30.4%          |
| YTD Median Sale Price | \$268,250 | \$325,500 | 21.3%          |

**BERKSHIRE**

|                       |           |           |       |
|-----------------------|-----------|-----------|-------|
| Number of Sales       | 18        | 22        | 22.2% |
| YTD Number of Sales   | 181       | 191       | 5.5%  |
| Median Sale Price     | \$220,000 | \$244,450 | 11.1% |
| YTD Median Sale Price | \$179,000 | \$285,000 | 59.2% |

**BRISTOL**

|                       |           |           |      |
|-----------------------|-----------|-----------|------|
| Number of Sales       | 113       | 120       | 6.2% |
| YTD Number of Sales   | 971       | 997       | 2.7% |
| Median Sale Price     | \$231,500 | \$250,000 | 8.0% |
| YTD Median Sale Price | \$229,000 | \$245,000 | 7.0% |

**DUKES**

|                       |           |           |        |
|-----------------------|-----------|-----------|--------|
| Number of Sales       | 2         | 1         | -50.0% |
| YTD Number of Sales   | 23        | 20        | -13.0% |
| Median Sale Price     | \$0       | \$0       |        |
| YTD Median Sale Price | \$500,000 | \$470,000 | -6.0%  |

**ESSEX**

|                       |           |           |       |
|-----------------------|-----------|-----------|-------|
| Number of Sales       | 270       | 325       | 20.4% |
| YTD Number of Sales   | 3,050     | 3,059     | 0.3%  |
| Median Sale Price     | \$322,975 | \$350,000 | 8.4%  |
| YTD Median Sale Price | \$312,500 | \$349,900 | 12.0% |

**FRANKLIN**

|                       |           |           |        |
|-----------------------|-----------|-----------|--------|
| Number of Sales       | 4         | 8         | 100.0% |
| YTD Number of Sales   | 70        | 71        | 1.4%   |
| Median Sale Price     | \$301,450 | \$224,275 | -25.6% |
| YTD Median Sale Price | \$214,750 | \$216,900 | 1.0%   |

**HAMPDEN**

|                       |           |           |        |
|-----------------------|-----------|-----------|--------|
| Number of Sales       | 67        | 52        | -22.4% |
| YTD Number of Sales   | 614       | 561       | -8.6%  |
| Median Sale Price     | \$128,000 | \$166,000 | 29.7%  |
| YTD Median Sale Price | \$139,450 | \$155,000 | 11.2%  |

**HAMPSHIRE**

|                       |           |           |        |
|-----------------------|-----------|-----------|--------|
| Number of Sales       | 28        | 30        | 7.1%   |
| YTD Number of Sales   | 329       | 292       | -11.2% |
| Median Sale Price     | \$202,400 | \$179,900 | -11.1% |
| YTD Median Sale Price | \$230,000 | \$231,500 | 0.7%   |

**MIDDLESEX**

|                       |           |           |       |
|-----------------------|-----------|-----------|-------|
| Number of Sales       | 528       | 709       | 34.3% |
| YTD Number of Sales   | 6,529     | 6,359     | -2.6% |
| Median Sale Price     | \$481,000 | \$465,000 | -3.3% |
| YTD Median Sale Price | \$467,000 | \$495,000 | 6.0%  |

**NANTUCKET**

|                       |           |           |        |
|-----------------------|-----------|-----------|--------|
| Number of Sales       | 4         | 12        | 200.0% |
| YTD Number of Sales   | 30        | 35        | 16.7%  |
| Median Sale Price     | \$825,000 | \$688,735 | -16.5% |
| YTD Median Sale Price | \$790,000 | \$824,410 | 4.4%   |

**NORFOLK**

|                       |           |           |       |
|-----------------------|-----------|-----------|-------|
| Number of Sales       | 246       | 301       | 22.4% |
| YTD Number of Sales   | 2,656     | 2,601     | -2.1% |
| Median Sale Price     | \$382,500 | \$445,000 | 16.3% |
| YTD Median Sale Price | \$398,250 | \$435,000 | 9.2%  |

**PLYMOUTH**

|                       |           |           |       |
|-----------------------|-----------|-----------|-------|
| Number of Sales       | 124       | 155       | 25.0% |
| YTD Number of Sales   | 1,456     | 1,519     | 4.3%  |
| Median Sale Price     | \$329,500 | \$349,900 | 6.2%  |
| YTD Median Sale Price | \$310,000 | \$350,000 | 12.9% |

**SUFFOLK**

|                       |           |           |       |
|-----------------------|-----------|-----------|-------|
| Number of Sales       | 439       | 441       | 0.5%  |
| YTD Number of Sales   | 5,347     | 4,996     | -6.6% |
| Median Sale Price     | \$645,000 | \$644,500 | -0.1% |
| YTD Median Sale Price | \$617,000 | \$639,000 | 3.6%  |

**WORCESTER**

|                       |           |           |       |
|-----------------------|-----------|-----------|-------|
| Number of Sales       | 156       | 232       | 48.7% |
| YTD Number of Sales   | 1,993     | 2,079     | 4.3%  |
| Median Sale Price     | \$216,500 | \$247,500 | 14.3% |
| YTD Median Sale Price | \$221,000 | \$246,900 | 11.7% |