

MA January 2021 Sales, Prices By County For Single-Family Homes -- The Warren Group 2021

	2020	2021	Percent Change
ALL COUNTIES			
Number of Sales	3,518	3,824	8.7%
YTD Number of Sales	3,518	3,824	8.7%
Median Sale Price	\$394,700	\$445,000	12.7%
YTD Median Sale Price	\$394,700	\$445,000	12.7%
BARNSTABLE			
Number of Sales	322	350	8.7%
YTD Number of Sales	322	350	8.7%
Median Sale Price	\$399,000	\$505,000	26.6%
YTD Median Sale Price	\$399,000	\$505,000	26.6%
BERKSHIRE			
Number of Sales	105	126	20.0%
YTD Number of Sales	105	126	20.0%
Median Sale Price	\$225,000	\$234,950	4.4%
YTD Median Sale Price	\$225,000	\$234,950	4.4%
BRISTOL			
Number of Sales	286	333	16.4%
YTD Number of Sales	286	333	16.4%
Median Sale Price	\$313,750	\$363,000	15.7%
YTD Median Sale Price	\$313,750	\$363,000	15.7%
DUKES			
Number of Sales	37	25	-32.4%
YTD Number of Sales	37	25	-32.4%
Median Sale Price	\$840,000	\$950,000	13.1%
YTD Median Sale Price	\$840,000	\$950,000	13.1%
ESSEX			
Number of Sales	359	382	6.4%
YTD Number of Sales	359	382	6.4%
Median Sale Price	\$457,000	\$517,850	13.3%
YTD Median Sale Price	\$457,000	\$517,850	13.3%
FRANKLIN			
Number of Sales	44	48	9.1%
YTD Number of Sales	44	48	9.1%
Median Sale Price	\$197,450	\$250,750	27.0%
YTD Median Sale Price	\$197,450	\$250,750	27.0%
HAMPDEN			
Number of Sales	268	294	9.7%
YTD Number of Sales	268	294	9.7%
Median Sale Price	\$200,000	\$230,500	15.3%
YTD Median Sale Price	\$200,000	\$230,500	15.3%
HAMPSHIRE			
Number of Sales	92	77	-16.3%
YTD Number of Sales	92	77	-16.3%

Median Sale Price	\$267,500	\$310,000	15.9%
YTD Median Sale Price	\$267,500	\$310,000	15.9%
MIDDLESEX			
Number of Sales	661	711	7.6%
YTD Number of Sales	661	711	7.6%
Median Sale Price	\$540,000	\$595,000	10.2%
YTD Median Sale Price	\$540,000	\$595,000	10.2%
NANTUCKET			
Number of Sales	9	18	100.0%
YTD Number of Sales	9	18	100.0%
Median Sale Price	\$2,525,000	\$1,941,500	-23.1%
YTD Median Sale Price	\$2,525,000	\$1,941,500	-23.1%
NORFOLK			
Number of Sales	376	403	7.2%
YTD Number of Sales	376	403	7.2%
Median Sale Price	\$517,500	\$605,000	16.9%
YTD Median Sale Price	\$517,500	\$605,000	16.9%
PLYMOUTH			
Number of Sales	374	408	9.1%
YTD Number of Sales	374	408	9.1%
Median Sale Price	\$389,700	\$440,000	12.9%
YTD Median Sale Price	\$389,700	\$440,000	12.9%
SUFFOLK			
Number of Sales	79	91	15.2%
YTD Number of Sales	79	91	15.2%
Median Sale Price	\$580,000	\$630,000	8.6%
YTD Median Sale Price	\$580,000	\$630,000	8.6%
WORCESTER			
Number of Sales	506	558	10.3%
YTD Number of Sales	506	558	10.3%
Median Sale Price	\$285,000	\$338,950	18.9%
YTD Median Sale Price	\$285,000	\$338,950	18.9%

MA January 2021 Sales, Prices By County For Condos -- The Warren Group 2021

	2020	2021	Percent Change
ALL COUNTIES			
Number of Sales	1,520	1,686	10.9%
YTD Number of Sales	1,520	1,686	10.9%
Median Sale Price	\$399,000	\$400,000	0.3%
YTD Median Sale Price	\$399,000	\$400,000	0.3%
BARNSTABLE			
Number of Sales	91	83	-8.8%
YTD Number of Sales	91	83	-8.8%
Median Sale Price	\$270,000	\$300,000	11.1%
YTD Median Sale Price	\$270,000	\$300,000	11.1%

BERKSHIRE

Number of Sales	6	19	216.7%
YTD Number of Sales	6	19	216.7%
Median Sale Price	\$150,750	\$130,000	-13.8%
YTD Median Sale Price	\$150,750	\$130,000	-13.8%

BRISTOL

Number of Sales	54	78	44.4%
YTD Number of Sales	54	78	44.4%
Median Sale Price	\$240,000	\$218,250	-9.1%
YTD Median Sale Price	\$240,000	\$218,250	-9.1%

DUKES

Number of Sales	3	1	-66.7%
YTD Number of Sales	3	1	-66.7%
Median Sale Price	\$350,000	\$0	-100.0%
YTD Median Sale Price	\$350,000	\$0	-100.0%

ESSEX

Number of Sales	165	198	20.0%
YTD Number of Sales	165	198	20.0%
Median Sale Price	\$299,999	\$342,500	14.2%
YTD Median Sale Price	\$299,999	\$342,500	14.2%

FRANKLIN

Number of Sales	2	1	-50.0%
YTD Number of Sales	2	1	-50.0%
Median Sale Price	\$0	\$0	
YTD Median Sale Price	\$0	\$0	

HAMPDEN

Number of Sales	30	39	30.0%
YTD Number of Sales	30	39	30.0%
Median Sale Price	\$126,000	\$130,500	3.6%
YTD Median Sale Price	\$126,000	\$130,500	3.6%

HAMPSHIRE

Number of Sales	13	21	61.5%
YTD Number of Sales	13	21	61.5%
Median Sale Price	\$235,000	\$218,000	-7.2%
YTD Median Sale Price	\$235,000	\$218,000	-7.2%

MIDDLESEX

Number of Sales	396	507	28.0%
YTD Number of Sales	396	507	28.0%
Median Sale Price	\$497,000	\$469,000	-5.6%
YTD Median Sale Price	\$497,000	\$469,000	-5.6%

NANTUCKET

Number of Sales	4	2	-50.0%
YTD Number of Sales	4	2	-50.0%
Median Sale Price	\$867,500	\$0	-100.0%
YTD Median Sale Price	\$867,500	\$0	-100.0%

NORFOLK

Number of Sales	178	164	-7.9%
YTD Number of Sales	178	164	-7.9%
Median Sale Price	\$390,000	\$439,000	12.6%
YTD Median Sale Price	\$390,000	\$439,000	12.6%

PLYMOUTH

Number of Sales	107	110	2.8%
YTD Number of Sales	107	110	2.8%
Median Sale Price	\$347,000	\$343,000	-1.2%
YTD Median Sale Price	\$347,000	\$343,000	-1.2%

SUFFOLK

Number of Sales	349	338	-3.2%
YTD Number of Sales	349	338	-3.2%
Median Sale Price	\$679,000	\$638,750	-5.9%
YTD Median Sale Price	\$679,000	\$638,750	-5.9%

WORCESTER

Number of Sales	122	125	2.5%
YTD Number of Sales	122	125	2.5%
Median Sale Price	\$219,450	\$232,350	5.9%
YTD Median Sale Price	\$219,450	\$232,350	5.9%