

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

	2020	2021	Percent Change
ALL COUNTIES			
Number of Sales	2,682	3,026	12.8%
YTD Number of Sales	6,200	6,866	10.7%
Median Sale Price	\$380,000	\$445,000	17.1%
YTD Median Sale Price	\$386,750	\$445,750	15.3%
BARNSTABLE			
Number of Sales	188	293	55.9%
YTD Number of Sales	510	643	26.1%
Median Sale Price	\$410,000	\$498,250	21.5%
YTD Median Sale Price	\$401,000	\$500,000	24.7%
BERKSHIRE			
Number of Sales	67	82	22.4%
YTD Number of Sales	172	208	20.9%
Median Sale Price	\$187,000	\$210,000	12.3%
YTD Median Sale Price	\$210,000	\$227,750	8.5%
BRISTOL			
Number of Sales	246	275	11.8%
YTD Number of Sales	532	608	14.3%
Median Sale Price	\$317,000	\$368,000	16.1%
YTD Median Sale Price	\$316,000	\$365,000	15.5%
DUKES			
Number of Sales	20	26	30.0%
YTD Number of Sales	57	51	-10.5%
Median Sale Price	\$830,000	\$947,500	14.2%
YTD Median Sale Price	\$840,000	\$950,000	13.1%
ESSEX			
Number of Sales	296	314	6.1%
YTD Number of Sales	655	697	6.4%
Median Sale Price	\$469,000	\$536,800	14.5%
YTD Median Sale Price	\$460,000	\$527,000	14.6%
FRANKLIN			
Number of Sales	31	48	54.8%
YTD Number of Sales	75	96	28.0%
Median Sale Price	\$187,000	\$261,425	39.8%
YTD Median Sale Price	\$195,000	\$258,000	32.3%
HAMPDEN			
Number of Sales	217	263	21.2%
YTD Number of Sales	485	557	14.8%
Median Sale Price	\$198,000	\$230,000	16.2%
YTD Median Sale Price	\$200,000	\$230,000	15.0%
HAMPSHIRE			
Number of Sales	51	64	25.5%
YTD Number of Sales	143	141	-1.4%

Median Sale Price	\$267,000	\$320,000	19.9%
YTD Median Sale Price	\$267,000	\$320,000	19.9%
MIDDLESEX			
Number of Sales	488	528	8.2%
YTD Number of Sales	1,149	1,241	8.0%
Median Sale Price	\$544,350	\$610,000	12.1%
YTD Median Sale Price	\$540,000	\$600,000	11.1%
NANTUCKET			
Number of Sales	8	15	87.5%
YTD Number of Sales	17	33	94.1%
Median Sale Price	\$1,375,000	\$1,500,000	9.1%
YTD Median Sale Price	\$1,650,000	\$1,888,000	14.4%
NORFOLK			
Number of Sales	268	341	27.2%
YTD Number of Sales	644	744	15.5%
Median Sale Price	\$501,000	\$554,000	10.6%
YTD Median Sale Price	\$512,000	\$575,000	12.3%
PLYMOUTH			
Number of Sales	310	288	-7.1%
YTD Number of Sales	684	696	1.8%
Median Sale Price	\$374,500	\$430,000	14.8%
YTD Median Sale Price	\$380,000	\$439,900	15.8%
SUFFOLK			
Number of Sales	70	65	-7.1%
YTD Number of Sales	149	169	13.4%
Median Sale Price	\$537,450	\$590,000	9.8%
YTD Median Sale Price	\$560,000	\$607,000	8.4%
WORCESTER			
Number of Sales	422	424	0.5%
YTD Number of Sales	928	982	5.8%
Median Sale Price	\$275,000	\$310,000	12.7%
YTD Median Sale Price	\$280,000	\$330,000	17.9%

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

	2020	2021	Percent Change
ALL COUNTIES			
Number of Sales	1,404	1,459	3.9%
YTD Number of Sales	2,924	3,161	8.1%
Median Sale Price	\$400,000	\$419,000	4.8%
YTD Median Sale Price	\$399,900	\$410,000	2.5%
BARNSTABLE			
Number of Sales	62	84	35.5%
YTD Number of Sales	153	167	9.2%
Median Sale Price	\$322,500	\$335,000	3.9%
YTD Median Sale Price	\$297,500	\$330,000	10.9%

BERKSHIRE

Number of Sales	9	17	88.9%
YTD Number of Sales	15	36	140.0%
Median Sale Price	\$514,000	\$104,900	-79.6%
YTD Median Sale Price	\$395,100	\$121,250	-69.3%

BRISTOL

Number of Sales	67	53	-20.9%
YTD Number of Sales	121	131	8.3%
Median Sale Price	\$215,000	\$259,000	20.5%
YTD Median Sale Price	\$225,000	\$230,000	2.2%

DUKES

Number of Sales	2	7	250.0%
YTD Number of Sales	5	8	60.0%
Median Sale Price	\$0	\$650,000	
YTD Median Sale Price	\$315,000	\$645,000	104.8%

ESSEX

Number of Sales	171	177	3.5%
YTD Number of Sales	336	374	11.3%
Median Sale Price	\$347,000	\$349,800	0.8%
YTD Median Sale Price	\$319,500	\$345,000	8.0%

FRANKLIN

Number of Sales	4	3	-25.0%
YTD Number of Sales	6	4	-33.3%
Median Sale Price	\$253,225	\$185,000	-26.9%
YTD Median Sale Price	\$185,250	\$200,000	8.0%

HAMPDEN

Number of Sales	34	37	8.8%
YTD Number of Sales	64	76	18.8%
Median Sale Price	\$125,000	\$160,000	28.0%
YTD Median Sale Price	\$125,000	\$146,750	17.4%

HAMPSHIRE

Number of Sales	19	22	15.8%
YTD Number of Sales	32	43	34.4%
Median Sale Price	\$221,000	\$217,500	-1.6%
YTD Median Sale Price	\$228,000	\$218,000	-4.4%

MIDDLESEX

Number of Sales	346	365	5.5%
YTD Number of Sales	742	870	17.3%
Median Sale Price	\$489,603	\$495,000	1.1%
YTD Median Sale Price	\$491,250	\$474,500	-3.4%

NANTUCKET

Number of Sales	1	2	100.0%
YTD Number of Sales	5	4	-20.0%
Median Sale Price	\$0	\$0	
YTD Median Sale Price	\$755,000	\$796,250	5.5%

NORFOLK

Number of Sales	149	161	8.1%
YTD Number of Sales	327	325	-0.6%
Median Sale Price	\$423,500	\$465,000	9.8%
YTD Median Sale Price	\$395,000	\$450,000	13.9%

PLYMOUTH

Number of Sales	82	91	11.0%
YTD Number of Sales	189	199	5.3%
Median Sale Price	\$322,500	\$326,900	1.4%
YTD Median Sale Price	\$340,000	\$336,000	-1.2%

SUFFOLK

Number of Sales	315	313	-0.6%
YTD Number of Sales	664	672	1.2%
Median Sale Price	\$645,000	\$646,000	0.2%
YTD Median Sale Price	\$665,000	\$636,000	-4.4%

WORCESTER

Number of Sales	143	127	-11.2%
YTD Number of Sales	265	252	-4.9%
Median Sale Price	\$230,000	\$234,900	2.1%
YTD Median Sale Price	\$225,000	\$234,900	4.4%