

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

	<b>2020</b>	<b>2021</b>	<b>Percent Change</b>
<b>ALL COUNTIES</b>			
Number of Sales	3,755	3,849	2.5%
YTD Number of Sales	9,955	10,736	7.8%
Median Sale Price	\$402,000	\$460,000	14.4%
YTD Median Sale Price	\$393,888	\$450,000	14.2%
<b>BARNSTABLE</b>			
Number of Sales	355	321	-9.6%
YTD Number of Sales	865	965	11.6%
Median Sale Price	\$431,850	\$565,000	30.8%
YTD Median Sale Price	\$413,335	\$525,000	27.0%
<b>BERKSHIRE</b>			
Number of Sales	82	104	26.8%
YTD Number of Sales	254	312	22.8%
Median Sale Price	\$216,250	\$244,000	12.8%
YTD Median Sale Price	\$212,450	\$230,750	8.6%
<b>BRISTOL</b>			
Number of Sales	354	338	-4.5%
YTD Number of Sales	886	946	6.8%
Median Sale Price	\$320,000	\$385,000	20.3%
YTD Median Sale Price	\$319,000	\$370,000	16.0%
<b>DUKES</b>			
Number of Sales	22	27	22.7%
YTD Number of Sales	79	78	-1.3%
Median Sale Price	\$829,500	\$899,000	8.4%
YTD Median Sale Price	\$840,000	\$914,250	8.8%
<b>ESSEX</b>			
Number of Sales	403	350	-13.2%
YTD Number of Sales	1,058	1,047	-1.0%
Median Sale Price	\$480,000	\$532,500	10.9%
YTD Median Sale Price	\$470,000	\$530,000	12.8%
<b>FRANKLIN</b>			
Number of Sales	37	39	5.4%
YTD Number of Sales	112	135	20.5%
Median Sale Price	\$243,500	\$220,000	-9.7%
YTD Median Sale Price	\$202,500	\$240,000	18.5%
<b>HAMPDEN</b>			
Number of Sales	310	346	11.6%
YTD Number of Sales	795	904	13.7%
Median Sale Price	\$198,750	\$245,000	23.3%
YTD Median Sale Price	\$199,000	\$235,000	18.1%
<b>HAMPSHIRE</b>			
Number of Sales	87	90	3.4%
YTD Number of Sales	230	233	1.3%

Median Sale Price	\$278,000	\$316,250	13.8%
YTD Median Sale Price	\$273,250	\$320,000	17.1%
<b>MIDDLESEX</b>			
Number of Sales	626	706	12.8%
YTD Number of Sales	1,775	1,948	9.7%
Median Sale Price	\$597,750	\$640,000	7.1%
YTD Median Sale Price	\$560,000	\$619,200	10.6%
<b>NANTUCKET</b>			
Number of Sales	12	18	50.0%
YTD Number of Sales	29	52	79.3%
Median Sale Price	\$1,467,500	\$1,962,500	33.7%
YTD Median Sale Price	\$1,650,000	\$1,876,500	13.7%
<b>NORFOLK</b>			
Number of Sales	441	450	2.0%
YTD Number of Sales	1,085	1,195	10.1%
Median Sale Price	\$512,000	\$600,000	17.2%
YTD Median Sale Price	\$512,000	\$585,000	14.3%
<b>PLYMOUTH</b>			
Number of Sales	402	434	8.0%
YTD Number of Sales	1,086	1,131	4.1%
Median Sale Price	\$403,950	\$442,950	9.7%
YTD Median Sale Price	\$389,700	\$440,000	12.9%
<b>SUFFOLK</b>			
Number of Sales	77	94	22.1%
YTD Number of Sales	226	270	19.5%
Median Sale Price	\$530,000	\$665,000	25.5%
YTD Median Sale Price	\$550,000	\$630,000	14.5%
<b>WORCESTER</b>			
Number of Sales	547	532	-2.7%
YTD Number of Sales	1,475	1,520	3.1%
Median Sale Price	\$300,000	\$345,000	15.0%
YTD Median Sale Price	\$285,000	\$335,000	17.5%

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

	2020	2021	Percent Change
<b>ALL COUNTIES</b>			
Number of Sales	1,699	2,260	33.0%
YTD Number of Sales	4,623	5,417	17.2%
Median Sale Price	\$429,000	\$440,550	2.7%
YTD Median Sale Price	\$412,000	\$425,000	3.2%
<b>BARNSTABLE</b>			
Number of Sales	88	122	38.6%
YTD Number of Sales	241	289	19.9%
Median Sale Price	\$292,500	\$316,450	8.2%
YTD Median Sale Price	\$297,000	\$318,000	7.1%

**BERKSHIRE**

Number of Sales	10	15	50.0%
YTD Number of Sales	25	51	104.0%
Median Sale Price	\$357,500	\$350,000	-2.1%
YTD Median Sale Price	\$360,000	\$220,000	-38.9%

**BRISTOL**

Number of Sales	69	90	30.4%
YTD Number of Sales	190	221	16.3%
Median Sale Price	\$249,900	\$270,000	8.0%
YTD Median Sale Price	\$229,000	\$255,000	11.4%

**DUKES**

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

**ESSEX**

Number of Sales	206	231	12.1%
YTD Number of Sales	542	605	11.6%
Median Sale Price	\$349,200	\$365,000	4.5%
YTD Median Sale Price	\$333,000	\$350,000	5.1%

**FRANKLIN**

Number of Sales	4	0	-100.0%
YTD Number of Sales	10	4	-60.0%
Median Sale Price	\$247,975	\$0	-100.0%
YTD Median Sale Price	\$199,750	\$200,000	0.1%

**HAMPDEN**

Number of Sales	34	49	44.1%
YTD Number of Sales	98	125	27.6%
Median Sale Price	\$160,000	\$170,000	6.3%
YTD Median Sale Price	\$139,100	\$154,330	10.9%

**HAMPSHIRE**

Number of Sales	15	20	33.3%
YTD Number of Sales	47	63	34.0%
Median Sale Price	\$285,000	\$201,375	-29.3%
YTD Median Sale Price	\$257,000	\$210,000	-18.3%

**MIDDLESEX**

Number of Sales	456	617	35.3%
YTD Number of Sales	1,198	1,479	23.5%
Median Sale Price	\$493,750	\$505,000	2.3%
YTD Median Sale Price	\$492,500	\$484,752	-1.6%

**NANTUCKET**

Number of Sales	1	5	400.0%
YTD Number of Sales	6	9	50.0%
Median Sale Price	\$0	\$740,000	
YTD Median Sale Price	\$890,000	\$770,000	-13.5%

**NORFOLK**

Number of Sales	201	233	15.9%
YTD Number of Sales	528	558	5.7%
Median Sale Price	\$439,900	\$449,000	2.1%
YTD Median Sale Price	\$418,500	\$450,000	7.5%

**PLYMOUTH**

Number of Sales	71	132	85.9%
YTD Number of Sales	260	331	27.3%
Median Sale Price	\$350,000	\$353,950	1.1%
YTD Median Sale Price	\$340,000	\$345,000	1.5%

**SUFFOLK**

Number of Sales	380	583	53.4%
YTD Number of Sales	1,044	1,259	20.6%
Median Sale Price	\$699,000	\$640,000	-8.4%
YTD Median Sale Price	\$674,950	\$640,000	-5.2%

**WORCESTER**

Number of Sales	164	163	-0.6%
YTD Number of Sales	429	415	-3.3%
Median Sale Price	\$255,000	\$248,000	-2.7%
YTD Median Sale Price	\$237,500	\$235,000	-1.1%