

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

	2020	2021	Percent Change
ALL COUNTIES			
Number of Sales	3,729	4,517	21.1%
YTD Number of Sales	13,684	15,262	11.5%
Median Sale Price	\$430,000	\$508,000	18.1%
YTD Median Sale Price	\$402,000	\$465,000	15.7%
BARNSTABLE			
Number of Sales	294	372	26.5%
YTD Number of Sales	1,159	1,337	15.4%
Median Sale Price	\$429,500	\$555,000	29.2%
YTD Median Sale Price	\$420,000	\$540,000	28.6%
BERKSHIRE			
Number of Sales	91	123	35.2%
YTD Number of Sales	345	435	26.1%
Median Sale Price	\$197,210	\$304,000	54.2%
YTD Median Sale Price	\$210,000	\$255,000	21.4%
BRISTOL			
Number of Sales	307	350	14.0%
YTD Number of Sales	1,193	1,297	8.7%
Median Sale Price	\$360,000	\$394,000	9.4%
YTD Median Sale Price	\$330,000	\$377,000	14.2%
DUKES			
Number of Sales	15	31	106.7%
YTD Number of Sales	94	109	16.0%
Median Sale Price	\$880,000	\$1,000,000	13.6%
YTD Median Sale Price	\$845,000	\$950,000	12.4%
ESSEX			
Number of Sales	396	475	19.9%
YTD Number of Sales	1,454	1,522	4.7%
Median Sale Price	\$486,250	\$582,000	19.7%
YTD Median Sale Price	\$479,500	\$545,000	13.7%
FRANKLIN			
Number of Sales	38	32	-15.8%
YTD Number of Sales	150	167	11.3%
Median Sale Price	\$229,750	\$249,500	8.6%
YTD Median Sale Price	\$209,000	\$245,000	17.2%
HAMPDEN			
Number of Sales	268	366	36.6%
YTD Number of Sales	1,063	1,270	19.5%
Median Sale Price	\$223,000	\$246,000	10.3%
YTD Median Sale Price	\$205,000	\$240,000	17.1%
HAMPSHIRE			
Number of Sales	88	95	8.0%
YTD Number of Sales	318	328	3.1%

Median Sale Price	\$317,750	\$350,000	10.1%
YTD Median Sale Price	\$280,500	\$328,550	17.1%
MIDDLESEX			
Number of Sales	753	959	27.4%
YTD Number of Sales	2,528	2,907	15.0%
Median Sale Price	\$610,000	\$700,000	14.8%
YTD Median Sale Price	\$575,000	\$640,000	11.3%
NANTUCKET			
Number of Sales	6	18	200.0%
YTD Number of Sales	35	70	100.0%
Median Sale Price	\$1,997,875	\$2,025,000	1.4%
YTD Median Sale Price	\$1,695,750	\$1,911,500	12.7%
NORFOLK			
Number of Sales	435	519	19.3%
YTD Number of Sales	1,520	1,715	12.8%
Median Sale Price	\$565,000	\$640,000	13.3%
YTD Median Sale Price	\$525,000	\$600,000	14.3%
PLYMOUTH			
Number of Sales	400	465	16.3%
YTD Number of Sales	1,486	1,596	7.4%
Median Sale Price	\$417,450	\$470,000	12.6%
YTD Median Sale Price	\$395,500	\$450,000	13.8%
SUFFOLK			
Number of Sales	71	115	62.0%
YTD Number of Sales	297	389	31.0%
Median Sale Price	\$615,000	\$651,000	5.9%
YTD Median Sale Price	\$565,000	\$640,000	13.3%
WORCESTER			
Number of Sales	567	596	5.1%
YTD Number of Sales	2,042	2,119	3.8%
Median Sale Price	\$303,000	\$361,000	19.1%
YTD Median Sale Price	\$290,000	\$343,000	18.3%

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

	2020	2021	Percent Change
ALL COUNTIES			
Number of Sales	1,623	2,530	55.9%
YTD Number of Sales	6,246	7,955	27.4%
Median Sale Price	\$423,000	\$475,000	12.3%
YTD Median Sale Price	\$415,000	\$440,000	6.0%
BARNSTABLE			
Number of Sales	81	113	39.5%
YTD Number of Sales	322	402	24.8%
Median Sale Price	\$270,000	\$369,000	36.7%
YTD Median Sale Price	\$288,284	\$333,500	15.7%

BERKSHIRE

Number of Sales	9	25	177.8%
YTD Number of Sales	34	76	123.5%
Median Sale Price	\$325,000	\$305,000	-6.2%
YTD Median Sale Price	\$355,000	\$247,000	-30.4%

BRISTOL

Number of Sales	54	65	20.4%
YTD Number of Sales	244	286	17.2%
Median Sale Price	\$249,500	\$240,000	-3.8%
YTD Median Sale Price	\$240,000	\$245,000	2.1%

DUKES

Number of Sales	0	1	
YTD Number of Sales	5	9	80.0%
Median Sale Price	\$0	\$0	
YTD Median Sale Price	\$315,000	\$640,000	103.2%

ESSEX

Number of Sales	189	273	44.4%
YTD Number of Sales	731	878	20.1%
Median Sale Price	\$335,000	\$355,000	6.0%
YTD Median Sale Price	\$334,000	\$350,500	4.9%

FRANKLIN

Number of Sales	4	7	75.0%
YTD Number of Sales	14	11	-21.4%
Median Sale Price	\$209,500	\$239,000	14.1%
YTD Median Sale Price	\$202,500	\$215,000	6.2%

HAMPDEN

Number of Sales	45	50	11.1%
YTD Number of Sales	143	175	22.4%
Median Sale Price	\$145,000	\$170,050	17.3%
YTD Median Sale Price	\$139,599	\$160,000	14.6%

HAMPSHIRE

Number of Sales	22	36	63.6%
YTD Number of Sales	69	99	43.5%
Median Sale Price	\$231,500	\$254,950	10.1%
YTD Median Sale Price	\$252,750	\$225,000	-11.0%

MIDDLESEX

Number of Sales	432	703	62.7%
YTD Number of Sales	1,630	2,183	33.9%
Median Sale Price	\$525,000	\$530,000	1.0%
YTD Median Sale Price	\$504,020	\$498,000	-1.2%

NANTUCKET

Number of Sales	0	3	
YTD Number of Sales	6	12	100.0%
Median Sale Price	\$0	\$860,000	
YTD Median Sale Price	\$890,000	\$795,750	-10.6%

NORFOLK

Number of Sales	161	272	68.9%
YTD Number of Sales	689	830	20.5%
Median Sale Price	\$425,000	\$520,000	22.4%
YTD Median Sale Price	\$420,000	\$467,250	11.3%

PLYMOUTH

Number of Sales	102	143	40.2%
YTD Number of Sales	362	474	30.9%
Median Sale Price	\$325,000	\$368,000	13.2%
YTD Median Sale Price	\$334,950	\$354,938	6.0%

SUFFOLK

Number of Sales	405	671	65.7%
YTD Number of Sales	1,449	1,937	33.7%
Median Sale Price	\$651,000	\$670,000	2.9%
YTD Median Sale Price	\$670,000	\$645,000	-3.7%

WORCESTER

Number of Sales	119	168	41.2%
YTD Number of Sales	548	583	6.4%
Median Sale Price	\$237,500	\$247,500	4.2%
YTD Median Sale Price	\$237,500	\$240,000	1.1%