

**MA May 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	4,012	5,139	28.1%
YTD Number of Sales	17,696	20,403	15.3%
Median Sale Price	\$425,000	\$525,000	23.5%
YTD Median Sale Price	\$407,100	\$480,000	17.9%
<b>BARNSTABLE</b>			
Number of Sales	261	404	54.8%
YTD Number of Sales	1,420	1,742	22.7%
Median Sale Price	\$424,900	\$575,000	35.3%
YTD Median Sale Price	\$420,000	\$550,000	31.0%
<b>BERKSHIRE</b>			
Number of Sales	90	135	50.0%
YTD Number of Sales	435	570	31.0%
Median Sale Price	\$192,000	\$255,000	32.8%
YTD Median Sale Price	\$203,000	\$255,000	25.6%
<b>BRISTOL</b>			
Number of Sales	332	411	23.8%
YTD Number of Sales	1,525	1,708	12.0%
Median Sale Price	\$340,000	\$410,000	20.6%
YTD Median Sale Price	\$332,000	\$385,000	16.0%
<b>DUKES</b>			
Number of Sales	15	24	60.0%
YTD Number of Sales	109	133	22.0%
Median Sale Price	\$975,000	\$1,262,500	29.5%
YTD Median Sale Price	\$850,000	\$1,000,000	17.6%
<b>ESSEX</b>			
Number of Sales	451	580	28.6%
YTD Number of Sales	1,905	2,102	10.3%
Median Sale Price	\$479,900	\$600,000	25.0%
YTD Median Sale Price	\$479,900	\$560,000	16.7%
<b>FRANKLIN</b>			
Number of Sales	43	58	34.9%
YTD Number of Sales	193	225	16.6%
Median Sale Price	\$252,000	\$263,750	4.7%
YTD Median Sale Price	\$210,000	\$250,000	19.0%
<b>HAMPDEN</b>			
Number of Sales	346	360	4.0%
YTD Number of Sales	1,409	1,630	15.7%
Median Sale Price	\$220,000	\$250,000	13.6%
YTD Median Sale Price	\$210,000	\$241,000	14.8%
<b>HAMPSHIRE</b>			
Number of Sales	107	114	6.5%
YTD Number of Sales	425	442	4.0%

Median Sale Price	\$300,000	\$347,000	15.7%
YTD Median Sale Price	\$287,500	\$333,287	15.9%
<b>MIDDLESEX</b>			
Number of Sales	795	1,058	33.1%
YTD Number of Sales	3,323	3,965	19.3%
Median Sale Price	\$600,000	\$695,000	15.8%
YTD Median Sale Price	\$580,000	\$650,000	12.1%
<b>NANTUCKET</b>			
Number of Sales	10	13	30.0%
YTD Number of Sales	45	83	84.4%
Median Sale Price	\$1,368,750	\$1,600,000	16.9%
YTD Median Sale Price	\$1,650,000	\$1,850,000	12.1%
<b>NORFOLK</b>			
Number of Sales	426	568	33.3%
YTD Number of Sales	1,946	2,283	17.3%
Median Sale Price	\$560,500	\$665,000	18.6%
YTD Median Sale Price	\$535,000	\$620,000	15.9%
<b>PLYMOUTH</b>			
Number of Sales	419	562	34.1%
YTD Number of Sales	1,905	2,158	13.3%
Median Sale Price	\$425,900	\$515,000	20.9%
YTD Median Sale Price	\$400,000	\$458,750	14.7%
<b>SUFFOLK</b>			
Number of Sales	76	132	73.7%
YTD Number of Sales	373	523	40.2%
Median Sale Price	\$622,500	\$713,889	14.7%
YTD Median Sale Price	\$580,000	\$651,000	12.2%
<b>WORCESTER</b>			
Number of Sales	641	720	12.3%
YTD Number of Sales	2,683	2,839	5.8%
Median Sale Price	\$325,000	\$380,000	16.9%
YTD Median Sale Price	\$300,000	\$350,000	16.7%

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

	2020	2021	
<b>ALL COUNTIES</b>			
Number of Sales	1,399	2,723	94.6%
YTD Number of Sales	7,645	10,682	39.7%
Median Sale Price	\$405,530	\$490,000	20.8%
YTD Median Sale Price	\$415,000	\$450,000	8.4%
<b>BARNSTABLE</b>			
Number of Sales	62	126	103.2%
YTD Number of Sales	384	528	37.5%
Median Sale Price	\$252,500	\$350,000	38.6%
YTD Median Sale Price	\$282,250	\$340,000	20.5%

**BERKSHIRE**

Number of Sales	5	21	320.0%
YTD Number of Sales	39	97	148.7%
Median Sale Price	\$302,800	\$199,000	-34.3%
YTD Median Sale Price	\$355,000	\$245,000	-31.0%

**BRISTOL**

Number of Sales	69	89	29.0%
YTD Number of Sales	313	375	19.8%
Median Sale Price	\$239,000	\$268,000	12.1%
YTD Median Sale Price	\$240,000	\$258,000	7.5%

**DUKES**

Number of Sales	1	1	0.0%
YTD Number of Sales	6	10	66.7%
Median Sale Price	\$0	\$0	
YTD Median Sale Price	\$332,500	\$564,750	69.8%

**ESSEX**

Number of Sales	160	255	59.4%
YTD Number of Sales	891	1,133	27.2%
Median Sale Price	\$327,950	\$390,000	18.9%
YTD Median Sale Price	\$331,000	\$360,000	8.8%

**FRANKLIN**

Number of Sales	6	6	0.0%
YTD Number of Sales	20	17	-15.0%
Median Sale Price	\$261,500	\$153,000	-41.5%
YTD Median Sale Price	\$212,000	\$185,000	-12.7%

**HAMPDEN**

Number of Sales	38	52	36.8%
YTD Number of Sales	181	227	25.4%
Median Sale Price	\$165,000	\$177,500	7.6%
YTD Median Sale Price	\$145,000	\$163,000	12.4%

**HAMPSHIRE**

Number of Sales	20	32	60.0%
YTD Number of Sales	89	131	47.2%
Median Sale Price	\$173,500	\$232,500	34.0%
YTD Median Sale Price	\$228,000	\$225,000	-1.3%

**MIDDLESEX**

Number of Sales	374	773	106.7%
YTD Number of Sales	2,004	2,956	47.5%
Median Sale Price	\$502,500	\$540,000	7.5%
YTD Median Sale Price	\$504,020	\$510,000	1.2%

**NANTUCKET**

Number of Sales	1	5	400.0%
YTD Number of Sales	7	17	142.9%
Median Sale Price	\$0	\$850,000	
YTD Median Sale Price	\$755,000	\$821,500	8.8%

**NORFOLK**

Number of Sales	140	301	115.0%
YTD Number of Sales	829	1,131	36.4%
Median Sale Price	\$435,450	\$490,000	12.5%
YTD Median Sale Price	\$423,000	\$470,000	11.1%

**PLYMOUTH**

Number of Sales	75	125	66.7%
YTD Number of Sales	437	599	37.1%
Median Sale Price	\$330,000	\$345,500	4.7%
YTD Median Sale Price	\$334,900	\$353,000	5.4%

**SUFFOLK**

Number of Sales	320	756	136.3%
YTD Number of Sales	1,769	2,697	52.5%
Median Sale Price	\$628,750	\$699,000	11.2%
YTD Median Sale Price	\$660,000	\$657,000	-0.5%

**WORCESTER**

Number of Sales	128	181	41.4%
YTD Number of Sales	676	764	13.0%
Median Sale Price	\$219,000	\$292,500	33.6%
YTD Median Sale Price	\$235,000	\$250,000	6.4%