

**MA June 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	5,038	6,959	38.1%
YTD Number of Sales	22,734	27,371	20.4%
Median Sale Price	\$440,000	\$555,000	26.1%
YTD Median Sale Price	\$415,000	\$500,000	20.5%
<b>BARNSTABLE</b>			
Number of Sales	455	472	3.7%
YTD Number of Sales	1,875	2,214	18.1%
Median Sale Price	\$430,000	\$550,000	27.9%
YTD Median Sale Price	\$422,500	\$550,000	30.2%
<b>BERKSHIRE</b>			
Number of Sales	138	166	20.3%
YTD Number of Sales	573	736	28.4%
Median Sale Price	\$243,500	\$312,500	28.3%
YTD Median Sale Price	\$210,000	\$265,000	26.2%
<b>BRISTOL</b>			
Number of Sales	400	489	22.3%
YTD Number of Sales	1,925	2,197	14.1%
Median Sale Price	\$350,000	\$425,000	21.4%
YTD Median Sale Price	\$335,000	\$393,000	17.3%
<b>DUKES</b>			
Number of Sales	17	28	64.7%
YTD Number of Sales	126	161	27.8%
Median Sale Price	\$1,080,000	\$1,175,000	8.8%
YTD Median Sale Price	\$871,500	\$1,082,500	24.2%
<b>ESSEX</b>			
Number of Sales	563	772	37.1%
YTD Number of Sales	2,468	2,874	16.5%
Median Sale Price	\$525,000	\$625,000	19.0%
YTD Median Sale Price	\$485,000	\$575,500	18.7%
<b>FRANKLIN</b>			
Number of Sales	63	71	12.7%
YTD Number of Sales	256	296	15.6%
Median Sale Price	\$236,000	\$275,000	16.5%
YTD Median Sale Price	\$225,000	\$257,000	14.2%
<b>HAMPDEN</b>			
Number of Sales	361	484	34.1%
YTD Number of Sales	1,770	2,114	19.4%
Median Sale Price	\$225,000	\$268,700	19.4%
YTD Median Sale Price	\$215,000	\$249,000	15.8%
<b>HAMPSHIRE</b>			
Number of Sales	105	142	35.2%
YTD Number of Sales	530	584	10.2%

Median Sale Price	\$302,000	\$400,750	32.7%
YTD Median Sale Price	\$290,000	\$343,250	18.4%
<b>MIDDLESEX</b>			
Number of Sales	953	1,601	68.0%
YTD Number of Sales	4,276	5,566	30.2%
Median Sale Price	\$618,000	\$730,000	18.1%
YTD Median Sale Price	\$590,250	\$679,000	15.0%
<b>NANTUCKET</b>			
Number of Sales	7	23	228.6%
YTD Number of Sales	52	106	103.8%
Median Sale Price	\$2,300,000	\$2,875,500	25.0%
YTD Median Sale Price	\$1,672,875	\$1,972,500	17.9%
<b>NORFOLK</b>			
Number of Sales	600	899	49.8%
YTD Number of Sales	2,546	3,182	25.0%
Median Sale Price	\$572,250	\$698,000	22.0%
YTD Median Sale Price	\$540,000	\$640,000	18.5%
<b>PLYMOUTH</b>			
Number of Sales	532	659	23.9%
YTD Number of Sales	2,437	2,817	15.6%
Median Sale Price	\$429,900	\$510,000	18.6%
YTD Median Sale Price	\$408,000	\$470,000	15.2%
<b>SUFFOLK</b>			
Number of Sales	112	170	51.8%
YTD Number of Sales	485	702	44.7%
Median Sale Price	\$616,500	\$710,000	15.2%
YTD Median Sale Price	\$590,000	\$660,000	11.9%
<b>WORCESTER</b>			
Number of Sales	732	983	34.3%
YTD Number of Sales	3,415	3,822	11.9%
Median Sale Price	\$315,000	\$392,500	24.6%
YTD Median Sale Price	\$301,500	\$360,000	19.4%

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

	2020	2021	Percent Change
<b>ALL COUNTIES</b>			
Number of Sales	1,818	3,169	74.3%
YTD Number of Sales	9,463	13,858	46.4%
Median Sale Price	\$400,000	\$489,000	22.3%
YTD Median Sale Price	\$410,000	\$460,000	12.2%
<b>BARNSTABLE</b>			
Number of Sales	102	131	28.4%
YTD Number of Sales	486	659	35.6%
Median Sale Price	\$323,000	\$375,000	16.1%
YTD Median Sale Price	\$285,000	\$345,000	21.1%

**BERKSHIRE**

Number of Sales	16	15	-6.3%
YTD Number of Sales	55	112	103.6%
Median Sale Price	\$341,000	\$250,200	-26.6%
YTD Median Sale Price	\$342,000	\$247,000	-27.8%

**BRISTOL**

Number of Sales	88	125	42.0%
YTD Number of Sales	401	500	24.7%
Median Sale Price	\$235,000	\$280,000	19.1%
YTD Median Sale Price	\$239,000	\$260,500	9.0%

**DUKES**

Number of Sales	4	1	-75.0%
YTD Number of Sales	10	11	10.0%
Median Sale Price	\$476,500	\$0	-100.0%
YTD Median Sale Price	\$337,000	\$640,000	89.9%

**ESSEX**

Number of Sales	230	358	55.7%
YTD Number of Sales	1,121	1,491	33.0%
Median Sale Price	\$346,500	\$381,000	10.0%
YTD Median Sale Price	\$336,000	\$365,000	8.6%

**FRANKLIN**

Number of Sales	7	6	-14.3%
YTD Number of Sales	27	23	-14.8%
Median Sale Price	\$301,450	\$166,000	-44.9%
YTD Median Sale Price	\$225,000	\$185,000	-17.8%

**HAMPDEN**

Number of Sales	51	71	39.2%
YTD Number of Sales	232	298	28.4%
Median Sale Price	\$155,000	\$204,000	31.6%
YTD Median Sale Price	\$146,000	\$170,425	16.7%

**HAMPSHIRE**

Number of Sales	21	38	81.0%
YTD Number of Sales	110	169	53.6%
Median Sale Price	\$270,000	\$244,500	-9.4%
YTD Median Sale Price	\$230,500	\$231,000	0.2%

**MIDDLESEX**

Number of Sales	431	871	102.1%
YTD Number of Sales	2,435	3,827	57.2%
Median Sale Price	\$475,000	\$550,000	15.8%
YTD Median Sale Price	\$499,900	\$524,900	5.0%

**NANTUCKET**

Number of Sales	0	5	
YTD Number of Sales	7	22	214.3%
Median Sale Price	\$0	\$1,115,000	
YTD Median Sale Price	\$755,000	\$822,000	8.9%

**NORFOLK**

Number of Sales	189	356	88.4%
YTD Number of Sales	1,018	1,487	46.1%
Median Sale Price	\$459,000	\$519,320	13.1%
YTD Median Sale Price	\$425,463	\$484,000	13.8%

**PLYMOUTH**

Number of Sales	134	166	23.9%
YTD Number of Sales	571	765	34.0%
Median Sale Price	\$314,000	\$367,500	17.0%
YTD Median Sale Price	\$328,500	\$357,000	8.7%

**SUFFOLK**

Number of Sales	379	793	109.2%
YTD Number of Sales	2,148	3,497	62.8%
Median Sale Price	\$642,500	\$675,000	5.1%
YTD Median Sale Price	\$655,000	\$662,000	1.1%

**WORCESTER**

Number of Sales	166	233	40.4%
YTD Number of Sales	842	997	18.4%
Median Sale Price	\$241,850	\$275,000	13.7%
YTD Median Sale Price	\$236,000	\$255,000	8.1%