

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

	<b>2020</b>	<b>2021</b>	<b>Percent Change</b>
<b>BARNSTABLE</b>			
Number of Sales	608	420	-30.9%
YTD Number of Sales	2,483	2,634	6.1%
Median Sale Price	\$475,115	\$555,000	16.8%
YTD Median Sale Price	\$435,000	\$550,000	26.4%
<b>BERKSHIRE</b>			
Number of Sales	208	166	-20.2%
YTD Number of Sales	781	902	15.5%
Median Sale Price	\$284,950	\$258,750	-9.2%
YTD Median Sale Price	\$222,000	\$264,950	19.3%
<b>BRISTOL</b>			
Number of Sales	529	493	-6.8%
YTD Number of Sales	2,454	2,690	9.6%
Median Sale Price	\$350,000	\$420,000	20.0%
YTD Median Sale Price	\$340,000	\$400,000	17.6%
<b>DUKES</b>			
Number of Sales	20	23	15.0%
YTD Number of Sales	146	184	26.0%
Median Sale Price	\$1,090,125	\$1,125,000	3.2%
YTD Median Sale Price	\$895,000	\$1,086,250	21.4%
<b>ESSEX</b>			
Number of Sales	757	684	-9.6%
YTD Number of Sales	3,225	3,558	10.3%
Median Sale Price	\$530,000	\$604,000	14.0%
YTD Median Sale Price	\$499,900	\$583,000	16.6%
<b>FRANKLIN</b>			
Number of Sales	93	74	-20.4%
YTD Number of Sales	349	370	6.0%
Median Sale Price	\$256,500	\$295,700	15.3%
YTD Median Sale Price	\$226,000	\$265,000	17.3%
<b>HAMPDEN</b>			
Number of Sales	485	457	-5.8%
YTD Number of Sales	2,255	2,571	14.0%
Median Sale Price	\$236,000	\$270,000	14.4%
YTD Median Sale Price	\$219,000	\$250,000	14.2%
<b>HAMPSHIRE</b>			
Number of Sales	165	134	-18.8%
YTD Number of Sales	695	718	3.3%
Median Sale Price	\$319,900	\$377,500	18.0%
YTD Median Sale Price	\$295,000	\$350,000	18.6%
<b>MIDDLESEX</b>			
Number of Sales	1,399	1,380	-1.4%
YTD Number of Sales	5,675	6,946	22.4%

Median Sale Price	\$630,000	\$734,000	16.5%
YTD Median Sale Price	\$600,000	\$690,000	15.0%
<b>NANTUCKET</b>			
Number of Sales	14	19	35.7%
YTD Number of Sales	66	125	89.4%
Median Sale Price	\$1,535,000	\$2,150,000	40.1%
YTD Median Sale Price	\$1,612,500	\$2,000,000	24.0%
<b>NORFOLK</b>			
Number of Sales	767	829	8.1%
YTD Number of Sales	3,313	4,011	21.1%
Median Sale Price	\$587,500	\$650,000	10.6%
YTD Median Sale Price	\$550,000	\$642,500	16.8%
<b>PLYMOUTH</b>			
Number of Sales	702	579	-17.5%
YTD Number of Sales	3,139	3,396	8.2%
Median Sale Price	\$460,000	\$505,000	9.8%
YTD Median Sale Price	\$419,900	\$480,000	14.3%
<b>SUFFOLK</b>			
Number of Sales	157	160	1.9%
YTD Number of Sales	642	873	36.0%
Median Sale Price	\$655,000	\$767,500	17.2%
YTD Median Sale Price	\$605,000	\$683,000	12.9%
<b>WORCESTER</b>			
Number of Sales	945	909	-3.8%
YTD Number of Sales	4,360	4,731	8.5%
Median Sale Price	\$344,000	\$390,000	13.4%
YTD Median Sale Price	\$310,800	\$365,000	17.4%
<b>ALL COUNTIES</b>			
Number of Sales	6,849	6,327	-7.6%
YTD Number of Sales	29,583	33,709	13.9%
Median Sale Price	\$460,000	\$540,000	17.4%
YTD Median Sale Price	\$425,000	\$506,000	19.1%

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

	2020	2021	Percent Change
<b>BARNSTABLE</b>			
Number of Sales	123	120	-2.4%
YTD Number of Sales	609	779	27.9%
Median Sale Price	\$325,000	\$378,500	16.5%
YTD Median Sale Price	\$295,000	\$350,000	18.6%
<b>BERKSHIRE</b>			
Number of Sales	20	23	15.0%
YTD Number of Sales	75	135	80.0%
Median Sale Price	\$296,875	\$185,000	-37.7%
YTD Median Sale Price	\$340,000	\$225,000	-33.8%

**BRISTOL**

Number of Sales	88	113	28.4%
YTD Number of Sales	489	613	25.4%
Median Sale Price	\$252,500	\$257,000	1.8%
YTD Median Sale Price	\$240,000	\$260,000	8.3%

**DUKES**

Number of Sales	0	2	
YTD Number of Sales	10	13	30.0%
Median Sale Price	\$0	\$0	
YTD Median Sale Price	\$337,000	\$640,000	89.9%

**ESSEX**

Number of Sales	322	286	-11.2%
YTD Number of Sales	1,443	1,777	23.1%
Median Sale Price	\$345,000	\$375,000	8.7%
YTD Median Sale Price	\$339,900	\$367,900	8.2%

**FRANKLIN**

Number of Sales	8	3	-62.5%
YTD Number of Sales	35	26	-25.7%
Median Sale Price	\$186,250	\$324,900	74.4%
YTD Median Sale Price	\$213,000	\$195,000	-8.5%

**HAMPDEN**

Number of Sales	58	65	12.1%
YTD Number of Sales	290	363	25.2%
Median Sale Price	\$154,350	\$175,000	13.4%
YTD Median Sale Price	\$147,350	\$171,000	16.1%

**HAMPSHIRE**

Number of Sales	31	45	45.2%
YTD Number of Sales	141	214	51.8%
Median Sale Price	\$238,000	\$244,900	2.9%
YTD Median Sale Price	\$231,000	\$233,500	1.1%

**MIDDLESEX**

Number of Sales	714	797	11.6%
YTD Number of Sales	3,149	4,624	46.8%
Median Sale Price	\$520,000	\$560,000	7.7%
YTD Median Sale Price	\$503,040	\$526,500	4.7%

**NANTUCKET**

Number of Sales	3	6	100.0%
YTD Number of Sales	10	28	180.0%
Median Sale Price	\$950,000	\$1,172,500	23.4%
YTD Median Sale Price	\$892,500	\$835,000	-6.4%

**NORFOLK**

Number of Sales	238	360	51.3%
YTD Number of Sales	1,256	1,847	47.1%
Median Sale Price	\$413,750	\$490,000	18.4%
YTD Median Sale Price	\$425,000	\$485,000	14.1%

**PLYMOUTH**

Number of Sales	132	131	-0.8%
YTD Number of Sales	703	896	27.5%
Median Sale Price	\$359,150	\$364,900	1.6%
YTD Median Sale Price	\$335,000	\$358,450	7.0%

**SUFFOLK**

Number of Sales	570	708	24.2%
YTD Number of Sales	2,718	4,227	55.5%
Median Sale Price	\$633,500	\$650,000	2.6%
YTD Median Sale Price	\$650,000	\$659,900	1.5%

**WORCESTER**

Number of Sales	180	238	32.2%
YTD Number of Sales	1,022	1,235	20.8%
Median Sale Price	\$229,700	\$278,950	21.4%
YTD Median Sale Price	\$234,950	\$260,000	10.7%

**ALL COUNTIES**

Number of Sales	2,487	2,897	16.5%
YTD Number of Sales	11,950	16,777	40.4%
Median Sale Price	\$430,000	\$470,000	9.3%
YTD Median Sale Price	\$415,000	\$460,000	10.8%