

**MA August 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       | 539         | 416         | -22.8%                |
| YTD Number of Sales   | 3,022       | 3,050       | 0.9%                  |
| Median Sale Price     | \$500,000   | \$573,000   | 14.6%                 |
| YTD Median Sale Price | \$445,000   | \$550,000   | 23.6%                 |
| <b>BERKSHIRE</b>      |             |             |                       |
| Number of Sales       | 229         | 178         | -22.3%                |
| YTD Number of Sales   | 1,010       | 1,080       | 6.9%                  |
| Median Sale Price     | \$266,000   | \$270,000   | 1.5%                  |
| YTD Median Sale Price | \$230,000   | \$265,000   | 15.2%                 |
| <b>BRISTOL</b>        |             |             |                       |
| Number of Sales       | 496         | 519         | 4.6%                  |
| YTD Number of Sales   | 2,950       | 3,209       | 8.8%                  |
| Median Sale Price     | \$370,250   | \$425,000   | 14.8%                 |
| YTD Median Sale Price | \$345,000   | \$400,000   | 15.9%                 |
| <b>DUKES</b>          |             |             |                       |
| Number of Sales       | 32          | 26          | -18.8%                |
| YTD Number of Sales   | 178         | 210         | 18.0%                 |
| Median Sale Price     | \$1,172,500 | \$1,280,000 | 9.2%                  |
| YTD Median Sale Price | \$920,000   | \$1,097,500 | 19.3%                 |
| <b>ESSEX</b>          |             |             |                       |
| Number of Sales       | 713         | 716         | 0.4%                  |
| YTD Number of Sales   | 3,938       | 4,274       | 8.5%                  |
| Median Sale Price     | \$552,500   | \$609,000   | 10.2%                 |
| YTD Median Sale Price | \$508,500   | \$585,250   | 15.1%                 |
| <b>FRANKLIN</b>       |             |             |                       |
| Number of Sales       | 80          | 70          | -12.5%                |
| YTD Number of Sales   | 429         | 440         | 2.6%                  |
| Median Sale Price     | \$247,750   | \$275,000   | 11.0%                 |
| YTD Median Sale Price | \$229,500   | \$265,000   | 15.5%                 |
| <b>HAMPDEN</b>        |             |             |                       |
| Number of Sales       | 462         | 485         | 5.0%                  |
| YTD Number of Sales   | 2,717       | 3,056       | 12.5%                 |
| Median Sale Price     | \$238,500   | \$267,500   | 12.2%                 |
| YTD Median Sale Price | \$220,500   | \$254,000   | 15.2%                 |
| <b>HAMPSHIRE</b>      |             |             |                       |
| Number of Sales       | 136         | 141         | 3.7%                  |
| YTD Number of Sales   | 831         | 859         | 3.4%                  |
| Median Sale Price     | \$314,000   | \$352,000   | 12.1%                 |
| YTD Median Sale Price | \$297,500   | \$350,000   | 17.6%                 |
| <b>MIDDLESEX</b>      |             |             |                       |
| Number of Sales       | 1,399       | 1,378       | -1.5%                 |
| YTD Number of Sales   | 7,074       | 8,324       | 17.7%                 |

|                       |             |             |        |
|-----------------------|-------------|-------------|--------|
| Median Sale Price     | \$650,000   | \$720,000   | 10.8%  |
| YTD Median Sale Price | \$610,000   | \$700,000   | 14.8%  |
| <b>NANTUCKET</b>      |             |             |        |
| Number of Sales       | 20          | 9           | -55.0% |
| YTD Number of Sales   | 86          | 134         | 55.8%  |
| Median Sale Price     | \$2,179,125 | \$2,400,000 | 10.1%  |
| YTD Median Sale Price | \$1,862,500 | \$2,100,000 | 12.8%  |
| <b>NORFOLK</b>        |             |             |        |
| Number of Sales       | 812         | 737         | -9.2%  |
| YTD Number of Sales   | 4,125       | 4,748       | 15.1%  |
| Median Sale Price     | \$600,000   | \$650,000   | 8.3%   |
| YTD Median Sale Price | \$560,000   | \$648,000   | 15.7%  |
| <b>PLYMOUTH</b>       |             |             |        |
| Number of Sales       | 765         | 625         | -18.3% |
| YTD Number of Sales   | 3,904       | 4,021       | 3.0%   |
| Median Sale Price     | \$450,000   | \$515,000   | 14.4%  |
| YTD Median Sale Price | \$425,000   | \$485,000   | 14.1%  |
| <b>SUFFOLK</b>        |             |             |        |
| Number of Sales       | 128         | 121         | -5.5%  |
| YTD Number of Sales   | 770         | 1,014       | 31.7%  |
| Median Sale Price     | \$642,500   | \$811,000   | 26.2%  |
| YTD Median Sale Price | \$613,250   | \$690,000   | 12.5%  |
| <b>WORCESTER</b>      |             |             |        |
| Number of Sales       | 923         | 897         | -2.8%  |
| YTD Number of Sales   | 5,283       | 5,628       | 6.5%   |
| Median Sale Price     | \$345,000   | \$396,000   | 14.8%  |
| YTD Median Sale Price | \$317,000   | \$370,000   | 16.7%  |
| <b>ALL COUNTIES</b>   |             |             |        |
| Number of Sales       | 6,734       | 6,318       | -6.2%  |
| YTD Number of Sales   | 36,317      | 40,047      | 10.3%  |
| Median Sale Price     | \$480,000   | \$535,000   | 11.5%  |
| YTD Median Sale Price | \$435,000   | \$512,000   | 17.7%  |

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

|                       | 2020      | 2021      | Percent Change |
|-----------------------|-----------|-----------|----------------|
| <b>BARNSTABLE</b>     |           |           |                |
| Number of Sales       | 169       | 110       | -34.9%         |
| YTD Number of Sales   | 778       | 889       | 14.3%          |
| Median Sale Price     | \$325,000 | \$337,500 | 3.8%           |
| YTD Median Sale Price | \$301,325 | \$349,900 | 16.1%          |
| <b>BERKSHIRE</b>      |           |           |                |
| Number of Sales       | 23        | 28        | 21.7%          |
| YTD Number of Sales   | 98        | 163       | 66.3%          |
| Median Sale Price     | \$210,000 | \$268,000 | 27.6%          |
| YTD Median Sale Price | \$301,400 | \$240,000 | -20.4%         |

**BRISTOL**

|                       |           |           |       |
|-----------------------|-----------|-----------|-------|
| Number of Sales       | 75        | 101       | 34.7% |
| YTD Number of Sales   | 564       | 714       | 26.6% |
| Median Sale Price     | \$250,000 | \$269,200 | 7.7%  |
| YTD Median Sale Price | \$240,000 | \$265,000 | 10.4% |

**DUKES**

|                       |           |             |       |
|-----------------------|-----------|-------------|-------|
| Number of Sales       | 2         | 3           | 50.0% |
| YTD Number of Sales   | 12        | 16          | 33.3% |
| Median Sale Price     | \$0       | \$1,125,000 |       |
| YTD Median Sale Price | \$350,000 | \$645,000   | 84.3% |

**ESSEX**

|                       |           |           |        |
|-----------------------|-----------|-----------|--------|
| Number of Sales       | 324       | 280       | -13.6% |
| YTD Number of Sales   | 1,767     | 2,057     | 16.4%  |
| Median Sale Price     | \$348,950 | \$377,500 | 8.2%   |
| YTD Median Sale Price | \$340,000 | \$370,000 | 8.8%   |

**FRANKLIN**

|                       |           |           |        |
|-----------------------|-----------|-----------|--------|
| Number of Sales       | 9         | 10        | 11.1%  |
| YTD Number of Sales   | 44        | 36        | -18.2% |
| Median Sale Price     | \$185,000 | \$202,500 | 9.5%   |
| YTD Median Sale Price | \$209,000 | \$197,500 | -5.5%  |

**HAMPDEN**

|                       |           |           |       |
|-----------------------|-----------|-----------|-------|
| Number of Sales       | 61        | 70        | 14.8% |
| YTD Number of Sales   | 351       | 433       | 23.4% |
| Median Sale Price     | \$160,000 | \$179,950 | 12.5% |
| YTD Median Sale Price | \$149,900 | \$174,000 | 16.1% |

**HAMPSHIRE**

|                       |           |           |       |
|-----------------------|-----------|-----------|-------|
| Number of Sales       | 43        | 51        | 18.6% |
| YTD Number of Sales   | 184       | 265       | 44.0% |
| Median Sale Price     | \$235,000 | \$260,000 | 10.6% |
| YTD Median Sale Price | \$232,000 | \$240,000 | 3.4%  |

**MIDDLESEX**

|                       |           |           |       |
|-----------------------|-----------|-----------|-------|
| Number of Sales       | 653       | 755       | 15.6% |
| YTD Number of Sales   | 3,802     | 5,379     | 41.5% |
| Median Sale Price     | \$515,000 | \$559,000 | 8.5%  |
| YTD Median Sale Price | \$505,000 | \$530,000 | 5.0%  |

**NANTUCKET**

|                       |           |             |        |
|-----------------------|-----------|-------------|--------|
| Number of Sales       | 2         | 5           | 150.0% |
| YTD Number of Sales   | 12        | 33          | 175.0% |
| Median Sale Price     | \$0       | \$1,075,000 |        |
| YTD Median Sale Price | \$892,500 | \$852,000   | -4.5%  |

**NORFOLK**

|                       |           |           |       |
|-----------------------|-----------|-----------|-------|
| Number of Sales       | 283       | 311       | 9.9%  |
| YTD Number of Sales   | 1,539     | 2,158     | 40.2% |
| Median Sale Price     | \$450,000 | \$497,000 | 10.4% |
| YTD Median Sale Price | \$430,000 | \$485,800 | 13.0% |

**PLYMOUTH**

|                       |           |           |       |
|-----------------------|-----------|-----------|-------|
| Number of Sales       | 145       | 164       | 13.1% |
| YTD Number of Sales   | 848       | 1,060     | 25.0% |
| Median Sale Price     | \$360,000 | \$412,500 | 14.6% |
| YTD Median Sale Price | \$338,900 | \$369,000 | 8.9%  |

**SUFFOLK**

|                       |           |           |       |
|-----------------------|-----------|-----------|-------|
| Number of Sales       | 573       | 676       | 18.0% |
| YTD Number of Sales   | 3,291     | 4,921     | 49.5% |
| Median Sale Price     | \$615,000 | \$640,000 | 4.1%  |
| YTD Median Sale Price | \$645,000 | \$655,000 | 1.6%  |

**WORCESTER**

|                       |           |           |       |
|-----------------------|-----------|-----------|-------|
| Number of Sales       | 215       | 209       | -2.8% |
| YTD Number of Sales   | 1,237     | 1,444     | 16.7% |
| Median Sale Price     | \$260,000 | \$285,000 | 9.6%  |
| YTD Median Sale Price | \$239,500 | \$265,000 | 10.6% |

**ALL COUNTIES**

|                       |           |           |       |
|-----------------------|-----------|-----------|-------|
| Number of Sales       | 2,577     | 2,773     | 7.6%  |
| YTD Number of Sales   | 14,527    | 19,568    | 34.7% |
| Median Sale Price     | \$425,000 | \$470,000 | 10.6% |
| YTD Median Sale Price | \$417,400 | \$462,000 | 10.7% |