

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

	2020	2021	Percent Change
BARNSTABLE			
Number of Sales	613	417	-32.0%
YTD Number of Sales	4,237	3,929	-7.3%
Median Sale Price	\$500,301	\$586,000	17.1%
YTD Median Sale Price	\$460,000	\$559,000	21.5%
BERKSHIRE			
Number of Sales	254	168	-33.9%
YTD Number of Sales	1,470	1,414	-3.8%
Median Sale Price	\$275,000	\$274,750	-0.1%
YTD Median Sale Price	\$245,000	\$270,000	10.2%
BRISTOL			
Number of Sales	534	430	-19.5%
YTD Number of Sales	3,987	4,147	4.0%
Median Sale Price	\$382,250	\$420,000	9.9%
YTD Median Sale Price	\$353,000	\$404,000	14.4%
DUKES			
Number of Sales	54	45	-16.7%
YTD Number of Sales	297	280	-5.7%
Median Sale Price	\$887,500	\$1,150,000	29.6%
YTD Median Sale Price	\$927,000	\$1,150,000	24.1%
ESSEX			
Number of Sales	721	589	-18.3%
YTD Number of Sales	5,380	5,478	1.8%
Median Sale Price	\$520,000	\$580,000	11.5%
YTD Median Sale Price	\$518,125	\$585,000	12.9%
FRANKLIN			
Number of Sales	89	70	-21.3%
YTD Number of Sales	588	576	-2.0%
Median Sale Price	\$247,500	\$262,500	6.1%
YTD Median Sale Price	\$234,200	\$265,000	13.2%
HAMPDEN			
Number of Sales	490	435	-11.2%
YTD Number of Sales	3,659	3,931	7.4%
Median Sale Price	\$235,500	\$275,000	16.8%
YTD Median Sale Price	\$225,000	\$255,000	13.3%
HAMPSHIRE			
Number of Sales	129	130	0.8%
YTD Number of Sales	1,113	1,133	1.8%
Median Sale Price	\$300,000	\$340,350	13.5%
YTD Median Sale Price	\$300,000	\$350,000	16.7%
MIDDLESEX			
Number of Sales	1,239	1,029	-16.9%
YTD Number of Sales	9,506	10,483	10.3%

Median Sale Price	\$622,500	\$650,000	4.4%
YTD Median Sale Price	\$617,500	\$690,000	11.7%
NANTUCKET			
Number of Sales	47	29	-38.3%
YTD Number of Sales	177	193	9.0%
Median Sale Price	\$1,950,000	\$2,515,000	29.0%
YTD Median Sale Price	\$2,050,000	\$2,217,700	8.2%
NORFOLK			
Number of Sales	714	525	-26.5%
YTD Number of Sales	5,538	5,871	6.0%
Median Sale Price	\$570,590	\$610,000	6.9%
YTD Median Sale Price	\$563,000	\$640,000	13.7%
PLYMOUTH			
Number of Sales	713	544	-23.7%
YTD Number of Sales	5,367	5,184	-3.4%
Median Sale Price	\$450,000	\$485,000	7.8%
YTD Median Sale Price	\$435,000	\$485,000	11.5%
SUFFOLK			
Number of Sales	142	93	-34.5%
YTD Number of Sales	1,045	1,284	22.9%
Median Sale Price	\$642,500	\$657,500	2.3%
YTD Median Sale Price	\$624,900	\$685,500	9.7%
WORCESTER			
Number of Sales	965	781	-19.1%
YTD Number of Sales	7,096	7,247	2.1%
Median Sale Price	\$340,000	\$375,000	10.3%
YTD Median Sale Price	\$323,000	\$373,000	15.5%
ALL COUNTIES			
Number of Sales	6,704	5,285	-21.2%
YTD Number of Sales	49,460	51,150	3.4%
Median Sale Price	\$455,000	\$500,000	9.9%
YTD Median Sale Price	\$443,000	\$510,000	15.1%

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

	2020	2021	Percent Change
BARNSTABLE			
Number of Sales	169	125	-26.0%
YTD Number of Sales	1,136	1,148	1.1%
Median Sale Price	\$380,000	\$409,900	7.9%
YTD Median Sale Price	\$322,000	\$353,000	9.6%
BERKSHIRE			
Number of Sales	32	22	-31.3%
YTD Number of Sales	154	209	35.7%
Median Sale Price	\$231,240	\$298,750	29.2%
YTD Median Sale Price	\$289,375	\$240,000	-17.1%

BRISTOL

Number of Sales	105	70	-33.3%
YTD Number of Sales	780	886	13.6%
Median Sale Price	\$250,000	\$288,000	15.2%
YTD Median Sale Price	\$245,000	\$267,500	9.2%

DUKES

Number of Sales	2	4	100.0%
YTD Number of Sales	16	26	62.5%
Median Sale Price	\$0	\$600,000	
YTD Median Sale Price	\$395,000	\$519,750	31.6%

ESSEX

Number of Sales	326	235	-27.9%
YTD Number of Sales	2,434	2,567	5.5%
Median Sale Price	\$350,000	\$369,000	5.4%
YTD Median Sale Price	\$345,000	\$372,000	7.8%

FRANKLIN

Number of Sales	9	8	-11.1%
YTD Number of Sales	56	47	-16.1%
Median Sale Price	\$239,000	\$198,000	-17.2%
YTD Median Sale Price	\$216,000	\$205,000	-5.1%

HAMPDEN

Number of Sales	54	73	35.2%
YTD Number of Sales	468	582	24.4%
Median Sale Price	\$164,000	\$172,000	4.9%
YTD Median Sale Price	\$153,000	\$174,200	13.9%

HAMPSHIRE

Number of Sales	23	45	95.7%
YTD Number of Sales	236	356	50.8%
Median Sale Price	\$285,000	\$225,000	-21.1%
YTD Median Sale Price	\$240,000	\$240,000	0.0%

MIDDLESEX

Number of Sales	630	580	-7.9%
YTD Number of Sales	5,089	6,628	30.2%
Median Sale Price	\$475,000	\$492,500	3.7%
YTD Median Sale Price	\$503,040	\$525,500	4.5%

NANTUCKET

Number of Sales	2	6	200.0%
YTD Number of Sales	18	42	133.3%
Median Sale Price	\$0	\$2,280,000	
YTD Median Sale Price	\$892,500	\$1,002,500	12.3%

NORFOLK

Number of Sales	301	197	-34.6%
YTD Number of Sales	2,079	2,633	26.6%
Median Sale Price	\$480,000	\$429,000	-10.6%
YTD Median Sale Price	\$432,500	\$480,000	11.0%

PLYMOUTH

Number of Sales	189	117	-38.1%
YTD Number of Sales	1,219	1,338	9.8%
Median Sale Price	\$375,000	\$372,000	-0.8%
YTD Median Sale Price	\$350,000	\$370,000	5.7%

SUFFOLK

Number of Sales	425	394	-7.3%
YTD Number of Sales	4,169	5,879	41.0%
Median Sale Price	\$610,000	\$639,500	4.8%
YTD Median Sale Price	\$640,000	\$655,000	2.3%

WORCESTER

Number of Sales	215	213	-0.9%
YTD Number of Sales	1,661	1,836	10.5%
Median Sale Price	\$288,000	\$290,000	0.7%
YTD Median Sale Price	\$245,000	\$270,000	10.2%

ALL COUNTIES

Number of Sales	2,482	2,089	-15.8%
YTD Number of Sales	19,515	24,177	23.9%
Median Sale Price	\$410,000	\$425,000	3.7%
YTD Median Sale Price	\$415,000	\$456,500	10.0%