

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

	2020	2021	Percent Change
BARNSTABLE			
Number of Sales	508	405	-20.3%
YTD Number of Sales	4,745	4,334	-8.7%
Median Sale Price	\$538,250	\$642,000	19.3%
YTD Median Sale Price	\$470,000	\$563,532	19.9%
BERKSHIRE			
Number of Sales	201	179	-10.9%
YTD Number of Sales	1,671	1,593	-4.7%
Median Sale Price	\$268,900	\$281,000	4.5%
YTD Median Sale Price	\$248,000	\$270,000	8.9%
BRISTOL			
Number of Sales	472	448	-5.1%
YTD Number of Sales	4,459	4,595	3.1%
Median Sale Price	\$367,000	\$415,000	13.1%
YTD Median Sale Price	\$355,000	\$405,000	14.1%
DUKES			
Number of Sales	58	31	-46.6%
YTD Number of Sales	355	311	-12.4%
Median Sale Price	\$1,173,000	\$1,175,000	0.2%
YTD Median Sale Price	\$975,000	\$1,150,000	17.9%
ESSEX			
Number of Sales	685	571	-16.6%
YTD Number of Sales	6,065	6,049	-0.3%
Median Sale Price	\$525,000	\$600,000	14.3%
YTD Median Sale Price	\$520,000	\$585,000	12.5%
FRANKLIN			
Number of Sales	74	63	-14.9%
YTD Number of Sales	662	639	-3.5%
Median Sale Price	\$247,000	\$265,000	7.3%
YTD Median Sale Price	\$239,850	\$265,000	10.5%
HAMPDEN			
Number of Sales	419	413	-1.4%
YTD Number of Sales	4,078	4,344	6.5%
Median Sale Price	\$235,000	\$262,700	11.8%
YTD Median Sale Price	\$226,900	\$256,000	12.8%
HAMPSHIRE			
Number of Sales	123	131	6.5%
YTD Number of Sales	1,236	1,264	2.3%
Median Sale Price	\$320,000	\$350,000	9.4%
YTD Median Sale Price	\$301,550	\$350,000	16.1%
MIDDLESEX			
Number of Sales	1,075	1,087	1.1%
YTD Number of Sales	10,581	11,570	9.3%

Median Sale Price	\$615,000	\$679,000	10.4%
YTD Median Sale Price	\$615,000	\$687,250	11.7%
NANTUCKET			
Number of Sales	41	29	-29.3%
YTD Number of Sales	218	222	1.8%
Median Sale Price	\$1,995,000	\$2,237,625	12.2%
YTD Median Sale Price	\$2,012,500	\$2,221,350	10.4%
NORFOLK			
Number of Sales	608	570	-6.3%
YTD Number of Sales	6,146	6,441	4.8%
Median Sale Price	\$585,000	\$636,000	8.7%
YTD Median Sale Price	\$565,000	\$640,000	13.3%
PLYMOUTH			
Number of Sales	590	536	-9.2%
YTD Number of Sales	5,957	5,722	-3.9%
Median Sale Price	\$447,750	\$500,000	11.7%
YTD Median Sale Price	\$435,000	\$489,900	12.6%
SUFFOLK			
Number of Sales	136	121	-11.0%
YTD Number of Sales	1,181	1,424	20.6%
Median Sale Price	\$613,250	\$730,000	19.0%
YTD Median Sale Price	\$620,000	\$690,000	11.3%
WORCESTER			
Number of Sales	829	782	-5.7%
YTD Number of Sales	7,925	8,030	1.3%
Median Sale Price	\$340,000	\$380,000	11.8%
YTD Median Sale Price	\$325,000	\$375,000	15.4%
ALL COUNTIES			
Number of Sales	5,819	5,366	-7.8%
YTD Number of Sales	55,279	56,538	2.3%
Median Sale Price	\$460,000	\$510,000	10.9%
YTD Median Sale Price	\$445,000	\$510,000	14.6%

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

	2020	2021	Percent Change
BARNSTABLE			
Number of Sales	140	104	-25.7%
YTD Number of Sales	1,276	1,252	-1.9%
Median Sale Price	\$352,000	\$350,500	-0.4%
YTD Median Sale Price	\$325,000	\$352,000	8.3%
BERKSHIRE			
Number of Sales	15	27	80.0%
YTD Number of Sales	169	236	39.6%
Median Sale Price	\$340,000	\$285,000	-16.2%
YTD Median Sale Price	\$290,000	\$245,000	-15.5%

BRISTOL

Number of Sales	97	82	-15.5%
YTD Number of Sales	877	968	10.4%
Median Sale Price	\$234,000	\$307,000	31.2%
YTD Median Sale Price	\$244,000	\$270,000	10.7%

DUKES

Number of Sales	3	6	100.0%
YTD Number of Sales	19	32	68.4%
Median Sale Price	\$500,000	\$348,950	-30.2%
YTD Median Sale Price	\$440,000	\$466,250	6.0%

ESSEX

Number of Sales	291	278	-4.5%
YTD Number of Sales	2,725	2,845	4.4%
Median Sale Price	\$359,000	\$401,000	11.7%
YTD Median Sale Price	\$349,000	\$375,000	7.4%

FRANKLIN

Number of Sales	7	10	42.9%
YTD Number of Sales	63	57	-9.5%
Median Sale Price	\$204,000	\$229,250	12.4%
YTD Median Sale Price	\$213,000	\$206,000	-3.3%

HAMPDEN

Number of Sales	40	68	70.0%
YTD Number of Sales	508	650	28.0%
Median Sale Price	\$165,000	\$169,500	2.7%
YTD Median Sale Price	\$154,750	\$172,500	11.5%

HAMPSHIRE

Number of Sales	26	33	26.9%
YTD Number of Sales	262	389	48.5%
Median Sale Price	\$181,200	\$225,000	24.2%
YTD Median Sale Price	\$235,000	\$240,000	2.1%

MIDDLESEX

Number of Sales	557	626	12.4%
YTD Number of Sales	5,646	7,254	28.5%
Median Sale Price	\$476,000	\$529,000	11.1%
YTD Median Sale Price	\$500,000	\$526,000	5.2%

NANTUCKET

Number of Sales	5	1	-80.0%
YTD Number of Sales	23	43	87.0%
Median Sale Price	\$835,000	\$0	-100.0%
YTD Median Sale Price	\$835,000	\$1,010,000	21.0%

NORFOLK

Number of Sales	221	206	-6.8%
YTD Number of Sales	2,300	2,839	23.4%
Median Sale Price	\$428,000	\$500,000	16.8%
YTD Median Sale Price	\$431,950	\$482,500	11.7%

PLYMOUTH

Number of Sales	145	108	-25.5%
YTD Number of Sales	1,364	1,446	6.0%
Median Sale Price	\$361,000	\$367,450	1.8%
YTD Median Sale Price	\$350,000	\$370,000	5.7%

SUFFOLK

Number of Sales	395	359	-9.1%
YTD Number of Sales	4,564	6,263	37.2%
Median Sale Price	\$600,000	\$640,000	6.7%
YTD Median Sale Price	\$637,000	\$652,000	2.4%

WORCESTER

Number of Sales	184	206	12.0%
YTD Number of Sales	1,845	2,042	10.7%
Median Sale Price	\$261,607	\$290,000	10.9%
YTD Median Sale Price	\$246,500	\$273,000	10.8%

ALL COUNTIES

Number of Sales	2,126	2,114	-0.6%
YTD Number of Sales	21,641	26,316	21.6%
Median Sale Price	\$410,000	\$445,300	8.6%
YTD Median Sale Price	\$415,000	\$455,000	9.6%