

**MA December 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	561	426	-24.1%
YTD Number of Sales	5,306	4,760	-10.3%
Median Sale Price	\$520,000	\$594,500	14.3%
YTD Median Sale Price	\$475,000	\$569,250	19.8%
<b>BERKSHIRE</b>			
Number of Sales	195	164	-15.9%
YTD Number of Sales	1,866	1,757	-5.8%
Median Sale Price	\$270,000	\$300,000	11.1%
YTD Median Sale Price	\$249,450	\$275,000	10.2%
<b>BRISTOL</b>			
Number of Sales	551	469	-14.9%
YTD Number of Sales	5,010	5,068	1.2%
Median Sale Price	\$370,000	\$405,000	9.5%
YTD Median Sale Price	\$355,000	\$405,000	14.1%
<b>DUKES</b>			
Number of Sales	43	29	-32.6%
YTD Number of Sales	398	340	-14.6%
Median Sale Price	\$960,000	\$1,360,000	41.7%
YTD Median Sale Price	\$960,000	\$1,189,250	23.9%
<b>ESSEX</b>			
Number of Sales	649	561	-13.6%
YTD Number of Sales	6,714	6,618	-1.4%
Median Sale Price	\$525,000	\$575,000	9.5%
YTD Median Sale Price	\$520,000	\$585,000	12.5%
<b>FRANKLIN</b>			
Number of Sales	74	71	-4.1%
YTD Number of Sales	736	710	-3.5%
Median Sale Price	\$233,000	\$271,600	16.6%
YTD Median Sale Price	\$239,538	\$265,000	10.6%
<b>HAMPDEN</b>			
Number of Sales	508	480	-5.5%
YTD Number of Sales	4,586	4,827	5.3%
Median Sale Price	\$235,000	\$260,000	10.6%
YTD Median Sale Price	\$227,700	\$257,500	13.1%
<b>HAMPSHIRE</b>			
Number of Sales	151	116	-23.2%
YTD Number of Sales	1,387	1,382	-0.4%
Median Sale Price	\$305,500	\$329,950	8.0%
YTD Median Sale Price	\$302,000	\$348,650	15.4%
<b>MIDDLESEX</b>			
Number of Sales	1,243	1,155	-7.1%
YTD Number of Sales	11,824	12,734	7.7%

Median Sale Price	\$618,000	\$690,000	11.7%
YTD Median Sale Price	\$615,000	\$688,000	11.9%
<b>NANTUCKET</b>			
Number of Sales	32	17	-46.9%
YTD Number of Sales	250	239	-4.4%
Median Sale Price	\$2,027,500	\$2,400,000	18.4%
YTD Median Sale Price	\$2,012,500	\$2,237,625	11.2%
<b>NORFOLK</b>			
Number of Sales	706	551	-22.0%
YTD Number of Sales	6,852	6,996	2.1%
Median Sale Price	\$584,000	\$610,000	4.5%
YTD Median Sale Price	\$567,000	\$636,000	12.2%
<b>PLYMOUTH</b>			
Number of Sales	684	563	-17.7%
YTD Number of Sales	6,641	6,304	-5.1%
Median Sale Price	\$464,000	\$500,000	7.8%
YTD Median Sale Price	\$437,000	\$490,000	12.1%
<b>SUFFOLK</b>			
Number of Sales	164	133	-18.9%
YTD Number of Sales	1,345	1,567	16.5%
Median Sale Price	\$612,500	\$665,000	8.6%
YTD Median Sale Price	\$620,000	\$690,000	11.3%
<b>WORCESTER</b>			
Number of Sales	892	853	-4.4%
YTD Number of Sales	8,817	8,893	0.9%
Median Sale Price	\$331,750	\$365,000	10.0%
YTD Median Sale Price	\$325,000	\$375,000	15.4%
<b>MASSACHUSETTS TOTAL</b>			
Number of Sales	6,453	5,588	-13.4%
YTD Number of Sales	61,732	62,195	0.8%
Median Sale Price	\$457,500	\$500,000	9.3%
YTD Median Sale Price	\$447,000	\$510,000	14.1%

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

	2020	2021	Percent Change
<b>BARNSTABLE</b>			
Number of Sales	137	92	-32.8%
YTD Number of Sales	1,413	1,344	-4.9%
Median Sale Price	\$350,000	\$387,500	10.7%
YTD Median Sale Price	\$325,500	\$359,375	10.4%
<b>BERKSHIRE</b>			
Number of Sales	22	22	0.0%
YTD Number of Sales	191	258	35.1%
Median Sale Price	\$244,450	\$189,375	-22.5%
YTD Median Sale Price	\$285,000	\$231,500	-18.8%

**BRISTOL**

Number of Sales	120	65	-45.8%
YTD Number of Sales	997	1,033	3.6%
Median Sale Price	\$250,000	\$270,000	8.0%
YTD Median Sale Price	\$245,000	\$270,000	10.2%

**DUKES**

Number of Sales	1	3	200.0%
YTD Number of Sales	20	35	75.0%
Median Sale Price	\$0	\$13,000	
YTD Median Sale Price	\$470,000	\$443,000	-5.7%

**ESSEX**

Number of Sales	324	251	-22.5%
YTD Number of Sales	3,049	3,096	1.5%
Median Sale Price	\$350,000	\$380,000	8.6%
YTD Median Sale Price	\$349,000	\$375,000	7.4%

**FRANKLIN**

Number of Sales	8	6	-25.0%
YTD Number of Sales	71	63	-11.3%
Median Sale Price	\$224,275	\$230,000	2.6%
YTD Median Sale Price	\$216,900	\$210,000	-3.2%

**HAMPDEN**

Number of Sales	52	61	17.3%
YTD Number of Sales	560	711	27.0%
Median Sale Price	\$166,000	\$195,700	17.9%
YTD Median Sale Price	\$155,000	\$175,000	12.9%

**HAMPSHIRE**

Number of Sales	30	31	3.3%
YTD Number of Sales	292	420	43.8%
Median Sale Price	\$179,900	\$224,000	24.5%
YTD Median Sale Price	\$231,500	\$240,000	3.7%

**MIDDLESEX**

Number of Sales	708	623	-12.0%
YTD Number of Sales	6,354	7,868	23.8%
Median Sale Price	\$464,000	\$519,580	12.0%
YTD Median Sale Price	\$495,000	\$525,500	6.2%

**NANTUCKET**

Number of Sales	12	2	-83.3%
YTD Number of Sales	35	45	28.6%
Median Sale Price	\$688,735	\$0	-100.0%
YTD Median Sale Price	\$824,410	\$1,010,000	22.5%

**NORFOLK**

Number of Sales	301	207	-31.2%
YTD Number of Sales	2,601	3,046	17.1%
Median Sale Price	\$445,000	\$450,000	1.1%
YTD Median Sale Price	\$435,000	\$480,000	10.3%

**PLYMOUTH**

Number of Sales	155	100	-35.5%
YTD Number of Sales	1,519	1,544	1.6%
Median Sale Price	\$349,900	\$372,500	6.5%
YTD Median Sale Price	\$350,000	\$370,000	5.7%

**SUFFOLK**

Number of Sales	459	473	3.1%
YTD Number of Sales	5,023	6,743	34.2%
Median Sale Price	\$630,000	\$649,900	3.2%
YTD Median Sale Price	\$635,000	\$650,000	2.4%

**WORCESTER**

Number of Sales	232	240	3.4%
YTD Number of Sales	2,077	2,282	9.9%
Median Sale Price	\$247,500	\$291,703	17.9%
YTD Median Sale Price	\$246,500	\$275,000	11.6%

**MASSACHUSETTS TOTAL**

Number of Sales	2,561	2,176	-15.0%
YTD Number of Sales	24,202	28,488	17.7%
Median Sale Price	\$410,000	\$438,500	7.0%
YTD Median Sale Price	\$415,000	\$454,000	9.4%