

**MA January 2022 Sales, Prices By County For Single-Family Homes -- The Warren Group 2022**

	<b>2021</b>	<b>2022</b>	<b>Percent Change</b>
<b>BARNSTABLE</b>			
Number of Sales	350	278	-20.6%
YTD Number of Sales	350	278	-20.6%
Median Sale Price	\$505,000	\$600,000	18.8%
YTD Median Sale Price	\$505,000	\$600,000	18.8%
<b>BERKSHIRE</b>			
Number of Sales	126	123	-2.4%
YTD Number of Sales	126	123	-2.4%
Median Sale Price	\$234,950	\$305,000	29.8%
YTD Median Sale Price	\$234,950	\$305,000	29.8%
<b>BRISTOL</b>			
Number of Sales	334	294	-12.0%
YTD Number of Sales	334	294	-12.0%
Median Sale Price	\$363,500	\$420,000	15.5%
YTD Median Sale Price	\$363,500	\$420,000	15.5%
<b>DUKES</b>			
Number of Sales	25	16	-36.0%
YTD Number of Sales	25	16	-36.0%
Median Sale Price	\$950,000	\$1,035,000	8.9%
YTD Median Sale Price	\$950,000	\$1,035,000	8.9%
<b>ESSEX</b>			
Number of Sales	383	349	-8.9%
YTD Number of Sales	383	349	-8.9%
Median Sale Price	\$520,000	\$560,000	7.7%
YTD Median Sale Price	\$520,000	\$560,000	7.7%
<b>FRANKLIN</b>			
Number of Sales	48	42	-12.5%
YTD Number of Sales	48	42	-12.5%
Median Sale Price	\$250,750	\$300,000	19.6%
YTD Median Sale Price	\$250,750	\$300,000	19.6%
<b>HAMPDEN</b>			
Number of Sales	295	288	-2.4%
YTD Number of Sales	295	288	-2.4%
Median Sale Price	\$230,000	\$250,000	8.7%
YTD Median Sale Price	\$230,000	\$250,000	8.7%
<b>HAMPSHIRE</b>			
Number of Sales	79	104	31.6%
YTD Number of Sales	79	104	31.6%
Median Sale Price	\$310,000	\$334,500	7.9%
YTD Median Sale Price	\$310,000	\$334,500	7.9%
<b>MIDDLESEX</b>			
Number of Sales	714	644	-9.8%
YTD Number of Sales	714	644	-9.8%

Median Sale Price	\$595,000	\$650,000	9.2%
YTD Median Sale Price	\$595,000	\$650,000	9.2%
<b>NANTUCKET</b>			
Number of Sales	19	9	-52.6%
YTD Number of Sales	19	9	-52.6%
Median Sale Price	\$1,888,000	\$2,195,000	16.3%
YTD Median Sale Price	\$1,888,000	\$2,195,000	16.3%
<b>NORFOLK</b>			
Number of Sales	404	381	-5.7%
YTD Number of Sales	404	381	-5.7%
Median Sale Price	\$606,250	\$645,000	6.4%
YTD Median Sale Price	\$606,250	\$645,000	6.4%
<b>PLYMOUTH</b>			
Number of Sales	409	370	-9.5%
YTD Number of Sales	409	370	-9.5%
Median Sale Price	\$440,000	\$500,000	13.6%
YTD Median Sale Price	\$440,000	\$500,000	13.6%
<b>SUFFOLK</b>			
Number of Sales	105	90	-14.3%
YTD Number of Sales	105	90	-14.3%
Median Sale Price	\$625,000	\$675,000	8.0%
YTD Median Sale Price	\$625,000	\$675,000	8.0%
<b>WORCESTER</b>			
Number of Sales	562	522	-7.1%
YTD Number of Sales	562	522	-7.1%
Median Sale Price	\$340,000	\$375,000	10.3%
YTD Median Sale Price	\$340,000	\$375,000	10.3%
<b>MASSACHUSETTS TOTAL</b>			
Number of Sales	3,853	3,510	-8.9%
YTD Number of Sales	3,853	3,510	-8.9%
Median Sale Price	\$447,000	\$495,000	10.7%
YTD Median Sale Price	\$447,000	\$495,000	10.7%

### MA January 2022 Sales, Prices By County For Condos -- The Warren Group 2022

	2021	2022	Percent Change
<b>BARNSTABLE</b>			
Number of Sales	83	90	8.4%
YTD Number of Sales	83	90	8.4%
Median Sale Price	\$300,000	\$344,450	14.8%
YTD Median Sale Price	\$300,000	\$344,450	14.8%
<b>BERKSHIRE</b>			
Number of Sales	19	17	-10.5%
YTD Number of Sales	19	17	-10.5%
Median Sale Price	\$130,000	\$320,000	146.2%
YTD Median Sale Price	\$130,000	\$320,000	146.2%

**BRISTOL**

Number of Sales	78	57	-26.9%
YTD Number of Sales	78	57	-26.9%
Median Sale Price	\$218,250	\$275,000	26.0%
YTD Median Sale Price	\$218,250	\$275,000	26.0%

**DUKES**

Number of Sales	1	3	200.0%
YTD Number of Sales	1	3	200.0%
Median Sale Price	\$0	\$908,500	
YTD Median Sale Price	\$0	\$908,500	

**ESSEX**

Number of Sales	197	173	-12.2%
YTD Number of Sales	197	173	-12.2%
Median Sale Price	\$340,000	\$400,000	17.6%
YTD Median Sale Price	\$340,000	\$400,000	17.6%

**FRANKLIN**

Number of Sales	1	4	300.0%
YTD Number of Sales	1	4	300.0%
Median Sale Price	\$0	\$199,950	
YTD Median Sale Price	\$0	\$199,950	

**HAMPDEN**

Number of Sales	39	43	10.3%
YTD Number of Sales	39	43	10.3%
Median Sale Price	\$130,500	\$182,500	39.8%
YTD Median Sale Price	\$130,500	\$182,500	39.8%

**HAMPSHIRE**

Number of Sales	21	23	9.5%
YTD Number of Sales	21	23	9.5%
Median Sale Price	\$218,000	\$260,000	19.3%
YTD Median Sale Price	\$218,000	\$260,000	19.3%

**MIDDLESEX**

Number of Sales	498	397	-20.3%
YTD Number of Sales	498	397	-20.3%
Median Sale Price	\$461,000	\$520,000	12.8%
YTD Median Sale Price	\$461,000	\$520,000	12.8%

**NANTUCKET**

Number of Sales	2	6	200.0%
YTD Number of Sales	2	6	200.0%
Median Sale Price	\$0	\$1,097,500	
YTD Median Sale Price	\$0	\$1,097,500	

**NORFOLK**

Number of Sales	164	148	-9.8%
YTD Number of Sales	164	148	-9.8%
Median Sale Price	\$439,000	\$462,000	5.2%
YTD Median Sale Price	\$439,000	\$462,000	5.2%

**PLYMOUTH**

Number of Sales	108	74	-31.5%
YTD Number of Sales	108	74	-31.5%
Median Sale Price	\$352,500	\$400,000	13.5%
YTD Median Sale Price	\$352,500	\$400,000	13.5%

**SUFFOLK**

Number of Sales	359	296	-17.5%
YTD Number of Sales	359	296	-17.5%
Median Sale Price	\$625,000	\$597,117	-4.5%
YTD Median Sale Price	\$625,000	\$597,117	-4.5%

**WORCESTER**

Number of Sales	125	111	-11.2%
YTD Number of Sales	125	111	-11.2%
Median Sale Price	\$232,350	\$293,000	26.1%
YTD Median Sale Price	\$232,350	\$293,000	26.1%

**MASSACHUSETTS TOTAL**

Number of Sales	1,695	1,442	-14.9%
YTD Number of Sales	1,695	1,442	-14.9%
Median Sale Price	\$400,000	\$438,000	9.5%
YTD Median Sale Price	\$400,000	\$438,000	9.5%