

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

	2021	2022	Percent Change
BARNSTABLE			
Number of Sales	294	204	-30.6%
YTD Number of Sales	644	482	-25.2%
Median Sale Price	\$499,125	\$552,000	10.6%
YTD Median Sale Price	\$502,500	\$585,500	16.5%
BERKSHIRE			
Number of Sales	82	87	6.1%
YTD Number of Sales	208	211	1.4%
Median Sale Price	\$210,000	\$249,900	19.0%
YTD Median Sale Price	\$227,750	\$282,000	23.8%
BRISTOL			
Number of Sales	275	250	-9.1%
YTD Number of Sales	609	545	-10.5%
Median Sale Price	\$368,000	\$399,450	8.5%
YTD Median Sale Price	\$365,000	\$408,000	11.8%
DUKES			
Number of Sales	26	12	-53.8%
YTD Number of Sales	51	28	-45.1%
Median Sale Price	\$947,500	\$824,250	-13.0%
YTD Median Sale Price	\$950,000	\$972,000	2.3%
ESSEX			
Number of Sales	314	245	-22.0%
YTD Number of Sales	697	594	-14.8%
Median Sale Price	\$536,800	\$550,000	2.5%
YTD Median Sale Price	\$527,000	\$554,500	5.2%
FRANKLIN			
Number of Sales	48	37	-22.9%
YTD Number of Sales	96	79	-17.7%
Median Sale Price	\$261,425	\$270,000	3.3%
YTD Median Sale Price	\$258,000	\$285,000	10.5%
HAMPDEN			
Number of Sales	263	245	-6.8%
YTD Number of Sales	558	534	-4.3%
Median Sale Price	\$230,000	\$260,000	13.0%
YTD Median Sale Price	\$230,000	\$254,500	10.7%
HAMPSHIRE			
Number of Sales	64	65	1.6%
YTD Number of Sales	143	169	18.2%
Median Sale Price	\$320,000	\$345,000	7.8%
YTD Median Sale Price	\$320,000	\$335,000	4.7%
MIDDLESEX			
Number of Sales	528	461	-12.7%
YTD Number of Sales	1,242	1,104	-11.1%

Median Sale Price	\$610,000	\$655,000	7.4%
YTD Median Sale Price	\$600,000	\$650,000	8.3%
NANTUCKET			
Number of Sales	15	4	-73.3%
YTD Number of Sales	34	13	-61.8%
Median Sale Price	\$1,500,000	\$2,655,000	77.0%
YTD Median Sale Price	\$1,876,500	\$2,195,000	17.0%
NORFOLK			
Number of Sales	342	229	-33.0%
YTD Number of Sales	746	610	-18.2%
Median Sale Price	\$554,500	\$620,000	11.8%
YTD Median Sale Price	\$575,000	\$632,500	10.0%
PLYMOUTH			
Number of Sales	288	263	-8.7%
YTD Number of Sales	697	634	-9.0%
Median Sale Price	\$430,000	\$488,000	13.5%
YTD Median Sale Price	\$439,900	\$495,000	12.5%
SUFFOLK			
Number of Sales	72	78	8.3%
YTD Number of Sales	177	172	-2.8%
Median Sale Price	\$587,000	\$647,500	10.3%
YTD Median Sale Price	\$590,000	\$660,000	11.9%
WORCESTER			
Number of Sales	429	413	-3.7%
YTD Number of Sales	991	936	-5.5%
Median Sale Price	\$310,000	\$360,000	16.1%
YTD Median Sale Price	\$331,000	\$370,000	11.8%
MASSACHUSETTS TOTAL			
Number of Sales	3,040	2,593	-14.7%
YTD Number of Sales	6,893	6,111	-11.3%
Median Sale Price	\$446,000	\$470,000	5.4%
YTD Median Sale Price	\$447,000	\$485,000	8.5%

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

	2021	2022	Percent Change
BARNSTABLE			
Number of Sales	84	42	-50.0%
YTD Number of Sales	167	132	-21.0%
Median Sale Price	\$335,000	\$417,500	24.6%
YTD Median Sale Price	\$330,000	\$360,000	9.1%
BERKSHIRE			
Number of Sales	17	16	-5.9%
YTD Number of Sales	36	33	-8.3%
Median Sale Price	\$104,900	\$233,000	122.1%
YTD Median Sale Price	\$121,250	\$242,111	99.7%

BRISTOL

Number of Sales	53	67	26.4%
YTD Number of Sales	131	124	-5.3%
Median Sale Price	\$259,000	\$330,000	27.4%
YTD Median Sale Price	\$230,000	\$307,667	33.8%

DUKES

Number of Sales	7	0	-100.0%
YTD Number of Sales	8	3	-62.5%
Median Sale Price	\$650,000	\$0	-100.0%
YTD Median Sale Price	\$645,000	\$908,500	40.9%

ESSEX

Number of Sales	177	137	-22.6%
YTD Number of Sales	374	317	-15.2%
Median Sale Price	\$349,800	\$362,000	3.5%
YTD Median Sale Price	\$345,000	\$380,000	10.1%

FRANKLIN

Number of Sales	3	5	66.7%
YTD Number of Sales	4	9	125.0%
Median Sale Price	\$185,000	\$245,000	32.4%
YTD Median Sale Price	\$200,000	\$245,000	22.5%

HAMPDEN

Number of Sales	37	40	8.1%
YTD Number of Sales	76	83	9.2%
Median Sale Price	\$160,000	\$185,750	16.1%
YTD Median Sale Price	\$146,750	\$182,500	24.4%

HAMPSHIRE

Number of Sales	22	11	-50.0%
YTD Number of Sales	43	34	-20.9%
Median Sale Price	\$217,500	\$279,500	28.5%
YTD Median Sale Price	\$218,000	\$271,000	24.3%

MIDDLESEX

Number of Sales	364	269	-26.1%
YTD Number of Sales	862	665	-22.9%
Median Sale Price	\$493,500	\$540,000	9.4%
YTD Median Sale Price	\$470,000	\$525,000	11.7%

NANTUCKET

Number of Sales	2	1	-50.0%
YTD Number of Sales	4	7	75.0%
Median Sale Price	\$0	\$0	
YTD Median Sale Price	\$796,250	\$1,175,000	47.6%

NORFOLK

Number of Sales	161	137	-14.9%
YTD Number of Sales	325	284	-12.6%
Median Sale Price	\$465,000	\$480,000	3.2%
YTD Median Sale Price	\$450,000	\$471,500	4.8%

PLYMOUTH

Number of Sales	91	81	-11.0%
YTD Number of Sales	199	155	-22.1%
Median Sale Price	\$326,900	\$417,000	27.6%
YTD Median Sale Price	\$336,000	\$410,000	22.0%

SUFFOLK

Number of Sales	317	277	-12.6%
YTD Number of Sales	676	583	-13.8%
Median Sale Price	\$645,000	\$655,000	1.6%
YTD Median Sale Price	\$636,000	\$625,000	-1.7%

WORCESTER

Number of Sales	127	129	1.6%
YTD Number of Sales	252	240	-4.8%
Median Sale Price	\$234,900	\$250,000	6.4%
YTD Median Sale Price	\$234,900	\$262,500	11.7%

MASSACHUSETTS TOTAL

Number of Sales	1,462	1,212	-17.1%
YTD Number of Sales	3,157	2,669	-15.5%
Median Sale Price	\$418,000	\$440,000	5.3%
YTD Median Sale Price	\$410,000	\$440,000	7.3%