

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

	2021	2022	Percent Change
BARNSTABLE			
Number of Sales	321	286	-10.9%
YTD Number of Sales	965	769	-20.3%
Median Sale Price	\$565,000	\$570,500	1.0%
YTD Median Sale Price	\$525,000	\$575,000	9.5%
BERKSHIRE			
Number of Sales	104	97	-6.7%
YTD Number of Sales	312	308	-1.3%
Median Sale Price	\$244,000	\$280,000	14.8%
YTD Median Sale Price	\$230,750	\$281,000	21.8%
BRISTOL			
Number of Sales	338	303	-10.4%
YTD Number of Sales	947	849	-10.3%
Median Sale Price	\$385,000	\$407,000	5.7%
YTD Median Sale Price	\$370,000	\$407,500	10.1%
DUKES			
Number of Sales	27	18	-33.3%
YTD Number of Sales	78	46	-41.0%
Median Sale Price	\$899,000	\$1,249,950	39.0%
YTD Median Sale Price	\$914,250	\$1,072,500	17.3%
ESSEX			
Number of Sales	350	353	0.9%
YTD Number of Sales	1,047	948	-9.5%
Median Sale Price	\$532,500	\$585,000	9.9%
YTD Median Sale Price	\$530,000	\$570,000	7.5%
FRANKLIN			
Number of Sales	39	34	-12.8%
YTD Number of Sales	135	113	-16.3%
Median Sale Price	\$220,000	\$234,000	6.4%
YTD Median Sale Price	\$240,000	\$269,900	12.5%
HAMPDEN			
Number of Sales	346	329	-4.9%
YTD Number of Sales	904	863	-4.5%
Median Sale Price	\$245,000	\$260,000	6.1%
YTD Median Sale Price	\$235,000	\$258,000	9.8%
HAMPSHIRE			
Number of Sales	90	76	-15.6%
YTD Number of Sales	233	247	6.0%
Median Sale Price	\$316,250	\$376,625	19.1%
YTD Median Sale Price	\$320,000	\$350,000	9.4%
MIDDLESEX			
Number of Sales	706	711	0.7%
YTD Number of Sales	1,948	1,817	-6.7%

Median Sale Price	\$640,000	\$725,000	13.3%
YTD Median Sale Price	\$619,200	\$675,000	9.0%
NANTUCKET			
Number of Sales	18	14	-22.2%
YTD Number of Sales	52	27	-48.1%
Median Sale Price	\$1,962,500	\$3,280,000	67.1%
YTD Median Sale Price	\$1,876,500	\$2,895,000	54.3%
NORFOLK			
Number of Sales	451	384	-14.9%
YTD Number of Sales	1,197	994	-17.0%
Median Sale Price	\$600,000	\$650,000	8.3%
YTD Median Sale Price	\$585,000	\$640,000	9.4%
PLYMOUTH			
Number of Sales	436	393	-9.9%
YTD Number of Sales	1,133	1,027	-9.4%
Median Sale Price	\$442,950	\$520,000	17.4%
YTD Median Sale Price	\$440,000	\$500,000	13.6%
SUFFOLK			
Number of Sales	98	86	-12.2%
YTD Number of Sales	275	258	-6.2%
Median Sale Price	\$665,000	\$737,500	10.9%
YTD Median Sale Price	\$630,000	\$674,500	7.1%
WORCESTER			
Number of Sales	533	507	-4.9%
YTD Number of Sales	1,524	1,445	-5.2%
Median Sale Price	\$345,000	\$380,000	10.1%
YTD Median Sale Price	\$335,000	\$375,000	11.9%
MASSACHUSETTS TOTAL			
Number of Sales	3,857	3,591	-6.9%
YTD Number of Sales	10,750	9,711	-9.7%
Median Sale Price	\$460,000	\$515,000	12.0%
YTD Median Sale Price	\$450,000	\$499,000	10.9%

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

	2021	2022	
BARNSTABLE			
Number of Sales	122	79	-35.2%
YTD Number of Sales	289	211	-27.0%
Median Sale Price	\$316,450	\$395,000	24.8%
YTD Median Sale Price	\$318,000	\$378,000	18.9%
BERKSHIRE			
Number of Sales	15	11	-26.7%
YTD Number of Sales	51	44	-13.7%
Median Sale Price	\$350,000	\$312,000	-10.9%
YTD Median Sale Price	\$220,000	\$295,000	34.1%

BRISTOL

Number of Sales	90	86	-4.4%
YTD Number of Sales	221	210	-5.0%
Median Sale Price	\$270,000	\$322,000	19.3%
YTD Median Sale Price	\$255,000	\$310,667	21.8%

DUKES

Number of Sales	0	1	
YTD Number of Sales	8	4	-50.0%
Median Sale Price	\$0	\$0	
YTD Median Sale Price	\$645,000	\$456,750	-29.2%

ESSEX

Number of Sales	231	190	-17.7%
YTD Number of Sales	605	507	-16.2%
Median Sale Price	\$365,000	\$378,500	3.7%
YTD Median Sale Price	\$350,000	\$380,000	8.6%

FRANKLIN

Number of Sales	0	5	
YTD Number of Sales	4	14	250.0%
Median Sale Price	\$0	\$225,000	
YTD Median Sale Price	\$200,000	\$235,000	17.5%

HAMPDEN

Number of Sales	49	48	-2.0%
YTD Number of Sales	125	131	4.8%
Median Sale Price	\$170,000	\$159,450	-6.2%
YTD Median Sale Price	\$154,330	\$167,500	8.5%

HAMPSHIRE

Number of Sales	20	28	40.0%
YTD Number of Sales	63	62	-1.6%
Median Sale Price	\$201,375	\$225,000	11.7%
YTD Median Sale Price	\$210,000	\$244,250	16.3%

MIDDLESEX

Number of Sales	618	447	-27.7%
YTD Number of Sales	1,480	1,112	-24.9%
Median Sale Price	\$507,500	\$545,000	7.4%
YTD Median Sale Price	\$484,876	\$529,500	9.2%

NANTUCKET

Number of Sales	5	3	-40.0%
YTD Number of Sales	9	10	11.1%
Median Sale Price	\$740,000	\$799,000	8.0%
YTD Median Sale Price	\$770,000	\$1,087,500	41.2%

NORFOLK

Number of Sales	233	176	-24.5%
YTD Number of Sales	558	460	-17.6%
Median Sale Price	\$449,000	\$466,806	4.0%
YTD Median Sale Price	\$450,000	\$469,306	4.3%

PLYMOUTH

Number of Sales	132	116	-12.1%
YTD Number of Sales	331	266	-19.6%
Median Sale Price	\$353,950	\$428,028	20.9%
YTD Median Sale Price	\$345,000	\$416,168	20.6%

SUFFOLK

Number of Sales	590	471	-20.2%
YTD Number of Sales	1,266	1,054	-16.7%
Median Sale Price	\$640,000	\$695,000	8.6%
YTD Median Sale Price	\$637,750	\$659,500	3.4%

WORCESTER

Number of Sales	163	165	1.2%
YTD Number of Sales	415	405	-2.4%
Median Sale Price	\$248,000	\$272,000	9.7%
YTD Median Sale Price	\$235,000	\$267,000	13.6%

MASSACHUSETTS TOTAL

Number of Sales	2,268	1,826	-19.5%
YTD Number of Sales	5,425	4,490	-17.2%
Median Sale Price	\$442,000	\$460,000	4.1%
YTD Median Sale Price	\$425,000	\$450,000	5.9%