

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

	2021	2022	Percent Change
BARNSTABLE			
Number of Sales	373	283	-24.1%
YTD Number of Sales	1,338	1,052	-21.4%
Median Sale Price	\$555,000	\$681,500	22.8%
YTD Median Sale Price	\$540,000	\$602,000	11.5%
BERKSHIRE			
Number of Sales	123	99	-19.5%
YTD Number of Sales	435	407	-6.4%
Median Sale Price	\$304,000	\$305,000	0.3%
YTD Median Sale Price	\$255,000	\$285,000	11.8%
BRISTOL			
Number of Sales	350	318	-9.1%
YTD Number of Sales	1,297	1,168	-9.9%
Median Sale Price	\$394,000	\$426,000	8.1%
YTD Median Sale Price	\$377,000	\$415,000	10.1%
DUKES			
Number of Sales	31	15	-51.6%
YTD Number of Sales	109	61	-44.0%
Median Sale Price	\$1,000,000	\$1,325,000	32.5%
YTD Median Sale Price	\$950,000	\$1,100,000	15.8%
ESSEX			
Number of Sales	475	382	-19.6%
YTD Number of Sales	1,522	1,330	-12.6%
Median Sale Price	\$582,000	\$606,250	4.2%
YTD Median Sale Price	\$545,000	\$580,000	6.4%
FRANKLIN			
Number of Sales	32	48	50.0%
YTD Number of Sales	167	161	-3.6%
Median Sale Price	\$249,500	\$272,500	9.2%
YTD Median Sale Price	\$245,000	\$270,000	10.2%
HAMPDEN			
Number of Sales	366	306	-16.4%
YTD Number of Sales	1,270	1,170	-7.9%
Median Sale Price	\$246,000	\$275,000	11.8%
YTD Median Sale Price	\$240,000	\$260,000	8.3%
HAMPSHIRE			
Number of Sales	95	111	16.8%
YTD Number of Sales	328	361	10.1%
Median Sale Price	\$350,000	\$365,000	4.3%
YTD Median Sale Price	\$328,550	\$355,000	8.1%
MIDDLESEX			
Number of Sales	961	811	-15.6%
YTD Number of Sales	2,909	2,628	-9.7%

Median Sale Price	\$700,000	\$755,000	7.9%
YTD Median Sale Price	\$640,000	\$710,000	10.9%
NANTUCKET			
Number of Sales	18	12	-33.3%
YTD Number of Sales	70	40	-42.9%
Median Sale Price	\$2,025,000	\$1,627,000	-19.7%
YTD Median Sale Price	\$1,911,500	\$2,222,500	16.3%
NORFOLK			
Number of Sales	521	430	-17.5%
YTD Number of Sales	1,718	1,424	-17.1%
Median Sale Price	\$645,000	\$715,000	10.9%
YTD Median Sale Price	\$600,000	\$655,000	9.2%
PLYMOUTH			
Number of Sales	469	370	-21.1%
YTD Number of Sales	1,602	1,397	-12.8%
Median Sale Price	\$471,000	\$530,000	12.5%
YTD Median Sale Price	\$450,000	\$510,000	13.3%
SUFFOLK			
Number of Sales	118	102	-13.6%
YTD Number of Sales	393	360	-8.4%
Median Sale Price	\$651,750	\$764,950	17.4%
YTD Median Sale Price	\$640,000	\$700,000	9.4%
WORCESTER			
Number of Sales	599	575	-4.0%
YTD Number of Sales	2,123	2,021	-4.8%
Median Sale Price	\$362,200	\$407,000	12.4%
YTD Median Sale Price	\$343,000	\$380,000	10.8%
MASSACHUSETTS TOTAL			
Number of Sales	4,531	3,862	-14.8%
YTD Number of Sales	15,281	13,580	-11.1%
Median Sale Price	\$510,000	\$560,000	9.8%
YTD Median Sale Price	\$465,000	\$510,000	9.7%

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

	2021	2022	
BARNSTABLE			
Number of Sales	113	115	1.8%
YTD Number of Sales	402	364	-9.5%
Median Sale Price	\$369,000	\$375,000	1.6%
YTD Median Sale Price	\$333,500	\$376,000	12.7%
BERKSHIRE			
Number of Sales	25	16	-36.0%
YTD Number of Sales	76	60	-21.1%
Median Sale Price	\$305,000	\$404,500	32.6%
YTD Median Sale Price	\$247,000	\$319,000	29.1%

BRISTOL

Number of Sales	65	92	41.5%
YTD Number of Sales	286	328	14.7%
Median Sale Price	\$240,000	\$295,750	23.2%
YTD Median Sale Price	\$245,000	\$300,000	22.4%

DUKES

Number of Sales	1	0	-100.0%
YTD Number of Sales	9	4	-55.6%
Median Sale Price	\$0	\$0	
YTD Median Sale Price	\$640,000	\$456,750	-28.6%

ESSEX

Number of Sales	273	245	-10.3%
YTD Number of Sales	878	824	-6.2%
Median Sale Price	\$355,000	\$420,000	18.3%
YTD Median Sale Price	\$350,500	\$390,000	11.3%

FRANKLIN

Number of Sales	7	6	-14.3%
YTD Number of Sales	11	20	81.8%
Median Sale Price	\$239,000	\$222,373	-7.0%
YTD Median Sale Price	\$215,000	\$224,361	4.4%

HAMPDEN

Number of Sales	50	68	36.0%
YTD Number of Sales	175	213	21.7%
Median Sale Price	\$170,050	\$185,000	8.8%
YTD Median Sale Price	\$160,000	\$174,500	9.1%

HAMPSHIRE

Number of Sales	36	26	-27.8%
YTD Number of Sales	99	90	-9.1%
Median Sale Price	\$254,950	\$314,000	23.2%
YTD Median Sale Price	\$225,000	\$255,000	13.3%

MIDDLESEX

Number of Sales	703	532	-24.3%
YTD Number of Sales	2,183	1,726	-20.9%
Median Sale Price	\$530,000	\$610,000	15.1%
YTD Median Sale Price	\$498,000	\$554,900	11.4%

NANTUCKET

Number of Sales	3	3	0.0%
YTD Number of Sales	12	13	8.3%
Median Sale Price	\$860,000	\$780,000	-9.3%
YTD Median Sale Price	\$795,750	\$973,000	22.3%

NORFOLK

Number of Sales	272	197	-27.6%
YTD Number of Sales	830	738	-11.1%
Median Sale Price	\$520,000	\$519,000	-0.2%
YTD Median Sale Price	\$467,250	\$495,000	5.9%

PLYMOUTH

Number of Sales	143	110	-23.1%
YTD Number of Sales	474	414	-12.7%
Median Sale Price	\$368,000	\$411,603	11.8%
YTD Median Sale Price	\$354,938	\$410,000	15.5%

SUFFOLK

Number of Sales	675	586	-13.2%
YTD Number of Sales	1,941	1,739	-10.4%
Median Sale Price	\$670,000	\$743,750	11.0%
YTD Median Sale Price	\$645,000	\$690,000	7.0%

WORCESTER

Number of Sales	168	153	-8.9%
YTD Number of Sales	583	569	-2.4%
Median Sale Price	\$247,500	\$295,000	19.2%
YTD Median Sale Price	\$240,000	\$275,000	14.6%

MASSACHUSETTS TOTAL

Number of Sales	2,534	2,149	-15.2%
YTD Number of Sales	7,959	7,102	-10.8%
Median Sale Price	\$475,000	\$530,000	11.6%
YTD Median Sale Price	\$440,000	\$470,000	6.8%