

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

	2021	2022	Percent Change
BARNSTABLE			
Number of Sales	404	343	-15.1%
YTD Number of Sales	1,742	1,395	-19.9%
Median Sale Price	\$575,000	\$650,000	13.0%
YTD Median Sale Price	\$550,000	\$620,000	12.7%
BERKSHIRE			
Number of Sales	135	116	-14.1%
YTD Number of Sales	570	523	-8.2%
Median Sale Price	\$255,000	\$299,950	17.6%
YTD Median Sale Price	\$255,000	\$289,900	13.7%
BRISTOL			
Number of Sales	412	386	-6.3%
YTD Number of Sales	1,709	1,554	-9.1%
Median Sale Price	\$410,000	\$450,000	9.8%
YTD Median Sale Price	\$385,000	\$425,000	10.4%
DUKES			
Number of Sales	24	20	-16.7%
YTD Number of Sales	133	81	-39.1%
Median Sale Price	\$1,262,500	\$1,334,500	5.7%
YTD Median Sale Price	\$1,000,000	\$1,145,500	14.6%
ESSEX			
Number of Sales	580	527	-9.1%
YTD Number of Sales	2,102	1,858	-11.6%
Median Sale Price	\$600,000	\$650,000	8.3%
YTD Median Sale Price	\$560,000	\$600,000	7.1%
FRANKLIN			
Number of Sales	58	41	-29.3%
YTD Number of Sales	225	202	-10.2%
Median Sale Price	\$263,750	\$303,000	14.9%
YTD Median Sale Price	\$250,000	\$275,000	10.0%
HAMPDEN			
Number of Sales	363	363	0.0%
YTD Number of Sales	1,633	1,535	-6.0%
Median Sale Price	\$250,000	\$285,000	14.0%
YTD Median Sale Price	\$241,800	\$267,000	10.4%
HAMPSHIRE			
Number of Sales	114	92	-19.3%
YTD Number of Sales	442	453	2.5%
Median Sale Price	\$347,000	\$400,000	15.3%
YTD Median Sale Price	\$333,287	\$365,000	9.5%
MIDDLESEX			
Number of Sales	1,061	1,085	2.3%
YTD Number of Sales	3,970	3,713	-6.5%

Median Sale Price	\$698,000	\$800,000	14.6%
YTD Median Sale Price	\$650,000	\$735,000	13.1%
NANTUCKET			
Number of Sales	13	8	-38.5%
YTD Number of Sales	83	48	-42.2%
Median Sale Price	\$1,600,000	\$2,341,500	46.3%
YTD Median Sale Price	\$1,850,000	\$2,254,000	21.8%
NORFOLK			
Number of Sales	569	576	1.2%
YTD Number of Sales	2,287	2,000	-12.5%
Median Sale Price	\$665,000	\$725,000	9.0%
YTD Median Sale Price	\$620,000	\$678,000	9.4%
PLYMOUTH			
Number of Sales	566	443	-21.7%
YTD Number of Sales	2,168	1,840	-15.1%
Median Sale Price	\$517,500	\$580,000	12.1%
YTD Median Sale Price	\$460,000	\$526,000	14.3%
SUFFOLK			
Number of Sales	139	117	-15.8%
YTD Number of Sales	532	477	-10.3%
Median Sale Price	\$702,500	\$775,000	10.3%
YTD Median Sale Price	\$650,500	\$721,000	10.8%
WORCESTER			
Number of Sales	726	671	-7.6%
YTD Number of Sales	2,849	2,692	-5.5%
Median Sale Price	\$382,919	\$417,000	8.9%
YTD Median Sale Price	\$350,000	\$388,500	11.0%
MASSACHUSETTS TOTAL			
Number of Sales	5,165	4,788	-7.3%
YTD Number of Sales	20,446	18,371	-10.1%
Median Sale Price	\$525,000	\$590,000	12.4%
YTD Median Sale Price	\$480,000	\$530,000	10.4%

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

	2021	2022	Percent Change
BARNSTABLE			
Number of Sales	126	117	-7.1%
YTD Number of Sales	528	481	-8.9%
Median Sale Price	\$350,000	\$400,000	14.3%
YTD Median Sale Price	\$340,000	\$385,000	13.2%
BERKSHIRE			
Number of Sales	21	8	-61.9%
YTD Number of Sales	97	68	-29.9%
Median Sale Price	\$199,000	\$261,500	31.4%

YTD Median Sale Price	\$245,000	\$319,000	30.2%
BRISTOL			
Number of Sales	89	93	4.5%
YTD Number of Sales	375	421	12.3%
Median Sale Price	\$268,000	\$325,000	21.3%
YTD Median Sale Price	\$258,000	\$305,000	18.2%
DUKES			
Number of Sales	1	1	0.0%
YTD Number of Sales	10	5	-50.0%
Median Sale Price	\$0	\$0	
YTD Median Sale Price	\$564,750	\$750,000	32.8%
ESSEX			
Number of Sales	255	293	14.9%
YTD Number of Sales	1,133	1,117	-1.4%
Median Sale Price	\$390,000	\$420,000	7.7%
YTD Median Sale Price	\$360,000	\$400,000	11.1%
FRANKLIN			
Number of Sales	6	3	-50.0%
YTD Number of Sales	17	23	35.3%
Median Sale Price	\$153,000	\$313,000	104.6%
YTD Median Sale Price	\$185,000	\$225,000	21.6%
HAMPDEN			
Number of Sales	52	58	11.5%
YTD Number of Sales	227	271	19.4%
Median Sale Price	\$177,500	\$213,000	20.0%
YTD Median Sale Price	\$163,000	\$182,000	11.7%
HAMPSHIRE			
Number of Sales	32	29	-9.4%
YTD Number of Sales	131	119	-9.2%
Median Sale Price	\$232,500	\$330,000	41.9%
YTD Median Sale Price	\$225,000	\$271,000	20.4%
MIDDLESEX			
Number of Sales	773	640	-17.2%
YTD Number of Sales	2,956	2,366	-20.0%
Median Sale Price	\$540,000	\$625,000	15.7%
YTD Median Sale Price	\$510,000	\$575,000	12.7%
NANTUCKET			
Number of Sales	5	1	-80.0%
YTD Number of Sales	17	14	-17.6%
Median Sale Price	\$850,000	\$0	-100.0%
YTD Median Sale Price	\$821,500	\$986,500	20.1%
NORFOLK			
Number of Sales	301	263	-12.6%
YTD Number of Sales	1,131	1,001	-11.5%
Median Sale Price	\$490,000	\$545,000	11.2%

YTD Median Sale Price	\$470,000	\$505,900	7.6%
PLYMOUTH			
Number of Sales	125	123	-1.6%
YTD Number of Sales	599	537	-10.4%
Median Sale Price	\$345,500	\$429,385	24.3%
YTD Median Sale Price	\$353,000	\$415,336	17.7%
SUFFOLK			
Number of Sales	763	606	-20.6%
YTD Number of Sales	2,704	2,345	-13.3%
Median Sale Price	\$697,500	\$725,000	3.9%
YTD Median Sale Price	\$656,040	\$699,000	6.5%
WORCESTER			
Number of Sales	181	179	-1.1%
YTD Number of Sales	764	748	-2.1%
Median Sale Price	\$292,500	\$312,500	6.8%
YTD Median Sale Price	\$250,000	\$282,000	12.8%
MASSACHUSETTS TOTAL			
Number of Sales	2,730	2,414	-11.6%
YTD Number of Sales	10,689	9,516	-11.0%
Median Sale Price	\$490,000	\$525,000	7.1%
YTD Median Sale Price	\$450,000	\$482,500	7.2%