

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

	2021	2022	Percent Change
BARNSTABLE			
Number of Sales	420	314	-25.2%
YTD Number of Sales	2,634	2,092	-20.6%
Median Sale Price	\$555,000	\$630,000	13.5%
YTD Median Sale Price	\$550,000	\$625,000	13.6%
BERKSHIRE			
Number of Sales	166	146	-12.0%
YTD Number of Sales	903	827	-8.4%
Median Sale Price	\$258,750	\$315,000	21.7%
YTD Median Sale Price	\$264,900	\$297,000	12.1%
BRISTOL			
Number of Sales	500	418	-16.4%
YTD Number of Sales	2,700	2,412	-10.7%
Median Sale Price	\$425,000	\$458,500	7.9%
YTD Median Sale Price	\$400,000	\$434,950	8.7%
DUKES			
Number of Sales	23	20	-13.0%
YTD Number of Sales	184	118	-35.9%
Median Sale Price	\$1,125,000	\$1,282,500	14.0%
YTD Median Sale Price	\$1,086,250	\$1,250,000	15.1%
ESSEX			
Number of Sales	685	565	-17.5%
YTD Number of Sales	3,559	3,095	-13.0%
Median Sale Price	\$605,000	\$665,000	9.9%
YTD Median Sale Price	\$583,000	\$620,000	6.3%
FRANKLIN			
Number of Sales	74	66	-10.8%
YTD Number of Sales	370	335	-9.5%
Median Sale Price	\$295,700	\$293,663	-0.7%
YTD Median Sale Price	\$265,000	\$288,000	8.7%
HAMPDEN			
Number of Sales	457	392	-14.2%
YTD Number of Sales	2,574	2,388	-7.2%
Median Sale Price	\$270,000	\$290,000	7.4%
YTD Median Sale Price	\$250,000	\$280,000	12.0%
HAMPSHIRE			
Number of Sales	134	111	-17.2%
YTD Number of Sales	718	742	3.3%
Median Sale Price	\$377,500	\$375,000	-0.7%
YTD Median Sale Price	\$350,000	\$381,250	8.9%
MIDDLESEX			
Number of Sales	1,384	1,154	-16.6%
YTD Number of Sales	6,959	6,300	-9.5%

Median Sale Price	\$735,000	\$775,000	5.4%
YTD Median Sale Price	\$690,000	\$750,000	8.7%
NANTUCKET			
Number of Sales	19	11	-42.1%
YTD Number of Sales	125	76	-39.2%
Median Sale Price	\$2,150,000	\$3,000,000	39.5%
YTD Median Sale Price	\$2,000,000	\$2,195,000	9.8%
NORFOLK			
Number of Sales	831	611	-26.5%
YTD Number of Sales	4,018	3,405	-15.3%
Median Sale Price	\$650,000	\$733,000	12.8%
YTD Median Sale Price	\$643,350	\$701,000	9.0%
PLYMOUTH			
Number of Sales	586	511	-12.8%
YTD Number of Sales	3,416	2,962	-13.3%
Median Sale Price	\$509,000	\$579,000	13.8%
YTD Median Sale Price	\$480,000	\$540,000	12.5%
SUFFOLK			
Number of Sales	181	137	-24.3%
YTD Number of Sales	894	779	-12.9%
Median Sale Price	\$750,000	\$780,000	4.0%
YTD Median Sale Price	\$682,000	\$740,000	8.5%
WORCESTER			
Number of Sales	913	810	-11.3%
YTD Number of Sales	4,749	4,288	-9.7%
Median Sale Price	\$390,000	\$445,000	14.1%
YTD Median Sale Price	\$365,000	\$406,019	11.2%
MASSACHUSETTS TOTAL			
Number of Sales	6,374	5,266	-17.4%
YTD Number of Sales	33,807	29,819	-11.8%
Median Sale Price	\$540,000	\$585,000	8.3%
YTD Median Sale Price	\$507,500	\$553,000	9.0%

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

	2021	2022	Percent Change
BARNSTABLE			
Number of Sales	120	81	-32.5%
YTD Number of Sales	779	665	-14.6%
Median Sale Price	\$378,500	\$425,000	12.3%
YTD Median Sale Price	\$350,000	\$399,000	14.0%
BERKSHIRE			
Number of Sales	23	6	-73.9%
YTD Number of Sales	135	90	-33.3%
Median Sale Price	\$185,000	\$339,000	83.2%
YTD Median Sale Price	\$225,000	\$301,550	34.0%

BRISTOL

Number of Sales	113	72	-36.3%
YTD Number of Sales	613	581	-5.2%
Median Sale Price	\$257,000	\$286,000	11.3%
YTD Median Sale Price	\$260,000	\$305,000	17.3%

DUKES

Number of Sales	2	1	-50.0%
YTD Number of Sales	13	8	-38.5%
Median Sale Price	\$0	\$0	
YTD Median Sale Price	\$640,000	\$635,000	-0.8%

ESSEX

Number of Sales	286	235	-17.8%
YTD Number of Sales	1,777	1,661	-6.5%
Median Sale Price	\$375,000	\$419,000	11.7%
YTD Median Sale Price	\$367,900	\$408,000	10.9%

FRANKLIN

Number of Sales	3	1	-66.7%
YTD Number of Sales	26	29	11.5%
Median Sale Price	\$324,900	\$0	-100.0%
YTD Median Sale Price	\$195,000	\$245,000	25.6%

HAMPDEN

Number of Sales	65	47	-27.7%
YTD Number of Sales	363	380	4.7%
Median Sale Price	\$175,000	\$200,000	14.3%
YTD Median Sale Price	\$171,000	\$185,000	8.2%

HAMPSHIRE

Number of Sales	45	26	-42.2%
YTD Number of Sales	214	181	-15.4%
Median Sale Price	\$244,900	\$271,750	11.0%
YTD Median Sale Price	\$233,500	\$271,000	16.1%

MIDDLESEX

Number of Sales	795	612	-23.0%
YTD Number of Sales	4,622	3,777	-18.3%
Median Sale Price	\$560,000	\$637,000	13.8%
YTD Median Sale Price	\$527,000	\$590,000	12.0%

NANTUCKET

Number of Sales	6	1	-83.3%
YTD Number of Sales	28	18	-35.7%
Median Sale Price	\$1,172,500	\$0	-100.0%
YTD Median Sale Price	\$835,000	\$986,500	18.1%

NORFOLK

Number of Sales	360	245	-31.9%
YTD Number of Sales	1,847	1,565	-15.3%
Median Sale Price	\$490,000	\$535,000	9.2%
YTD Median Sale Price	\$485,000	\$520,000	7.2%

PLYMOUTH

Number of Sales	131	97	-26.0%
YTD Number of Sales	896	737	-17.7%
Median Sale Price	\$364,900	\$399,900	9.6%
YTD Median Sale Price	\$358,450	\$414,000	15.5%

SUFFOLK

Number of Sales	729	550	-24.6%
YTD Number of Sales	4,246	3,587	-15.5%
Median Sale Price	\$645,000	\$697,000	8.1%
YTD Median Sale Price	\$659,000	\$700,000	6.2%

WORCESTER

Number of Sales	238	227	-4.6%
YTD Number of Sales	1,235	1,186	-4.0%
Median Sale Price	\$278,950	\$335,000	20.1%
YTD Median Sale Price	\$260,000	\$308,450	18.6%

MASSACHUSETTS TOTAL

Number of Sales	2,916	2,201	-24.5%
YTD Number of Sales	16,794	14,465	-13.9%
Median Sale Price	\$470,000	\$521,000	10.9%
YTD Median Sale Price	\$460,000	\$500,000	8.7%