

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

	2021	2022	Percent Change
BARNSTABLE			
Number of Sales	417	342	-18.0%
YTD Number of Sales	3,051	2,434	-20.2%
Median Sale Price	\$575,000	\$635,000	10.4%
YTD Median Sale Price	\$550,000	\$627,000	14.0%
BERKSHIRE			
Number of Sales	178	178	0.0%
YTD Number of Sales	1,081	1,005	-7.0%
Median Sale Price	\$270,000	\$313,000	15.9%
YTD Median Sale Price	\$265,000	\$300,000	13.2%
BRISTOL			
Number of Sales	524	444	-15.3%
YTD Number of Sales	3,224	2,859	-11.3%
Median Sale Price	\$425,000	\$465,000	9.4%
YTD Median Sale Price	\$400,000	\$436,000	9.0%
DUKES			
Number of Sales	26	9	-65.4%
YTD Number of Sales	210	127	-39.5%
Median Sale Price	\$1,280,000	\$1,050,000	-18.0%
YTD Median Sale Price	\$1,097,500	\$1,200,000	9.3%
ESSEX			
Number of Sales	719	623	-13.4%
YTD Number of Sales	4,278	3,718	-13.1%
Median Sale Price	\$610,000	\$650,000	6.6%
YTD Median Sale Price	\$587,000	\$625,000	6.5%
FRANKLIN			
Number of Sales	70	69	-1.4%
YTD Number of Sales	440	404	-8.2%
Median Sale Price	\$275,000	\$290,000	5.5%
YTD Median Sale Price	\$265,000	\$289,000	9.1%
HAMPDEN			
Number of Sales	486	415	-14.6%
YTD Number of Sales	3,060	2,803	-8.4%
Median Sale Price	\$267,750	\$290,000	8.3%
YTD Median Sale Price	\$254,500	\$280,000	10.0%
HAMPSHIRE			
Number of Sales	143	144	0.7%
YTD Number of Sales	861	886	2.9%
Median Sale Price	\$352,000	\$390,000	10.8%
YTD Median Sale Price	\$350,000	\$382,250	9.2%
MIDDLESEX			
Number of Sales	1,379	1,245	-9.7%
YTD Number of Sales	8,338	7,545	-9.5%

Median Sale Price	\$720,000	\$750,000	4.2%
YTD Median Sale Price	\$700,000	\$750,000	7.1%
NANTUCKET			
Number of Sales	9	8	-11.1%
YTD Number of Sales	134	84	-37.3%
Median Sale Price	\$2,400,000	\$2,437,500	1.6%
YTD Median Sale Price	\$2,100,000	\$2,222,500	5.8%
NORFOLK			
Number of Sales	740	676	-8.6%
YTD Number of Sales	4,758	4,082	-14.2%
Median Sale Price	\$650,000	\$715,000	10.0%
YTD Median Sale Price	\$649,000	\$705,000	8.6%
PLYMOUTH			
Number of Sales	627	543	-13.4%
YTD Number of Sales	4,043	3,505	-13.3%
Median Sale Price	\$515,000	\$535,000	3.9%
YTD Median Sale Price	\$486,000	\$540,000	11.1%
SUFFOLK			
Number of Sales	142	146	2.8%
YTD Number of Sales	1,036	925	-10.7%
Median Sale Price	\$738,000	\$710,000	-3.8%
YTD Median Sale Price	\$690,000	\$732,500	6.2%
WORCESTER			
Number of Sales	900	890	-1.1%
YTD Number of Sales	5,649	5,259	-6.9%
Median Sale Price	\$396,000	\$425,000	7.3%
YTD Median Sale Price	\$370,000	\$410,000	10.8%
MASSACHUSETTS TOTAL			
Number of Sales	6,363	5,732	-9.9%
YTD Number of Sales	40,170	35,636	-11.3%
Median Sale Price	\$535,000	\$565,000	5.6%
YTD Median Sale Price	\$515,000	\$555,000	7.8%

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

	2021	2022	Percent Change
BARNSTABLE			
Number of Sales	110	98	-10.9%
YTD Number of Sales	889	763	-14.2%
Median Sale Price	\$337,500	\$494,500	46.5%
YTD Median Sale Price	\$349,900	\$406,500	16.2%
BERKSHIRE			
Number of Sales	28	21	-25.0%
YTD Number of Sales	163	111	-31.9%
Median Sale Price	\$268,000	\$260,000	-3.0%
YTD Median Sale Price	\$240,000	\$278,000	15.8%

BRISTOL

Number of Sales	101	101	0.0%
YTD Number of Sales	714	682	-4.5%
Median Sale Price	\$269,200	\$302,000	12.2%
YTD Median Sale Price	\$265,000	\$305,000	15.1%

DUKES

Number of Sales	3	3	0.0%
YTD Number of Sales	16	11	-31.3%
Median Sale Price	\$1,125,000	\$100,000	-91.1%
YTD Median Sale Price	\$645,000	\$505,000	-21.7%

ESSEX

Number of Sales	280	264	-5.7%
YTD Number of Sales	2,057	1,925	-6.4%
Median Sale Price	\$377,500	\$413,500	9.5%
YTD Median Sale Price	\$370,000	\$408,000	10.3%

FRANKLIN

Number of Sales	10	9	-10.0%
YTD Number of Sales	36	38	5.6%
Median Sale Price	\$202,500	\$339,900	67.9%
YTD Median Sale Price	\$197,500	\$247,450	25.3%

HAMPDEN

Number of Sales	70	70	0.0%
YTD Number of Sales	433	450	3.9%
Median Sale Price	\$179,950	\$207,500	15.3%
YTD Median Sale Price	\$174,000	\$190,000	9.2%

HAMPSHIRE

Number of Sales	51	37	-27.5%
YTD Number of Sales	265	218	-17.7%
Median Sale Price	\$260,000	\$265,000	1.9%
YTD Median Sale Price	\$240,000	\$270,500	12.7%

MIDDLESEX

Number of Sales	751	658	-12.4%
YTD Number of Sales	5,373	4,435	-17.5%
Median Sale Price	\$559,900	\$575,000	2.7%
YTD Median Sale Price	\$530,000	\$590,000	11.3%

NANTUCKET

Number of Sales	5	0	-100.0%
YTD Number of Sales	33	18	-45.5%
Median Sale Price	\$1,075,000	\$0	-100.0%
YTD Median Sale Price	\$852,000	\$986,500	15.8%

NORFOLK

Number of Sales	311	217	-30.2%
YTD Number of Sales	2,158	1,782	-17.4%
Median Sale Price	\$497,000	\$485,000	-2.4%
YTD Median Sale Price	\$485,800	\$515,000	6.0%

PLYMOUTH

Number of Sales	164	120	-26.8%
YTD Number of Sales	1,060	857	-19.2%
Median Sale Price	\$412,500	\$408,000	-1.1%
YTD Median Sale Price	\$369,000	\$414,000	12.2%

SUFFOLK

Number of Sales	710	492	-30.7%
YTD Number of Sales	4,956	4,080	-17.7%
Median Sale Price	\$630,000	\$690,000	9.5%
YTD Median Sale Price	\$653,000	\$700,000	7.2%

WORCESTER

Number of Sales	209	208	-0.5%
YTD Number of Sales	1,444	1,412	-2.2%
Median Sale Price	\$285,000	\$307,500	7.9%
YTD Median Sale Price	\$265,000	\$309,950	17.0%

MASSACHUSETTS TOTAL

Number of Sales	2,803	2,298	-18.0%
YTD Number of Sales	19,597	16,782	-14.4%
Median Sale Price	\$470,000	\$480,000	2.1%
YTD Median Sale Price	\$462,000	\$500,000	8.2%