

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

	2021	2022	Percent Change
BARNSTABLE			
Number of Sales	461	370	-19.7%
YTD Number of Sales	3,512	2,804	-20.2%
Median Sale Price	\$595,000	\$639,950	7.6%
YTD Median Sale Price	\$555,000	\$628,000	13.2%
BERKSHIRE			
Number of Sales	166	155	-6.6%
YTD Number of Sales	1,247	1,160	-7.0%
Median Sale Price	\$316,000	\$297,000	-6.0%
YTD Median Sale Price	\$269,900	\$299,950	11.1%
BRISTOL			
Number of Sales	513	385	-25.0%
YTD Number of Sales	3,737	3,244	-13.2%
Median Sale Price	\$415,000	\$440,000	6.0%
YTD Median Sale Price	\$404,000	\$436,500	8.0%
DUKES			
Number of Sales	25	22	-12.0%
YTD Number of Sales	235	149	-36.6%
Median Sale Price	\$1,435,000	\$1,737,500	21.1%
YTD Median Sale Price	\$1,150,000	\$1,300,000	13.0%
ESSEX			
Number of Sales	618	557	-9.9%
YTD Number of Sales	4,896	4,275	-12.7%
Median Sale Price	\$580,000	\$650,000	12.1%
YTD Median Sale Price	\$585,000	\$630,000	7.7%
FRANKLIN			
Number of Sales	66	64	-3.0%
YTD Number of Sales	506	468	-7.5%
Median Sale Price	\$275,000	\$312,500	13.6%
YTD Median Sale Price	\$265,000	\$295,000	11.3%
HAMPDEN			
Number of Sales	441	399	-9.5%
YTD Number of Sales	3,501	3,202	-8.5%
Median Sale Price	\$257,000	\$270,000	5.1%
YTD Median Sale Price	\$255,000	\$280,000	9.8%
HAMPSHIRE			
Number of Sales	144	129	-10.4%
YTD Number of Sales	1,005	1,015	1.0%
Median Sale Price	\$340,700	\$350,000	2.7%
YTD Median Sale Price	\$350,000	\$380,000	8.6%
MIDDLESEX			
Number of Sales	1,132	933	-17.6%
YTD Number of Sales	9,470	8,478	-10.5%

Median Sale Price	\$675,000	\$725,000	7.4%
YTD Median Sale Price	\$695,000	\$750,000	7.9%
NANTUCKET			
Number of Sales	30	18	-40.0%
YTD Number of Sales	164	102	-37.8%
Median Sale Price	\$2,345,000	\$3,497,500	49.1%
YTD Median Sale Price	\$2,103,000	\$2,472,500	17.6%
NORFOLK			
Number of Sales	601	508	-15.5%
YTD Number of Sales	5,359	4,590	-14.3%
Median Sale Price	\$630,000	\$650,000	3.2%
YTD Median Sale Price	\$645,000	\$700,000	8.5%
PLYMOUTH			
Number of Sales	623	496	-20.4%
YTD Number of Sales	4,666	4,001	-14.3%
Median Sale Price	\$491,000	\$553,750	12.8%
YTD Median Sale Price	\$488,350	\$540,000	10.6%
SUFFOLK			
Number of Sales	156	115	-26.3%
YTD Number of Sales	1,192	1,040	-12.8%
Median Sale Price	\$677,500	\$733,000	8.2%
YTD Median Sale Price	\$688,500	\$732,750	6.4%
WORCESTER			
Number of Sales	844	726	-14.0%
YTD Number of Sales	6,493	5,985	-7.8%
Median Sale Price	\$380,000	\$405,000	6.6%
YTD Median Sale Price	\$373,000	\$410,000	9.9%
MASSACHUSETTS TOTAL			
Number of Sales	5,822	4,877	-16.2%
YTD Number of Sales	45,992	40,513	-11.9%
Median Sale Price	\$510,000	\$550,000	7.8%
YTD Median Sale Price	\$512,500	\$554,000	8.1%

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

	2021	2022	Percent Change
BARNSTABLE			
Number of Sales	134	126	-6.0%
YTD Number of Sales	1,023	889	-13.1%
Median Sale Price	\$400,000	\$452,500	13.1%
YTD Median Sale Price	\$350,000	\$415,000	18.6%
BERKSHIRE			
Number of Sales	24	23	-4.2%
YTD Number of Sales	187	134	-28.3%
Median Sale Price	\$172,500	\$282,500	63.8%
YTD Median Sale Price	\$230,000	\$279,000	21.3%

BRISTOL

Number of Sales	102	72	-29.4%
YTD Number of Sales	816	754	-7.6%
Median Sale Price	\$290,000	\$326,750	12.7%
YTD Median Sale Price	\$265,250	\$306,500	15.6%

DUKES

Number of Sales	6	0	-100.0%
YTD Number of Sales	22	11	-50.0%
Median Sale Price	\$4,750	\$0	-100.0%
YTD Median Sale Price	\$466,250	\$505,000	8.3%

ESSEX

Number of Sales	275	267	-2.9%
YTD Number of Sales	2,332	2,192	-6.0%
Median Sale Price	\$394,000	\$410,000	4.1%
YTD Median Sale Price	\$372,713	\$409,450	9.9%

FRANKLIN

Number of Sales	3	6	100.0%
YTD Number of Sales	39	44	12.8%
Median Sale Price	\$279,500	\$337,450	20.7%
YTD Median Sale Price	\$205,000	\$260,000	26.8%

HAMPDEN

Number of Sales	76	39	-48.7%
YTD Number of Sales	509	489	-3.9%
Median Sale Price	\$176,250	\$200,000	13.5%
YTD Median Sale Price	\$175,000	\$190,000	8.6%

HAMPSHIRE

Number of Sales	46	26	-43.5%
YTD Number of Sales	311	244	-21.5%
Median Sale Price	\$250,348	\$247,850	-1.0%
YTD Median Sale Price	\$244,000	\$267,750	9.7%

MIDDLESEX

Number of Sales	668	504	-24.6%
YTD Number of Sales	6,041	4,939	-18.2%
Median Sale Price	\$505,000	\$525,000	4.0%
YTD Median Sale Price	\$529,000	\$580,000	9.6%

NANTUCKET

Number of Sales	3	0	-100.0%
YTD Number of Sales	36	18	-50.0%
Median Sale Price	\$2,995,000	\$0	-100.0%
YTD Median Sale Price	\$860,000	\$986,500	14.7%

NORFOLK

Number of Sales	278	186	-33.1%
YTD Number of Sales	2,436	1,968	-19.2%
Median Sale Price	\$482,500	\$492,500	2.1%
YTD Median Sale Price	\$485,000	\$515,000	6.2%

PLYMOUTH

Number of Sales	161	106	-34.2%
YTD Number of Sales	1,221	963	-21.1%
Median Sale Price	\$399,000	\$449,950	12.8%
YTD Median Sale Price	\$370,000	\$418,000	13.0%

SUFFOLK

Number of Sales	538	382	-29.0%
YTD Number of Sales	5,494	4,461	-18.8%
Median Sale Price	\$684,000	\$650,000	-5.0%
YTD Median Sale Price	\$655,000	\$699,000	6.7%

WORCESTER

Number of Sales	179	185	3.4%
YTD Number of Sales	1,623	1,597	-1.6%
Median Sale Price	\$282,000	\$300,000	6.4%
YTD Median Sale Price	\$267,000	\$307,000	15.0%

MASSACHUSETTS TOTAL

Number of Sales	2,493	1,922	-22.9%
YTD Number of Sales	22,090	18,703	-15.3%
Median Sale Price	\$445,000	\$461,500	3.7%
YTD Median Sale Price	\$460,000	\$495,000	7.6%