

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

	<b>2021</b>	<b>2022</b>	<b>Percent Change</b>
<b>BARNSTABLE</b>			
Number of Sales	417	282	-32.4%
YTD Number of Sales	3,929	3,086	-21.5%
Median Sale Price	\$586,000	\$667,000	13.8%
YTD Median Sale Price	\$559,000	\$630,000	12.7%
<b>BERKSHIRE</b>			
Number of Sales	168	125	-25.6%
YTD Number of Sales	1,415	1,285	-9.2%
Median Sale Price	\$274,750	\$338,000	23.0%
YTD Median Sale Price	\$270,000	\$300,000	11.1%
<b>BRISTOL</b>			
Number of Sales	433	344	-20.6%
YTD Number of Sales	4,170	3,588	-14.0%
Median Sale Price	\$420,000	\$441,450	5.1%
YTD Median Sale Price	\$405,000	\$437,250	8.0%
<b>DUKES</b>			
Number of Sales	45	22	-51.1%
YTD Number of Sales	280	171	-38.9%
Median Sale Price	\$1,150,000	\$1,569,150	36.4%
YTD Median Sale Price	\$1,150,000	\$1,300,000	13.0%
<b>ESSEX</b>			
Number of Sales	591	451	-23.7%
YTD Number of Sales	5,487	4,727	-13.9%
Median Sale Price	\$580,000	\$600,000	3.4%
YTD Median Sale Price	\$585,000	\$625,000	6.8%
<b>FRANKLIN</b>			
Number of Sales	71	57	-19.7%
YTD Number of Sales	577	525	-9.0%
Median Sale Price	\$265,000	\$299,000	12.8%
YTD Median Sale Price	\$265,000	\$295,000	11.3%
<b>HAMPDEN</b>			
Number of Sales	435	360	-17.2%
YTD Number of Sales	3,936	3,562	-9.5%
Median Sale Price	\$275,000	\$283,000	2.9%
YTD Median Sale Price	\$255,000	\$280,000	9.8%
<b>HAMPSHIRE</b>			
Number of Sales	130	112	-13.8%
YTD Number of Sales	1,135	1,127	-0.7%
Median Sale Price	\$340,350	\$371,300	9.1%
YTD Median Sale Price	\$350,000	\$380,000	8.6%
<b>MIDDLESEX</b>			
Number of Sales	1,033	773	-25.2%
YTD Number of Sales	10,503	9,251	-11.9%

Median Sale Price	\$650,000	\$680,000	4.6%
YTD Median Sale Price	\$690,000	\$745,000	8.0%
<b>NANTUCKET</b>			
Number of Sales	29	21	-27.6%
YTD Number of Sales	193	123	-36.3%
Median Sale Price	\$2,515,000	\$3,205,000	27.4%
YTD Median Sale Price	\$2,217,700	\$2,520,000	13.6%
<b>NORFOLK</b>			
Number of Sales	526	420	-20.2%
YTD Number of Sales	5,885	5,010	-14.9%
Median Sale Price	\$610,000	\$630,000	3.3%
YTD Median Sale Price	\$640,000	\$695,000	8.6%
<b>PLYMOUTH</b>			
Number of Sales	546	430	-21.2%
YTD Number of Sales	5,212	4,431	-15.0%
Median Sale Price	\$485,000	\$514,000	6.0%
YTD Median Sale Price	\$488,000	\$537,500	10.1%
<b>SUFFOLK</b>			
Number of Sales	112	105	-6.3%
YTD Number of Sales	1,304	1,145	-12.2%
Median Sale Price	\$667,500	\$650,000	-2.6%
YTD Median Sale Price	\$685,000	\$725,000	5.8%
<b>WORCESTER</b>			
Number of Sales	786	681	-13.4%
YTD Number of Sales	7,279	6,666	-8.4%
Median Sale Price	\$376,250	\$410,000	9.0%
YTD Median Sale Price	\$375,000	\$410,000	9.3%
<b>MASSACHUSETTS TOTAL</b>			
Number of Sales	5,327	4,183	-21.5%
YTD Number of Sales	51,319	44,697	-12.9%
Median Sale Price	\$500,000	\$520,000	4.0%
YTD Median Sale Price	\$510,000	\$550,000	7.8%

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

	2021	2022	Percent Change
<b>BARNSTABLE</b>			
Number of Sales	125	96	-23.2%
YTD Number of Sales	1,148	985	-14.2%
Median Sale Price	\$409,900	\$472,256	15.2%
YTD Median Sale Price	\$353,000	\$417,000	18.1%
<b>BERKSHIRE</b>			
Number of Sales	22	16	-27.3%
YTD Number of Sales	209	150	-28.2%
Median Sale Price	\$298,750	\$397,500	33.1%
YTD Median Sale Price	\$240,000	\$294,050	22.5%

**BRISTOL**

Number of Sales	70	63	-10.0%
YTD Number of Sales	886	817	-7.8%
Median Sale Price	\$288,000	\$335,000	16.3%
YTD Median Sale Price	\$267,500	\$310,000	15.9%

**DUKES**

Number of Sales	4	2	-50.0%
YTD Number of Sales	26	13	-50.0%
Median Sale Price	\$600,000	\$0	-100.0%
YTD Median Sale Price	\$519,750	\$505,000	-2.8%

**ESSEX**

Number of Sales	235	172	-26.8%
YTD Number of Sales	2,567	2,364	-7.9%
Median Sale Price	\$369,000	\$442,500	19.9%
YTD Median Sale Price	\$372,000	\$410,500	10.3%

**FRANKLIN**

Number of Sales	8	8	0.0%
YTD Number of Sales	47	52	10.6%
Median Sale Price	\$198,000	\$243,500	23.0%
YTD Median Sale Price	\$205,000	\$260,000	26.8%

**HAMPDEN**

Number of Sales	73	60	-17.8%
YTD Number of Sales	582	549	-5.7%
Median Sale Price	\$172,000	\$209,950	22.1%
YTD Median Sale Price	\$174,200	\$194,000	11.4%

**HAMPSHIRE**

Number of Sales	45	27	-40.0%
YTD Number of Sales	356	271	-23.9%
Median Sale Price	\$225,000	\$301,000	33.8%
YTD Median Sale Price	\$240,000	\$271,000	12.9%

**MIDDLESEX**

Number of Sales	579	453	-21.8%
YTD Number of Sales	6,620	5,392	-18.5%
Median Sale Price	\$495,000	\$570,000	15.2%
YTD Median Sale Price	\$526,000	\$580,000	10.3%

**NANTUCKET**

Number of Sales	6	2	-66.7%
YTD Number of Sales	42	20	-52.4%
Median Sale Price	\$2,280,000	\$0	-100.0%
YTD Median Sale Price	\$1,002,500	\$986,500	-1.6%

**NORFOLK**

Number of Sales	197	209	6.1%
YTD Number of Sales	2,633	2,177	-17.3%
Median Sale Price	\$429,000	\$500,000	16.6%
YTD Median Sale Price	\$480,000	\$512,500	6.8%

**PLYMOUTH**

Number of Sales	117	100	-14.5%
YTD Number of Sales	1,338	1,063	-20.6%
Median Sale Price	\$372,000	\$441,500	18.7%
YTD Median Sale Price	\$370,000	\$419,000	13.2%

**SUFFOLK**

Number of Sales	411	354	-13.9%
YTD Number of Sales	5,905	4,815	-18.5%
Median Sale Price	\$635,000	\$627,000	-1.3%
YTD Median Sale Price	\$655,000	\$695,000	6.1%

**WORCESTER**

Number of Sales	213	167	-21.6%
YTD Number of Sales	1,836	1,764	-3.9%
Median Sale Price	\$290,000	\$330,000	13.8%
YTD Median Sale Price	\$270,000	\$310,000	14.8%

**MASSACHUSETTS TOTAL**

Number of Sales	2,105	1,729	-17.9%
YTD Number of Sales	24,195	20,432	-15.6%
Median Sale Price	\$425,000	\$479,000	12.7%
YTD Median Sale Price	\$456,000	\$491,000	7.7%