

**MA November 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	405	302	-25.4%
YTD Number of Sales	4,334	3,387	-21.9%
Median Sale Price	\$642,000	\$650,000	1.2%
YTD Median Sale Price	\$563,532	\$632,000	12.1%
<b>BERKSHIRE</b>			
Number of Sales	179	126	-29.6%
YTD Number of Sales	1,594	1,411	-11.5%
Median Sale Price	\$281,000	\$292,000	3.9%
YTD Median Sale Price	\$270,000	\$300,000	11.1%
<b>BRISTOL</b>			
Number of Sales	448	290	-35.3%
YTD Number of Sales	4,618	3,878	-16.0%
Median Sale Price	\$415,000	\$430,000	3.6%
YTD Median Sale Price	\$405,000	\$435,000	7.4%
<b>DUKES</b>			
Number of Sales	31	14	-54.8%
YTD Number of Sales	311	185	-40.5%
Median Sale Price	\$1,175,000	\$1,587,500	35.1%
YTD Median Sale Price	\$1,150,000	\$1,322,500	15.0%
<b>ESSEX</b>			
Number of Sales	572	431	-24.7%
YTD Number of Sales	6,059	5,158	-14.9%
Median Sale Price	\$600,000	\$624,550	4.1%
YTD Median Sale Price	\$585,001	\$625,000	6.8%
<b>FRANKLIN</b>			
Number of Sales	63	51	-19.0%
YTD Number of Sales	640	576	-10.0%
Median Sale Price	\$265,000	\$280,000	5.7%
YTD Median Sale Price	\$265,000	\$293,500	10.8%
<b>HAMPDEN</b>			
Number of Sales	413	350	-15.3%
YTD Number of Sales	4,349	3,912	-10.0%
Median Sale Price	\$262,700	\$271,000	3.2%
YTD Median Sale Price	\$256,000	\$279,700	9.3%
<b>HAMPSHIRE</b>			
Number of Sales	131	106	-19.1%
YTD Number of Sales	1,266	1,233	-2.6%
Median Sale Price	\$350,000	\$397,500	13.6%
YTD Median Sale Price	\$350,000	\$380,000	8.6%
<b>MIDDLESEX</b>			
Number of Sales	1,088	757	-30.4%
YTD Number of Sales	11,591	10,008	-13.7%

Median Sale Price	\$679,450	\$720,000	6.0%
YTD Median Sale Price	\$688,000	\$742,000	7.8%
<b>NANTUCKET</b>			
Number of Sales	29	17	-41.4%
YTD Number of Sales	222	140	-36.9%
Median Sale Price	\$2,237,625	\$2,400,000	7.3%
YTD Median Sale Price	\$2,221,350	\$2,462,500	10.9%
<b>NORFOLK</b>			
Number of Sales	571	375	-34.3%
YTD Number of Sales	6,456	5,386	-16.6%
Median Sale Price	\$637,000	\$645,000	1.3%
YTD Median Sale Price	\$640,000	\$689,950	7.8%
<b>PLYMOUTH</b>			
Number of Sales	538	389	-27.7%
YTD Number of Sales	5,750	4,820	-16.2%
Median Sale Price	\$500,000	\$527,500	5.5%
YTD Median Sale Price	\$490,000	\$535,000	9.2%
<b>SUFFOLK</b>			
Number of Sales	141	86	-39.0%
YTD Number of Sales	1,445	1,232	-14.7%
Median Sale Price	\$730,000	\$658,000	-9.9%
YTD Median Sale Price	\$690,000	\$720,000	4.3%
<b>WORCESTER</b>			
Number of Sales	783	512	-34.6%
YTD Number of Sales	8,062	7,178	-11.0%
Median Sale Price	\$380,000	\$385,000	1.3%
YTD Median Sale Price	\$375,000	\$408,000	8.8%
<b>MASSACHUSETTS TOTAL</b>			
Number of Sales	5,394	3,806	-29.4%
YTD Number of Sales	56,713	48,504	-14.5%
Median Sale Price	\$510,000	\$530,000	3.9%
YTD Median Sale Price	\$510,000	\$550,000	7.8%

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

	2021	2022	
<b>BARNSTABLE</b>			
Number of Sales	104	88	-15.4%
YTD Number of Sales	1,252	1,073	-14.3%
Median Sale Price	\$350,500	\$477,500	36.2%
YTD Median Sale Price	\$352,000	\$420,000	19.3%
<b>BERKSHIRE</b>			
Number of Sales	27	13	-51.9%
YTD Number of Sales	236	163	-30.9%
Median Sale Price	\$285,000	\$365,000	28.1%
YTD Median Sale Price	\$245,000	\$295,000	20.4%

**BRISTOL**

Number of Sales	82	80	-2.4%
YTD Number of Sales	968	897	-7.3%
Median Sale Price	\$307,000	\$315,000	2.6%
YTD Median Sale Price	\$270,000	\$310,000	14.8%

**DUKES**

Number of Sales	6	0	-100.0%
YTD Number of Sales	32	13	-59.4%
Median Sale Price	\$348,950	\$0	-100.0%
YTD Median Sale Price	\$466,250	\$505,000	8.3%

**ESSEX**

Number of Sales	278	211	-24.1%
YTD Number of Sales	2,845	2,575	-9.5%
Median Sale Price	\$401,000	\$410,000	2.2%
YTD Median Sale Price	\$375,000	\$410,000	9.3%

**FRANKLIN**

Number of Sales	10	6	-40.0%
YTD Number of Sales	57	58	1.8%
Median Sale Price	\$229,250	\$283,000	23.4%
YTD Median Sale Price	\$206,000	\$266,000	29.1%

**HAMPDEN**

Number of Sales	68	45	-33.8%
YTD Number of Sales	650	594	-8.6%
Median Sale Price	\$169,500	\$190,000	12.1%
YTD Median Sale Price	\$172,500	\$193,750	12.3%

**HAMPSHIRE**

Number of Sales	33	23	-30.3%
YTD Number of Sales	389	294	-24.4%
Median Sale Price	\$225,000	\$300,000	33.3%
YTD Median Sale Price	\$240,000	\$275,000	14.6%

**MIDDLESEX**

Number of Sales	625	478	-23.5%
YTD Number of Sales	7,245	5,870	-19.0%
Median Sale Price	\$530,000	\$566,250	6.8%
YTD Median Sale Price	\$526,500	\$580,000	10.2%

**NANTUCKET**

Number of Sales	1	2	100.0%
YTD Number of Sales	43	22	-48.8%
Median Sale Price	\$0	\$0	
YTD Median Sale Price	\$1,010,000	\$971,500	-3.8%

**NORFOLK**

Number of Sales	206	153	-25.7%
YTD Number of Sales	2,839	2,329	-18.0%
Median Sale Price	\$500,000	\$445,000	-11.0%
YTD Median Sale Price	\$482,500	\$510,000	5.7%

**PLYMOUTH**

Number of Sales	106	89	-16.0%
YTD Number of Sales	1,444	1,152	-20.2%
Median Sale Price	\$365,000	\$405,000	11.0%
YTD Median Sale Price	\$370,000	\$417,000	12.7%

**SUFFOLK**

Number of Sales	375	332	-11.5%
YTD Number of Sales	6,280	5,147	-18.0%
Median Sale Price	\$632,000	\$700,000	10.8%
YTD Median Sale Price	\$650,000	\$695,000	6.9%

**WORCESTER**

Number of Sales	206	143	-30.6%
YTD Number of Sales	2,042	1,907	-6.6%
Median Sale Price	\$290,000	\$350,000	20.7%
YTD Median Sale Price	\$273,000	\$312,000	14.3%

**MASSACHUSETTS TOTAL**

Number of Sales	2,127	1,663	-21.8%
YTD Number of Sales	26,322	22,094	-16.1%
Median Sale Price	\$448,000	\$475,000	6.0%
YTD Median Sale Price	\$455,000	\$490,000	7.7%