

MA December 2022 Sales, Prices By County For Single-Family Homes -- The Warren Group 2

	2021	2022	Percent Change
BARNSTABLE			
Number of Sales	426	271	-36.4%
YTD Number of Sales	4,760	3,660	-23.1%
Median Sale Price	\$594,500	\$595,000	0.1%
YTD Median Sale Price	\$569,250	\$630,000	10.7%
BERKSHIRE			
Number of Sales	165	127	-23.0%
YTD Number of Sales	1,759	1,539	-12.5%
Median Sale Price	\$300,000	\$300,000	0.0%
YTD Median Sale Price	\$275,000	\$300,000	9.1%
BRISTOL			
Number of Sales	469	331	-29.4%
YTD Number of Sales	5,087	4,218	-17.1%
Median Sale Price	\$405,000	\$425,000	4.9%
YTD Median Sale Price	\$405,000	\$435,000	7.4%
DUKES			
Number of Sales	29	13	-55.2%
YTD Number of Sales	340	198	-41.8%
Median Sale Price	\$1,360,000	\$1,750,000	28.7%
YTD Median Sale Price	\$1,189,250	\$1,337,500	12.5%
ESSEX			
Number of Sales	561	407	-27.5%
YTD Number of Sales	6,620	5,571	-15.8%
Median Sale Price	\$575,000	\$580,000	0.9%
YTD Median Sale Price	\$585,000	\$625,000	6.8%
FRANKLIN			
Number of Sales	71	36	-49.3%
YTD Number of Sales	711	612	-13.9%
Median Sale Price	\$271,600	\$287,500	5.9%
YTD Median Sale Price	\$265,000	\$291,500	10.0%
HAMPDEN			
Number of Sales	480	318	-33.8%
YTD Number of Sales	4,829	4,235	-12.3%
Median Sale Price	\$260,000	\$280,000	7.7%
YTD Median Sale Price	\$257,500	\$280,000	8.7%
HAMPSHIRE			
Number of Sales	116	81	-30.2%
YTD Number of Sales	1,382	1,314	-4.9%
Median Sale Price	\$329,950	\$357,500	8.3%
YTD Median Sale Price	\$348,650	\$380,000	9.0%
MIDDLESEX			
Number of Sales	1,155	772	-33.2%
YTD Number of Sales	12,746	10,787	-15.4%

Median Sale Price	\$690,000	\$675,000	-2.2%
YTD Median Sale Price	\$689,900	\$738,000	7.0%
NANTUCKET			
Number of Sales	17	12	-29.4%
YTD Number of Sales	239	152	-36.4%
Median Sale Price	\$2,400,000	\$2,868,750	19.5%
YTD Median Sale Price	\$2,237,625	\$2,510,000	12.2%
NORFOLK			
Number of Sales	551	390	-29.2%
YTD Number of Sales	7,007	5,778	-17.5%
Median Sale Price	\$610,000	\$630,000	3.3%
YTD Median Sale Price	\$636,000	\$680,000	6.9%
PLYMOUTH			
Number of Sales	563	411	-27.0%
YTD Number of Sales	6,313	5,244	-16.9%
Median Sale Price	\$500,000	\$499,800	0.0%
YTD Median Sale Price	\$490,000	\$534,750	9.1%
SUFFOLK			
Number of Sales	160	90	-43.8%
YTD Number of Sales	1,605	1,298	-19.1%
Median Sale Price	\$652,500	\$706,000	8.2%
YTD Median Sale Price	\$689,000	\$720,000	4.5%
WORCESTER			
Number of Sales	855	579	-32.3%
YTD Number of Sales	8,917	7,791	-12.6%
Median Sale Price	\$366,000	\$390,000	6.6%
YTD Median Sale Price	\$375,000	\$405,000	8.0%
MASSACHUSETTS TOTAL			
Number of Sales	5,622	3,838	-31.7%
YTD Number of Sales	62,335	52,397	-15.9%
Median Sale Price	\$500,000	\$510,000	2.0%
YTD Median Sale Price	\$510,000	\$550,000	7.8%

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

	2021	2022	Percent Change
BARNSTABLE			
Number of Sales	92	60	-34.8%
YTD Number of Sales	1,344	1,133	-15.7%
Median Sale Price	\$387,500	\$388,500	0.3%
YTD Median Sale Price	\$359,375	\$420,000	16.9%
BERKSHIRE			
Number of Sales	22	10	-54.5%
YTD Number of Sales	258	173	-32.9%
Median Sale Price	\$189,375	\$207,500	9.6%
YTD Median Sale Price	\$231,500	\$293,100	26.6%

BRISTOL

Number of Sales	65	70	7.7%
YTD Number of Sales	1,033	967	-6.4%
Median Sale Price	\$270,000	\$300,000	11.1%
YTD Median Sale Price	\$270,000	\$310,000	14.8%

DUKES

Number of Sales	3	1	-66.7%
YTD Number of Sales	35	14	-60.0%
Median Sale Price	\$13,000	\$0	-100.0%
YTD Median Sale Price	\$443,000	\$405,000	-8.6%

ESSEX

Number of Sales	251	170	-32.3%
YTD Number of Sales	3,096	2,744	-11.4%
Median Sale Price	\$380,000	\$425,450	12.0%
YTD Median Sale Price	\$375,000	\$412,250	9.9%

FRANKLIN

Number of Sales	6	7	16.7%
YTD Number of Sales	63	65	3.2%
Median Sale Price	\$230,000	\$220,000	-4.3%
YTD Median Sale Price	\$210,000	\$255,000	21.4%

HAMPDEN

Number of Sales	61	45	-26.2%
YTD Number of Sales	711	639	-10.1%
Median Sale Price	\$195,700	\$200,000	2.2%
YTD Median Sale Price	\$175,000	\$195,000	11.4%

HAMPSHIRE

Number of Sales	31	18	-41.9%
YTD Number of Sales	420	312	-25.7%
Median Sale Price	\$224,000	\$270,000	20.5%
YTD Median Sale Price	\$240,000	\$274,250	14.3%

MIDDLESEX

Number of Sales	623	453	-27.3%
YTD Number of Sales	7,868	6,321	-19.7%
Median Sale Price	\$519,580	\$545,000	4.9%
YTD Median Sale Price	\$525,500	\$576,000	9.6%

NANTUCKET

Number of Sales	2	0	-100.0%
YTD Number of Sales	45	22	-51.1%
Median Sale Price	\$0	\$0	
YTD Median Sale Price	\$1,010,000	\$971,500	-3.8%

NORFOLK

Number of Sales	206	163	-20.9%
YTD Number of Sales	3,045	2,492	-18.2%
Median Sale Price	\$446,750	\$499,000	11.7%
YTD Median Sale Price	\$480,000	\$509,584	6.2%

PLYMOUTH

Number of Sales	100	100	0.0%
YTD Number of Sales	1,544	1,248	-19.2%
Median Sale Price	\$372,500	\$375,000	0.7%
YTD Median Sale Price	\$370,000	\$415,000	12.2%

SUFFOLK

Number of Sales	506	308	-39.1%
YTD Number of Sales	6,786	5,416	-20.2%
Median Sale Price	\$634,500	\$613,000	-3.4%
YTD Median Sale Price	\$650,000	\$690,000	6.2%

WORCESTER

Number of Sales	240	163	-32.1%
YTD Number of Sales	2,282	2,070	-9.3%
Median Sale Price	\$291,703	\$311,000	6.6%
YTD Median Sale Price	\$275,000	\$311,500	13.3%

MASSACHUSETTS TOTAL

Number of Sales	2,208	1,568	-29.0%
YTD Number of Sales	28,530	23,616	-17.2%
Median Sale Price	\$439,500	\$445,500	1.4%
YTD Median Sale Price	\$454,000	\$489,000	7.7%