

**MA June 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	472	383	-18.9%
YTD Number of Sales	2,214	1,778	-19.7%
Median Sale Price	\$550,000	\$650,000	18.2%
YTD Median Sale Price	\$550,000	\$625,000	13.6%
<b>BERKSHIRE</b>			
Number of Sales	167	158	-5.4%
YTD Number of Sales	737	681	-7.6%
Median Sale Price	\$310,000	\$316,000	1.9%
YTD Median Sale Price	\$265,000	\$290,000	9.4%
<b>BRISTOL</b>			
Number of Sales	491	440	-10.4%
YTD Number of Sales	2,200	1,994	-9.4%
Median Sale Price	\$425,000	\$450,000	5.9%
YTD Median Sale Price	\$394,000	\$429,000	8.9%
<b>DUKES</b>			
Number of Sales	28	17	-39.3%
YTD Number of Sales	161	98	-39.1%
Median Sale Price	\$1,175,000	\$1,499,000	27.6%
YTD Median Sale Price	\$1,082,500	\$1,200,000	10.9%
<b>ESSEX</b>			
Number of Sales	772	672	-13.0%
YTD Number of Sales	2,874	2,530	-12.0%
Median Sale Price	\$625,000	\$659,000	5.4%
YTD Median Sale Price	\$575,500	\$612,750	6.5%
<b>FRANKLIN</b>			
Number of Sales	71	67	-5.6%
YTD Number of Sales	296	269	-9.1%
Median Sale Price	\$275,000	\$337,000	22.5%
YTD Median Sale Price	\$257,000	\$287,000	11.7%
<b>HAMPDEN</b>			
Number of Sales	484	461	-4.8%
YTD Number of Sales	2,117	1,996	-5.7%
Median Sale Price	\$268,700	\$310,000	15.4%
YTD Median Sale Price	\$249,000	\$275,000	10.4%
<b>HAMPSHIRE</b>			
Number of Sales	142	178	25.4%
YTD Number of Sales	584	631	8.0%
Median Sale Price	\$400,750	\$410,875	2.5%
YTD Median Sale Price	\$343,250	\$381,500	11.1%
<b>MIDDLESEX</b>			
Number of Sales	1,605	1,433	-10.7%
YTD Number of Sales	5,575	5,146	-7.7%

Median Sale Price	\$730,000	\$795,000	8.9%
YTD Median Sale Price	\$679,000	\$750,000	10.5%
<b>NANTUCKET</b>			
Number of Sales	23	17	-26.1%
YTD Number of Sales	106	65	-38.7%
Median Sale Price	\$2,875,500	\$2,149,000	-25.3%
YTD Median Sale Price	\$1,972,500	\$2,195,000	11.3%
<b>NORFOLK</b>			
Number of Sales	900	794	-11.8%
YTD Number of Sales	3,187	2,794	-12.3%
Median Sale Price	\$698,500	\$758,000	8.5%
YTD Median Sale Price	\$640,000	\$700,000	9.4%
<b>PLYMOUTH</b>			
Number of Sales	662	611	-7.7%
YTD Number of Sales	2,830	2,451	-13.4%
Median Sale Price	\$512,500	\$565,000	10.2%
YTD Median Sale Price	\$470,000	\$535,000	13.8%
<b>SUFFOLK</b>			
Number of Sales	181	165	-8.8%
YTD Number of Sales	713	642	-10.0%
Median Sale Price	\$697,000	\$750,000	7.6%
YTD Median Sale Price	\$659,000	\$726,000	10.2%
<b>WORCESTER</b>			
Number of Sales	987	786	-20.4%
YTD Number of Sales	3,836	3,478	-9.3%
Median Sale Price	\$395,000	\$432,050	9.4%
YTD Median Sale Price	\$360,000	\$400,000	11.1%
<b>MASSACHUSETTS TOTAL</b>			
Number of Sales	6,987	6,182	-11.5%
YTD Number of Sales	27,433	24,553	-10.5%
Median Sale Price	\$555,000	\$610,000	9.9%
YTD Median Sale Price	\$500,000	\$550,000	10.0%

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

	2021	2022	Percent Change
<b>BARNSTABLE</b>			
Number of Sales	131	103	-21.4%
YTD Number of Sales	659	584	-11.4%
Median Sale Price	\$375,000	\$420,000	12.0%
YTD Median Sale Price	\$345,000	\$392,000	13.6%
<b>BERKSHIRE</b>			
Number of Sales	15	16	6.7%
YTD Number of Sales	112	84	-25.0%
Median Sale Price	\$250,200	\$225,917	-9.7%
YTD Median Sale Price	\$247,000	\$291,550	18.0%

**BRISTOL**

Number of Sales	125	88	-29.6%
YTD Number of Sales	500	509	1.8%
Median Sale Price	\$280,000	\$335,000	19.6%
YTD Median Sale Price	\$260,500	\$310,333	19.1%

**DUKES**

Number of Sales	1	2	100.0%
YTD Number of Sales	11	7	-36.4%
Median Sale Price	\$0	\$0	
YTD Median Sale Price	\$640,000	\$750,000	17.2%

**ESSEX**

Number of Sales	358	309	-13.7%
YTD Number of Sales	1,491	1,426	-4.4%
Median Sale Price	\$381,000	\$435,000	14.2%
YTD Median Sale Price	\$365,000	\$402,000	10.1%

**FRANKLIN**

Number of Sales	6	5	-16.7%
YTD Number of Sales	23	28	21.7%
Median Sale Price	\$166,000	\$255,000	53.6%
YTD Median Sale Price	\$185,000	\$235,000	27.0%

**HAMPDEN**

Number of Sales	71	62	-12.7%
YTD Number of Sales	298	333	11.7%
Median Sale Price	\$204,000	\$212,500	4.2%
YTD Median Sale Price	\$170,425	\$185,000	8.6%

**HAMPSHIRE**

Number of Sales	38	36	-5.3%
YTD Number of Sales	169	155	-8.3%
Median Sale Price	\$244,500	\$280,000	14.5%
YTD Median Sale Price	\$231,000	\$271,000	17.3%

**MIDDLESEX**

Number of Sales	871	799	-8.3%
YTD Number of Sales	3,827	3,165	-17.3%
Median Sale Price	\$550,000	\$605,500	10.1%
YTD Median Sale Price	\$524,900	\$585,000	11.4%

**NANTUCKET**

Number of Sales	5	3	-40.0%
YTD Number of Sales	22	17	-22.7%
Median Sale Price	\$1,115,000	\$1,800,000	61.4%
YTD Median Sale Price	\$822,000	\$1,000,000	21.7%

**NORFOLK**

Number of Sales	356	319	-10.4%
YTD Number of Sales	1,487	1,320	-11.2%
Median Sale Price	\$519,320	\$540,000	4.0%
YTD Median Sale Price	\$484,000	\$519,000	7.2%

**PLYMOUTH**

Number of Sales	166	103	-38.0%
YTD Number of Sales	765	640	-16.3%
Median Sale Price	\$367,500	\$425,000	15.6%
YTD Median Sale Price	\$357,000	\$417,500	16.9%

**SUFFOLK**

Number of Sales	813	692	-14.9%
YTD Number of Sales	3,517	3,037	-13.6%
Median Sale Price	\$675,000	\$725,000	7.4%
YTD Median Sale Price	\$660,000	\$702,000	6.4%

**WORCESTER**

Number of Sales	233	211	-9.4%
YTD Number of Sales	997	959	-3.8%
Median Sale Price	\$275,000	\$375,000	36.4%
YTD Median Sale Price	\$255,000	\$301,000	18.0%

**MASSACHUSETTS TOTAL**

Number of Sales	3,189	2,748	-13.8%
YTD Number of Sales	13,878	12,264	-11.6%
Median Sale Price	\$489,000	\$539,000	10.2%
YTD Median Sale Price	\$460,000	\$499,000	8.5%