

Massachusetts Real Estate Statistics June 2008 - 2009 - The Warren Group

Single-Family Residences

		2008	2009	%Change
BARNSTABLE	June Sales	366	276	-24.59%
	YTD Sales	1655	1307	-21.03%
	June Median Price	\$335,000	\$313,000	-6.57%
	YTD Median Price	\$345,000	\$305,000	-11.59%
BERKSHIRE	June Sales	113	87	-23.01%
	YTD Sales	487	394	-19.10%
	June Median Price	\$194,000	\$185,000	-4.64%
	YTD Median Price	\$200,000	\$169,950	-15.03%
BRISTOL	June Sales	320	329	2.81%
	YTD Sales	1376	1258	-8.58%
	June Median Price	\$260,000	\$250,000	-3.85%
	YTD Median Price	\$265,000	\$239,000	-9.81%
DUKES	June Sales	19	17	-10.53%
	YTD Sales	93	70	-24.73%
	June Median Price	\$485,000	\$515,000	6.19%
	YTD Median Price	\$640,000	\$470,000	-26.56%
ESSEX	June Sales	476	453	-4.83%
	YTD Sales	2004	1807	-9.83%
	June Median Price	\$367,250	\$301,450	-17.92%
	YTD Median Price	\$349,000	\$294,000	-15.76%
FRANKLIN	June Sales	33	48	45.45%
	YTD Sales	202	177	-12.38%
	June Median Price	\$227,500	\$186,000	-18.24%
	YTD Median Price	\$189,500	\$183,000	-3.43%
HAMPDEN	June Sales	338	349	3.25%
	YTD Sales	1454	1362	-6.33%
	June Median Price	\$190,425	\$179,000	-6.00%
	YTD Median Price	\$181,700	\$165,000	-9.19%
HAMPSHIRE	June Sales	117	115	-1.71%
	YTD Sales	428	365	-14.72%
	June Median Price	\$241,500	\$240,000	-0.62%
	YTD Median Price	\$244,750	\$230,000	-6.03%
MIDDLESEX	June Sales	1061	1087	2.45%
	YTD Sales	3891	3469	-10.85%
	June Median Price	\$436,000	\$399,900	-8.28%
	YTD Median Price	\$395,000	\$369,000	-6.58%
NANTUCKET	June Sales	6	4	-33.33%
	YTD Sales	39	24	-38.46%
	June Median Price	\$1,737,500	\$628,750	-63.81%

	YTD Median Price	\$1,800,000	\$1,453,125	-19.27%
NORFOLK	June Sales	614	555	-9.61%
	YTD Sales	2197	1935	-11.93%
	June Median Price	\$410,000	\$399,000	-2.68%
	YTD Median Price	\$394,900	\$343,000	-13.14%
PLYMOUTH	June Sales	453	377	-16.78%
	YTD Sales	1719	1566	-8.90%
	June Median Price	\$310,900	\$285,000	-8.33%
	YTD Median Price	\$310,000	\$260,000	-16.13%
SUFFOLK	June Sales	134	121	-9.70%
	YTD Sales	536	488	-8.96%
	June Median Price	\$325,000	\$345,000	6.15%
	YTD Median Price	\$325,000	\$285,000	-12.31%
WORCESTER	June Sales	602	618	2.66%
	YTD Sales	2408	2319	-3.70%
	June Median Price	\$240,000	\$220,000	-8.33%
	YTD Median Price	\$241,950	\$205,000	-15.27%
Massachusetts	June Sales	4664	4436	-4.89%
	YTD Sales	18521	16541	-10.69%
	June Median Price	\$329,000	\$302,500	-8.05%
	YTD Median Price	\$315,000	\$275,000	-12.70%

Residential Condominiums

BARNSTABLE	June Sales	75	74	-1.33%
	YTD Sales	458	306	-33.19%
	June Median Price	\$230,000	\$246,825	7.32%
	YTD Median Price	\$250,500	\$225,000	-10.18%
BERKSHIRE	June Sales	16	9	-43.75%
	YTD Sales	69	37	-46.38%
	June Median Price	\$357,500	\$202,500	-43.36%
	YTD Median Price	\$330,000	\$165,000	-50.00%
BRISTOL	June Sales	57	58	1.75%
	YTD Sales	332	224	-32.53%
	June Median Price	\$190,100	\$181,500	-4.52%
	YTD Median Price	\$203,450	\$175,000	-13.98%
DUKES	June Sales	3	0	-100.00%
	YTD Sales	9	5	-44.44%
	June Median Price	\$615,000	\$0	-100.00%
	YTD Median Price	\$615,000	\$220,000	-64.23%
ESSEX	June Sales	212	176	-16.98%
	YTD Sales	1059	774	-26.91%
	June Median Price	\$226,750	\$213,750	-5.73%

	YTD Median Price	\$226,000	\$193,500	-14.38%
FRANKLIN	June Sales	4	4	0.00%
	YTD Sales	25	20	-20.00%
	June Median Price	\$201,750	\$203,958	1.09%
	YTD Median Price	\$155,000	\$138,250	-10.81%
HAMPDEN	June Sales	61	58	-4.92%
	YTD Sales	279	195	-30.11%
	June Median Price	\$136,000	\$136,250	0.18%
	YTD Median Price	\$143,000	\$134,900	-5.66%
HAMPSHIRE	June Sales	39	30	-23.08%
	YTD Sales	149	91	-38.93%
	June Median Price	\$175,000	\$196,500	12.29%
	YTD Median Price	\$175,000	\$173,000	-1.14%
MIDDLESEX	June Sales	712	552	-22.47%
	YTD Sales	2763	2017	-27.00%
	June Median Price	\$321,500	\$298,000	-7.31%
	YTD Median Price	\$303,000	\$280,000	-7.59%
NANTUCKET	June Sales	2	2	0.00%
	YTD Sales	13	8	-38.46%
	June Median Price	\$0	\$0	
	YTD Median Price	\$575,000	\$590,000	2.61%
NORFOLK	June Sales	240	244	1.67%
	YTD Sales	971	896	-7.72%
	June Median Price	\$312,750	\$292,500	-6.47%
	YTD Median Price	\$295,000	\$274,500	-6.95%
PLYMOUTH	June Sales	93	72	-22.58%
	YTD Sales	473	354	-25.16%
	June Median Price	\$239,900	\$231,700	-3.42%
	YTD Median Price	\$239,900	\$209,950	-12.48%
SUFFOLK	June Sales	633	508	-19.75%
	YTD Sales	2533	1933	-23.69%
	June Median Price	\$382,000	\$365,000	-4.45%
	YTD Median Price	\$365,000	\$315,000	-13.70%
WORCESTER	June Sales	138	129	-6.52%
	YTD Sales	704	604	-14.20%
	June Median Price	\$202,250	\$170,000	-15.95%
	YTD Median Price	\$189,750	\$165,000	-13.04%
Massachusetts	June Sales	2285	1916	-16.15%
	YTD Sales	9838	7464	-24.13%
	June Median Price	\$295,500	\$278,624	-5.71%
	YTD Median Price	\$277,000	\$245,000	-11.55%