

MA April 2023 Sales, Prices By County For Single-Family Homes -- The Warren Group 2023

| | Apr 2022 | Apr 2023 | Percent Change |
|-----------------------|-----------------|-----------------|-----------------------|
| BARNSTABLE | | | |
| Number of Sales | 284 | 232 | -18.3% |
| YTD Number of Sales | 1,053 | 800 | -24.0% |
| Median Sale Price | \$681,725 | \$674,250 | -1.1% |
| YTD Median Sale Price | \$602,500 | \$635,500 | 5.5% |
| BERKSHIRE | | | |
| Number of Sales | 99 | 60 | -39.4% |
| YTD Number of Sales | 407 | 272 | -33.2% |
| Median Sale Price | \$305,000 | \$296,000 | -3.0% |
| YTD Median Sale Price | \$285,000 | \$289,363 | 1.5% |
| BRISTOL | | | |
| Number of Sales | 319 | 254 | -20.4% |
| YTD Number of Sales | 1,170 | 903 | -22.8% |
| Median Sale Price | \$425,000 | \$440,000 | 3.5% |
| YTD Median Sale Price | \$415,000 | \$429,000 | 3.4% |
| DUKES | | | |
| Number of Sales | 15 | 22 | 46.7% |
| YTD Number of Sales | 61 | 65 | 6.6% |
| Median Sale Price | \$1,325,000 | \$1,292,500 | -2.5% |
| YTD Median Sale Price | \$1,100,000 | \$1,295,000 | 17.7% |
| ESSEX | | | |
| Number of Sales | 382 | 284 | -25.7% |
| YTD Number of Sales | 1,333 | 997 | -25.2% |
| Median Sale Price | \$606,250 | \$624,150 | 3.0% |
| YTD Median Sale Price | \$580,000 | \$600,000 | 3.4% |
| FRANKLIN | | | |
| Number of Sales | 48 | 33 | -31.3% |
| YTD Number of Sales | 161 | 120 | -25.5% |
| Median Sale Price | \$272,500 | \$299,900 | 10.1% |
| YTD Median Sale Price | \$270,000 | \$286,000 | 5.9% |
| HAMPDEN | | | |
| Number of Sales | 308 | 281 | -8.8% |
| YTD Number of Sales | 1,174 | 938 | -20.1% |
| Median Sale Price | \$275,000 | \$289,900 | 5.4% |
| YTD Median Sale Price | \$260,000 | \$272,000 | 4.6% |
| HAMPSHIRE | | | |
| Number of Sales | 111 | 54 | -51.4% |
| YTD Number of Sales | 361 | 206 | -42.9% |
| Median Sale Price | \$365,000 | \$395,000 | 8.2% |
| YTD Median Sale Price | \$355,000 | \$374,563 | 5.5% |
| MIDDLESEX | | | |
| Number of Sales | 811 | 592 | -27.0% |
| YTD Number of Sales | 2,629 | 1,891 | -28.1% |
| Median Sale Price | \$755,000 | \$731,000 | -3.2% |
| YTD Median Sale Price | \$710,000 | \$699,000 | -1.5% |
| NANTUCKET | | | |
| Number of Sales | 12 | 7 | -41.7% |
| YTD Number of Sales | 40 | 24 | -40.0% |
| Median Sale Price | \$1,627,000 | \$1,860,000 | 14.3% |

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|----------------------------|-------------|-------------|--------|
| YTD Median Sale Price | \$2,222,500 | \$2,005,000 | -9.8% |
| NORFOLK | | | |
| Number of Sales | 433 | 300 | -30.7% |
| YTD Number of Sales | 1,427 | 1,085 | -24.0% |
| Median Sale Price | \$715,000 | \$710,000 | -0.7% |
| YTD Median Sale Price | \$655,000 | \$649,900 | -0.8% |
| PLYMOUTH | | | |
| Number of Sales | 374 | 292 | -21.9% |
| YTD Number of Sales | 1,401 | 1,048 | -25.2% |
| Median Sale Price | \$530,000 | \$527,500 | -0.5% |
| YTD Median Sale Price | \$510,000 | \$510,000 | 0.0% |
| SUFFOLK | | | |
| Number of Sales | 102 | 86 | -15.7% |
| YTD Number of Sales | 360 | 273 | -24.2% |
| Median Sale Price | \$764,950 | \$671,250 | -12.2% |
| YTD Median Sale Price | \$700,000 | \$670,000 | -4.3% |
| WORCESTER | | | |
| Number of Sales | 579 | 400 | -30.9% |
| YTD Number of Sales | 2,028 | 1,466 | -27.7% |
| Median Sale Price | \$407,000 | \$416,000 | 2.2% |
| YTD Median Sale Price | \$380,000 | \$400,000 | 5.3% |
| MASSACHUSETTS TOTAL | | | |
| Number of Sales | 3,877 | 2,897 | -25.3% |
| YTD Number of Sales | 13,605 | 10,088 | -25.9% |
| Median Sale Price | \$560,000 | \$553,500 | -1.2% |
| YTD Median Sale Price | \$510,000 | \$525,000 | 2.9% |

MA April 2023 Sales, Prices By County For Condos -- The Warren Group 2023

| | Apr 2022 | Apr 2023 | Percent Change |
|-----------------------|-----------|-----------|----------------|
| BARNSTABLE | | | |
| Number of Sales | 115 | 78 | -32.2% |
| YTD Number of Sales | 364 | 245 | -32.7% |
| Median Sale Price | \$375,000 | \$418,750 | 11.7% |
| YTD Median Sale Price | \$376,000 | \$417,500 | 11.0% |
| BERKSHIRE | | | |
| Number of Sales | 16 | 11 | -31.3% |
| YTD Number of Sales | 60 | 42 | -30.0% |
| Median Sale Price | \$404,500 | \$375,000 | -7.3% |
| YTD Median Sale Price | \$319,000 | \$339,000 | 6.3% |
| BRISTOL | | | |
| Number of Sales | 92 | 44 | -52.2% |
| YTD Number of Sales | 328 | 194 | -40.9% |
| Median Sale Price | \$295,750 | \$327,000 | 10.6% |
| YTD Median Sale Price | \$300,000 | \$325,000 | 8.3% |
| DUKES | | | |
| Number of Sales | 0 | 0 | |
| YTD Number of Sales | 4 | 5 | 25.0% |
| Median Sale Price | \$0 | \$0 | |
| YTD Median Sale Price | \$0 | \$0 | |
| ESSEX | | | |
| Number of Sales | 245 | 155 | -36.7% |

| | | | |
|----------------------------|-----------|-----------|--------|
| YTD Number of Sales | 824 | 621 | -24.6% |
| Median Sale Price | \$420,000 | \$415,000 | -1.2% |
| YTD Median Sale Price | \$390,000 | \$415,000 | 6.4% |
| FRANKLIN | | | |
| Number of Sales | 6 | 2 | -66.7% |
| YTD Number of Sales | 20 | 6 | -70.0% |
| Median Sale Price | \$222,373 | \$285,000 | 28.2% |
| YTD Median Sale Price | \$224,361 | \$262,500 | 17.0% |
| HAMPDEN | | | |
| Number of Sales | 68 | 36 | -47.1% |
| YTD Number of Sales | 213 | 142 | -33.3% |
| Median Sale Price | \$185,000 | \$212,000 | 14.6% |
| YTD Median Sale Price | \$174,500 | \$199,900 | 14.6% |
| HAMPSHIRE | | | |
| Number of Sales | 26 | 21 | -19.2% |
| YTD Number of Sales | 90 | 69 | -23.3% |
| Median Sale Price | \$314,000 | \$330,000 | 5.1% |
| YTD Median Sale Price | \$255,000 | \$270,000 | 5.9% |
| MIDDLESEX | | | |
| Number of Sales | 532 | 419 | -21.2% |
| YTD Number of Sales | 1,726 | 1,361 | -21.1% |
| Median Sale Price | \$610,000 | \$625,000 | 2.5% |
| YTD Median Sale Price | \$554,900 | \$575,000 | 3.6% |
| NANTUCKET | | | |
| Number of Sales | 3 | 1 | -66.7% |
| YTD Number of Sales | 13 | 3 | -76.9% |
| Median Sale Price | \$780,000 | \$283,500 | -63.7% |
| YTD Median Sale Price | \$973,000 | \$344,457 | -64.6% |
| NORFOLK | | | |
| Number of Sales | 197 | 174 | -11.7% |
| YTD Number of Sales | 738 | 560 | -24.1% |
| Median Sale Price | \$519,000 | \$615,000 | 18.5% |
| YTD Median Sale Price | \$495,000 | \$547,488 | 10.6% |
| PLYMOUTH | | | |
| Number of Sales | 110 | 95 | -13.6% |
| YTD Number of Sales | 414 | 330 | -20.3% |
| Median Sale Price | \$411,603 | \$375,000 | -8.9% |
| YTD Median Sale Price | \$410,000 | \$400,000 | -2.4% |
| SUFFOLK | | | |
| Number of Sales | 586 | 354 | -39.6% |
| YTD Number of Sales | 1,740 | 1,216 | -30.1% |
| Median Sale Price | \$743,750 | \$703,500 | -5.4% |
| YTD Median Sale Price | \$690,000 | \$685,000 | -0.7% |
| WORCESTER | | | |
| Number of Sales | 153 | 110 | -28.1% |
| YTD Number of Sales | 569 | 423 | -25.7% |
| Median Sale Price | \$295,000 | \$338,000 | 14.6% |
| YTD Median Sale Price | \$275,000 | \$330,000 | 20.0% |
| MASSACHUSETTS TOTAL | | | |
| Number of Sales | 2,149 | 1,500 | -30.2% |
| YTD Number of Sales | 7,103 | 5,217 | -26.6% |

| | | | |
|-----------------------|-----------|-----------|-------|
| Median Sale Price | \$530,000 | \$513,500 | -3.1% |
| YTD Median Sale Price | \$470,000 | \$490,000 | 4.3% |