

MA April 2026 Sales, Prices By County For Single-Family Homes -- The Warren Group 2026

	Apr 2025	Apr 2026	Percent Change
BARNSTABLE			
Number of Sales	229	212	-7.4%
YTD Number of Sales	754	723	-4.1%
Median Sale Price	\$705,000	\$738,500	4.8%
YTD Median Sale Price	\$705,000	\$714,650	1.4%
BERKSHIRE			
Number of Sales	76	85	11.8%
YTD Number of Sales	314	322	2.5%
Median Sale Price	\$325,190	\$330,000	1.5%
YTD Median Sale Price	\$325,000	\$327,500	0.8%
BRISTOL			
Number of Sales	261	239	-8.4%
YTD Number of Sales	894	830	-7.2%
Median Sale Price	\$490,000	\$521,000	6.3%
YTD Median Sale Price	\$490,000	\$510,000	4.1%
DUKES			
Number of Sales	11	10	-9.1%
YTD Number of Sales	50	50	0.0%
Median Sale Price	\$1,837,500	\$1,362,500	-25.9%
YTD Median Sale Price	\$1,499,500	\$1,425,000	-5.0%
ESSEX			
Number of Sales	335	326	-2.7%
YTD Number of Sales	1,057	1,028	-2.7%
Median Sale Price	\$700,000	\$701,865	0.3%
YTD Median Sale Price	\$690,000	\$700,000	1.4%
FRANKLIN			
Number of Sales	32	42	31.3%
YTD Number of Sales	134	129	-3.7%
Median Sale Price	\$379,000	\$333,750	-11.9%
YTD Median Sale Price	\$344,500	\$342,500	-0.6%
HAMPDEN			
Number of Sales	249	262	5.2%
YTD Number of Sales	912	918	0.7%
Median Sale Price	\$330,000	\$330,000	0.0%
YTD Median Sale Price	\$315,000	\$325,000	3.2%
HAMPSHIRE			
Number of Sales	74	71	-4.1%
YTD Number of Sales	258	248	-3.9%
Median Sale Price	\$429,500	\$469,900	9.4%
YTD Median Sale Price	\$404,000	\$428,000	5.9%
MIDDLESEX			
Number of Sales	679	652	-4.0%
YTD Number of Sales	2,016	1,979	-1.8%
Median Sale Price	\$885,000	\$880,000	-0.6%
YTD Median Sale Price	\$835,000	\$825,511	-1.1%
NANTUCKET			
Number of Sales	11	5	-54.5%
YTD Number of Sales	28	28	0.0%
Median Sale Price	\$1,950,000	\$2,800,000	43.6%

YTD Median Sale Price	\$2,017,500	\$3,250,000	61.1%
NORFOLK			
Number of Sales	304	387	27.3%
YTD Number of Sales	1,079	1,094	1.4%
Median Sale Price	\$760,000	\$835,000	9.9%
YTD Median Sale Price	\$750,000	\$778,250	3.8%
PLYMOUTH			
Number of Sales	317	323	1.9%
YTD Number of Sales	1,100	1,049	-4.6%
Median Sale Price	\$611,000	\$623,000	2.0%
YTD Median Sale Price	\$586,000	\$620,000	5.8%
SUFFOLK			
Number of Sales	70	50	-28.6%
YTD Number of Sales	246	210	-14.6%
Median Sale Price	\$820,000	\$777,500	-5.2%
YTD Median Sale Price	\$790,000	\$754,000	-4.6%
WORCESTER			
Number of Sales	460	390	-15.2%
YTD Number of Sales	1,508	1,405	-6.8%
Median Sale Price	\$460,000	\$495,500	7.7%
YTD Median Sale Price	\$459,950	\$460,000	0.0%
MASSACHUSETTS TOTAL			
Number of Sales	3,108	3,054	-1.7%
YTD Number of Sales	10,350	10,013	-3.3%
Median Sale Price	\$630,000	\$645,000	2.4%
YTD Median Sale Price	\$600,000	\$610,000	1.7%

MA April 2026 Sales, Prices By County For Condos -- The Warren Group 2026

	Apr 2025	Apr 2026	Percent Change
BARNSTABLE			
Number of Sales	79	82	3.8%
YTD Number of Sales	244	259	6.1%
Median Sale Price	\$459,000	\$462,500	0.8%
YTD Median Sale Price	\$459,500	\$449,000	-2.3%
BERKSHIRE			
Number of Sales	13	10	-23.1%
YTD Number of Sales	49	39	-20.4%
Median Sale Price	\$500,000	\$323,500	-35.3%
YTD Median Sale Price	\$439,000	\$260,000	-40.8%
BRISTOL			
Number of Sales	71	51	-28.2%
YTD Number of Sales	253	192	-24.1%
Median Sale Price	\$385,000	\$380,000	-1.3%
YTD Median Sale Price	\$355,000	\$367,500	3.5%
DUKES			
Number of Sales	5	4	-20.0%
YTD Number of Sales	8	5	-37.5%
Median Sale Price	\$640,000	\$277,000	-56.7%
YTD Median Sale Price	\$752,500	\$4,000	-99.5%
ESSEX			
Number of Sales	180	187	3.9%

YTD Number of Sales	573	584	1.9%
Median Sale Price	\$450,000	\$470,000	4.4%
YTD Median Sale Price	\$450,000	\$452,866	0.6%
FRANKLIN			
Number of Sales	6	2	-66.7%
YTD Number of Sales	20	7	-65.0%
Median Sale Price	\$309,950	\$223,600	-27.9%
YTD Median Sale Price	\$317,500	\$170,000	-46.5%
HAMPDEN			
Number of Sales	45	43	-4.4%
YTD Number of Sales	164	144	-12.2%
Median Sale Price	\$240,000	\$228,000	-5.0%
YTD Median Sale Price	\$225,000	\$230,000	2.2%
HAMPSHIRE			
Number of Sales	20	26	30.0%
YTD Number of Sales	76	64	-15.8%
Median Sale Price	\$342,500	\$305,000	-10.9%
YTD Median Sale Price	\$305,000	\$314,250	3.0%
MIDDLESEX			
Number of Sales	464	467	0.6%
YTD Number of Sales	1,490	1,380	-7.4%
Median Sale Price	\$687,500	\$625,000	-9.1%
YTD Median Sale Price	\$650,000	\$600,000	-7.7%
NANTUCKET			
Number of Sales	0	2	
YTD Number of Sales	8	4	-50.0%
Median Sale Price	\$0	\$952,000	
YTD Median Sale Price	\$860,000	\$892,000	3.7%
NORFOLK			
Number of Sales	165	230	39.4%
YTD Number of Sales	523	587	12.2%
Median Sale Price	\$520,000	\$529,000	1.7%
YTD Median Sale Price	\$539,000	\$525,000	-2.6%
PLYMOUTH			
Number of Sales	102	105	2.9%
YTD Number of Sales	274	307	12.0%
Median Sale Price	\$445,000	\$475,000	6.7%
YTD Median Sale Price	\$455,000	\$475,000	4.4%
SUFFOLK			
Number of Sales	415	388	-6.5%
YTD Number of Sales	1,226	1,142	-6.9%
Median Sale Price	\$725,000	\$739,950	2.1%
YTD Median Sale Price	\$723,000	\$700,000	-3.2%
WORCESTER			
Number of Sales	158	77	-51.3%
YTD Number of Sales	469	290	-38.2%
Median Sale Price	\$404,533	\$385,000	-4.8%
YTD Median Sale Price	\$385,000	\$371,250	-3.6%
MASSACHUSETTS TOTAL			
Number of Sales	1,723	1,674	-2.8%
YTD Number of Sales	5,377	5,004	-6.9%

Median Sale Price	\$539,990	\$541,750	0.3%
YTD Median Sale Price	\$533,475	\$520,000	-2.5%