

MA January 2026 Sales, Prices By County For Single-Family Homes -- The Warren Group 2026			
	Jan 2025	Jan 2026	Percent Change

BARNSTABLE

Number of Sales	212	164	-22.6%
YTD Number of Sales	212	164	-22.6%
Median Sale Price	\$699,710	\$733,500	4.8%
YTD Median Sale Price	\$699,710	\$733,500	4.8%

BERKSHIRE

Number of Sales	97	84	-13.4%
YTD Number of Sales	97	84	-13.4%
Median Sale Price	\$330,650	\$337,000	1.9%
YTD Median Sale Price	\$330,650	\$337,000	1.9%

BRISTOL

Number of Sales	208	193	-7.2%
YTD Number of Sales	208	193	-7.2%
Median Sale Price	\$477,900	\$510,000	6.7%
YTD Median Sale Price	\$477,900	\$510,000	6.7%

DUKES

Number of Sales	19	13	-31.6%
YTD Number of Sales	19	13	-31.6%
Median Sale Price	\$1,650,000	\$1,500,000	-9.1%
YTD Median Sale Price	\$1,650,000	\$1,500,000	-9.1%

ESSEX

Number of Sales	265	248	-6.4%
YTD Number of Sales	265	248	-6.4%
Median Sale Price	\$675,000	\$699,500	3.6%
YTD Median Sale Price	\$675,000	\$699,500	3.6%

FRANKLIN

Number of Sales	39	29	-25.6%
YTD Number of Sales	39	29	-25.6%
Median Sale Price	\$320,000	\$345,000	7.8%
YTD Median Sale Price	\$320,000	\$345,000	7.8%

HAMPDEN

Number of Sales	235	198	-15.7%
YTD Number of Sales	235	198	-15.7%
Median Sale Price	\$308,000	\$325,000	5.5%
YTD Median Sale Price	\$308,000	\$325,000	5.5%

HAMPSHIRE

Number of Sales	66	69	4.5%
YTD Number of Sales	66	69	4.5%
Median Sale Price	\$382,500	\$465,000	21.6%
YTD Median Sale Price	\$382,500	\$465,000	21.6%

MIDDLESEX

Number of Sales	463	410	-11.4%
YTD Number of Sales	463	410	-11.4%
Median Sale Price	\$815,000	\$795,000	-2.5%
YTD Median Sale Price	\$815,000	\$795,000	-2.5%

NANTUCKET

Number of Sales	6	7	16.7%
YTD Number of Sales	6	7	16.7%
Median Sale Price	\$2,475,000	\$2,645,000	6.9%

YTD Median Sale Price	\$2,475,000	\$2,645,000	6.9%
NORFOLK			
Number of Sales	286	245	-14.3%
YTD Number of Sales	286	245	-14.3%
Median Sale Price	\$735,000	\$760,000	3.4%
YTD Median Sale Price	\$735,000	\$760,000	3.4%
PLYMOUTH			
Number of Sales	290	242	-16.6%
YTD Number of Sales	290	242	-16.6%
Median Sale Price	\$578,750	\$657,500	13.6%
YTD Median Sale Price	\$578,750	\$657,500	13.6%
SUFFOLK			
Number of Sales	69	58	-15.9%
YTD Number of Sales	69	58	-15.9%
Median Sale Price	\$800,000	\$782,500	-2.2%
YTD Median Sale Price	\$800,000	\$782,500	-2.2%
WORCESTER			
Number of Sales	384	345	-10.2%
YTD Number of Sales	384	345	-10.2%
Median Sale Price	\$440,000	\$470,000	6.8%
YTD Median Sale Price	\$440,000	\$470,000	6.8%
MASSACHUSETTS TOTAL			
Number of Sales	2,639	2,305	-12.7%
YTD Number of Sales	2,639	2,305	-12.7%
Median Sale Price	\$585,000	\$612,500	4.7%
YTD Median Sale Price	\$585,000	\$612,500	4.7%

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

	Jan 2025	Jan 2026	Percent Change
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BARNSTABLE			
Number of Sales	46	74	60.9%
YTD Number of Sales	46	74	60.9%
Median Sale Price	\$446,250	\$487,500	9.2%
YTD Median Sale Price	\$446,250	\$487,500	9.2%
BERKSHIRE			
Number of Sales	13	13	0.0%
YTD Number of Sales	13	13	0.0%
Median Sale Price	\$400,000	\$310,000	-22.5%
YTD Median Sale Price	\$400,000	\$310,000	-22.5%
BRISTOL			
Number of Sales	58	49	-15.5%
YTD Number of Sales	58	49	-15.5%
Median Sale Price	\$322,500	\$345,000	7.0%
YTD Median Sale Price	\$322,500	\$345,000	7.0%
DUKES			
Number of Sales	1	0	-100.0%
YTD Number of Sales	1	0	-100.0%
Median Sale Price	\$950,000	\$0	-100.0%
YTD Median Sale Price	\$950,000	\$0	-100.0%
ESSEX			
Number of Sales	130	121	-6.9%

YTD Number of Sales	130	121	-6.9%
Median Sale Price	\$427,500	\$444,500	4.0%
YTD Median Sale Price	\$427,500	\$444,500	4.0%
FRANKLIN			
Number of Sales	4	3	-25.0%
YTD Number of Sales	4	3	-25.0%
Median Sale Price	\$353,000	\$165,000	-53.3%
YTD Median Sale Price	\$353,000	\$165,000	-53.3%
HAMPDEN			
Number of Sales	46	35	-23.9%
YTD Number of Sales	46	35	-23.9%
Median Sale Price	\$219,500	\$230,000	4.8%
YTD Median Sale Price	\$219,500	\$230,000	4.8%
HAMPSHIRE			
Number of Sales	20	10	-50.0%
YTD Number of Sales	20	10	-50.0%
Median Sale Price	\$272,000	\$249,750	-8.2%
YTD Median Sale Price	\$272,000	\$249,750	-8.2%
MIDDLESEX			
Number of Sales	330	312	-5.5%
YTD Number of Sales	330	312	-5.5%
Median Sale Price	\$649,950	\$663,000	2.0%
YTD Median Sale Price	\$649,950	\$663,000	2.0%
NANTUCKET			
Number of Sales	2	0	-100.0%
YTD Number of Sales	2	0	-100.0%
Median Sale Price	\$2,325,000	\$0	-100.0%
YTD Median Sale Price	\$2,325,000	\$0	-100.0%
NORFOLK			
Number of Sales	120	108	-10.0%
YTD Number of Sales	120	108	-10.0%
Median Sale Price	\$579,450	\$560,000	-3.4%
YTD Median Sale Price	\$579,450	\$560,000	-3.4%
PLYMOUTH			
Number of Sales	64	82	28.1%
YTD Number of Sales	64	82	28.1%
Median Sale Price	\$441,250	\$473,169	7.2%
YTD Median Sale Price	\$441,250	\$473,169	7.2%
SUFFOLK			
Number of Sales	220	229	4.1%
YTD Number of Sales	220	229	4.1%
Median Sale Price	\$690,000	\$699,000	1.3%
YTD Median Sale Price	\$690,000	\$699,000	1.3%
WORCESTER			
Number of Sales	104	85	-18.3%
YTD Number of Sales	104	85	-18.3%
Median Sale Price	\$370,000	\$345,000	-6.8%
YTD Median Sale Price	\$370,000	\$345,000	-6.8%
MASSACHUSETTS TOTAL			
Number of Sales	1,158	1,121	-3.2%
YTD Number of Sales	1,158	1,121	-3.2%

Median Sale Price	\$530,000	\$535,000	0.9%
YTD Median Sale Price	\$530,000	\$535,000	0.9%