A July 2023 Sales, Prices By	County For Single-	Family Homes -	- The Warren Group 2023
,	Jul 2022		Percent Change
BARNSTABLE			
Number of Sales	314	230	-26.8%
YTD Number of Sales	2,096	1,639	-21.8%
Median Sale Price	\$630,000	\$675,005	7.1%
YTD Median Sale Price	\$625,000	\$659,999	5.6%
BERKSHIRE			
Number of Sales	146	118	-19.2%
YTD Number of Sales	827	619	-25.2%
Median Sale Price	\$315,000	\$320,000	1.6%
YTD Median Sale Price	\$297,000	\$300,000	1.0%
BRISTOL	Ψ237,000	4000,000	2.070
Number of Sales	426	303	-28.9%
YTD Number of Sales	2,435	1,864	-23.4%
Median Sale Price	\$459,500	\$474,900	3.4%
YTD Median Sale Price	\$435,000	\$450,000	3.4%
DUKES	3433,000	\$450,000	3.4%
Number of Sales	20	16	20.0%
	20	16	-20.0%
YTD Number of Sales	118	110	-6.8%
Median Sale Price	\$1,282,500	\$1,043,750	-18.6%
YTD Median Sale Price	\$1,250,000	\$1,280,000	2.4%
ESSEX		400	25.20/
Number of Sales	565	422	-25.3%
YTD Number of Sales	3,101	2,281	-26.4%
Median Sale Price	\$665,000	\$700,000	5.3%
YTD Median Sale Price	\$620,000	\$640,000	3.2%
FRANKLIN			
Number of Sales	68	56	-17.6%
YTD Number of Sales	337	289	-14.2%
Median Sale Price	\$293,663	\$315,000	7.3%
YTD Median Sale Price	\$288,000	\$299,900	4.1%
HAMPDEN			
Number of Sales	398	346	-13.1%
YTD Number of Sales	2,400	1,951	-18.7%
Median Sale Price	\$290,000	\$313,750	8.2%
YTD Median Sale Price	\$280,000	\$290,000	3.6%
HAMPSHIRE	,,	,,	
Number of Sales	112	106	-5.4%
YTD Number of Sales	745	520	-30.2%
Median Sale Price	\$380,000	\$405,000	6.6%
YTD Median Sale Price	\$382,000	\$393,500	3.0%
MIDDLESEX	7302,000	4333,300	3.070
Number of Sales	1 160	990	24 19/
	1,160 6 221	880	-24.1%
YTD Number of Sales	6,321	4,552	-28.0% 7.0%
Median Sale Price	\$775,000 \$750,000	\$836,000	7.9%
YTD Median Sale Price	\$750,000	\$780,000	4.0%
NANTUCKET		_	07.007
Number of Cales	4.4	0	77 70/
Number of Sales	11	8	-27.3%
YTD Number of Sales Median Sale Price	76 \$3,000,000	48 \$2,497,500	-27.5% -36.8% -16.8%

YTD Median Sale Price NORFOLK	\$2,195,000	\$2,265,000	3.2%	
Number of Sales	614	463	-24.6%	
YTD Number of Sales	3,413	2,545	-25.4%	
Median Sale Price	\$734,000	\$751,000	2.3%	
YTD Median Sale Price	\$704,000	\$700,000	-0.6%	
PLYMOUTH	, - ,	,,		
Number of Sales	525	402	-23.4%	
YTD Number of Sales	2,991	2,332	-22.0%	
Median Sale Price	\$580,000	\$599,450	3.4%	
YTD Median Sale Price	\$540,000	\$555,000	2.8%	
SUFFOLK	+ - · - /	, , , , , , , , , , , , , , , , , , , ,		
Number of Sales	139	115	-17.3%	
YTD Number of Sales	782	633	-19.1%	
Median Sale Price	\$780,000	\$790,000	1.3%	
YTD Median Sale Price	\$740,000	\$710,000	-4.1%	
WORCESTER	φ7 10,000	7710,000	1.170	
Number of Sales	816	620	-24.0%	
YTD Number of Sales	4,392	3,274	-25.5%	
Median Sale Price	\$445,500	\$450,000	1.0%	
YTD Median Sale Price	\$410,000	\$425,000	3.7%	
MASSACHUSETTS TOTAL	γ +10,000	γ -1 23,000	3.770	
Number of Sales	5,314	4,085	-23.1%	
YTD Number of Sales	30,034	22,657	-24.6%	
Median Sale Price	\$585,000	\$610,000	4.3%	
YTD Median Sale Price	\$552,550	\$565,000	2.3%	
			2.3/0	
	+	4303,000		
MA July 2023 Sales, Prices By Co	unty For Condo	s The Warren	•	
MA July 2023 Sales, Prices By Co		s The Warren	Group 2023 Percent Change	
MA July 2023 Sales, Prices By Co BARNSTABLE	unty For Condo Jul 2022	s The Warren Jul 2023	Percent Change	
MA July 2023 Sales, Prices By Co BARNSTABLE Number of Sales	unty For Condo Jul 2022 81	s The Warren Jul 2023 73	Percent Change -9.9%	
MA July 2023 Sales, Prices By Co BARNSTABLE Number of Sales YTD Number of Sales	unty For Condo Jul 2022 81 665	s The Warren Jul 2023 73 494	-9.9% -25.7%	
MA July 2023 Sales, Prices By Co BARNSTABLE Number of Sales YTD Number of Sales Median Sale Price	unty For Condo Jul 2022 81 665 \$425,000	73 494 \$385,000	-9.9% -25.7% -9.4%	
MA July 2023 Sales, Prices By Co BARNSTABLE Number of Sales YTD Number of Sales Median Sale Price YTD Median Sale Price	unty For Condo Jul 2022 81 665	s The Warren Jul 2023 73 494	-9.9% -25.7%	
MA July 2023 Sales, Prices By Co BARNSTABLE Number of Sales YTD Number of Sales Median Sale Price YTD Median Sale Price BERKSHIRE	unty For Condo Jul 2022 81 665 \$425,000 \$399,000	73 494 \$385,000	-9.9% -25.7% -9.4% 7.5%	
MA July 2023 Sales, Prices By Co BARNSTABLE Number of Sales YTD Number of Sales Median Sale Price YTD Median Sale Price BERKSHIRE Number of Sales	unty For Condo Jul 2022 81 665 \$425,000 \$399,000	73 494 \$385,000 \$429,000	-9.9% -25.7% -9.4% 7.5%	
MA July 2023 Sales, Prices By Co BARNSTABLE Number of Sales YTD Number of Sales Median Sale Price YTD Median Sale Price BERKSHIRE Number of Sales YTD Number of Sales	unty For Condo Jul 2022 81 665 \$425,000 \$399,000	73 494 \$385,000 \$429,000	-9.9% -25.7% -9.4% 7.5% 33.3% -13.3%	
MA July 2023 Sales, Prices By Co BARNSTABLE Number of Sales YTD Number of Sales Median Sale Price YTD Median Sale Price BERKSHIRE Number of Sales YTD Number of Sales Median Sale Price	unty For Condo Jul 2022 81 665 \$425,000 \$399,000 6 90 \$339,000	73 494 \$385,000 \$429,000 8 78 \$240,250	-9.9% -25.7% -9.4% 7.5% 33.3% -13.3% -29.1%	
MA July 2023 Sales, Prices By Co BARNSTABLE Number of Sales YTD Number of Sales Median Sale Price YTD Median Sale Price BERKSHIRE Number of Sales YTD Number of Sales Median Sale Price YTD Median Sale Price	unty For Condo Jul 2022 81 665 \$425,000 \$399,000	73 494 \$385,000 \$429,000	-9.9% -25.7% -9.4% 7.5% 33.3% -13.3%	
MA July 2023 Sales, Prices By Co BARNSTABLE Number of Sales YTD Number of Sales Median Sale Price YTD Median Sale Price BERKSHIRE Number of Sales YTD Number of Sales Median Sale Price YTD Median Sale Price YTD Median Sale Price BRISTOL	unty For Condo Jul 2022 81 665 \$425,000 \$399,000 6 90 \$339,000 \$339,000 \$301,550	73 494 \$385,000 \$429,000 8 78 \$240,250 \$297,500	-9.9% -25.7% -9.4% 7.5% 33.3% -13.3% -29.1% -1.3%	
MA July 2023 Sales, Prices By Co BARNSTABLE Number of Sales YTD Number of Sales Median Sale Price YTD Median Sale Price BERKSHIRE Number of Sales YTD Number of Sales Median Sale Price YTD Median Sale Price YTD Median Sale Price YTD Median Sale Price YTD Median Sale Price	unty For Condo Jul 2022 81 665 \$425,000 \$399,000 6 90 \$339,000 \$301,550	73 494 \$385,000 \$429,000 8 78 \$240,250 \$297,500	-9.9% -25.7% -9.4% 7.5% 33.3% -13.3% -29.1% -1.3% 6.9%	
MA July 2023 Sales, Prices By Co BARNSTABLE Number of Sales YTD Number of Sales Median Sale Price YTD Median Sale Price BERKSHIRE Number of Sales YTD Number of Sales Median Sale Price YTD Median Sale Price YTD Median Sale Price YTD Median Sale Price YTD Median Sale Price BRISTOL Number of Sales YTD Number of Sales	unty For Condo Jul 2022 81 665 \$425,000 \$399,000 6 90 \$339,000 \$301,550 72 581	73 494 \$385,000 \$429,000 8 78 \$240,250 \$297,500	-9.9% -25.7% -9.4% 7.5% 33.3% -13.3% -29.1% -1.3% 6.9% -25.8%	
MA July 2023 Sales, Prices By Co BARNSTABLE Number of Sales YTD Number of Sales Median Sale Price YTD Median Sale Price BERKSHIRE Number of Sales YTD Number of Sales Median Sale Price YTD Median Sale Price YTD Median Sale Price YTD Median Sale Price BRISTOL Number of Sales YTD Number of Sales Median Sale Price	unty For Condo Jul 2022 81 665 \$425,000 \$399,000 \$399,000 \$339,000 \$301,550 72 581 \$286,000	5 The Warren Jul 2023 73 494 \$385,000 \$429,000 8 78 \$240,250 \$297,500 77 431 \$374,000	-9.9% -25.7% -9.4% 7.5% 33.3% -13.3% -29.1% -1.3% 6.9% -25.8% 30.8%	
MA July 2023 Sales, Prices By Co BARNSTABLE Number of Sales YTD Number of Sales Median Sale Price YTD Median Sale Price BERKSHIRE Number of Sales YTD Number of Sales Median Sale Price YTD Median Sale Price YTD Median Sale Price BRISTOL Number of Sales YTD Median Sale Price YTD Median Sale Price	unty For Condo Jul 2022 81 665 \$425,000 \$399,000 6 90 \$339,000 \$301,550 72 581	73 494 \$385,000 \$429,000 8 78 \$240,250 \$297,500	-9.9% -25.7% -9.4% 7.5% 33.3% -13.3% -29.1% -1.3% 6.9% -25.8%	
MA July 2023 Sales, Prices By Co BARNSTABLE Number of Sales YTD Number of Sales Median Sale Price YTD Median Sale Price BERKSHIRE Number of Sales YTD Number of Sales Median Sale Price YTD Median Sale Price YTD Median Sale Price YTD Median Sale Price BRISTOL Number of Sales YTD Number of Sales YTD Number of Sales YTD Number of Sales Median Sale Price YTD Median Sale Price DUKES	unty For Condo Jul 2022 81 665 \$425,000 \$399,000 \$399,000 \$339,000 \$301,550 72 581 \$286,000 \$305,000	73 494 \$385,000 \$429,000 8 78 \$240,250 \$297,500 77 431 \$374,000 \$340,000	-9.9% -25.7% -9.4% 7.5% 33.3% -13.3% -29.1% -1.3% 6.9% -25.8% 30.8% 11.5%	
MA July 2023 Sales, Prices By Co BARNSTABLE Number of Sales YTD Number of Sales Median Sale Price YTD Median Sale Price BERKSHIRE Number of Sales YTD Number of Sales Median Sale Price YTD Median Sale Price YTD Median Sale Price YTD Median Sale Price BRISTOL Number of Sales YTD Number of Sales YTD Number of Sales Median Sale Price YTD Median Sale Price YTD Median Sale Price YTD Median Sale Price	unty For Condo Jul 2022 81 665 \$425,000 \$399,000 6 90 \$339,000 \$301,550 72 581 \$286,000 \$305,000	73 494 \$385,000 \$429,000 8 78 \$240,250 \$297,500 77 431 \$374,000 \$340,000	-9.9% -25.7% -9.4% 7.5% 33.3% -13.3% -29.1% -1.3% 6.9% -25.8% 30.8% 11.5% 0.0%	
MA July 2023 Sales, Prices By Co BARNSTABLE Number of Sales YTD Number of Sales Median Sale Price YTD Median Sale Price BERKSHIRE Number of Sales YTD Number of Sales Median Sale Price YTD Median Sale Price YTD Median Sale Price YTD Median Sale Price DUKES Number of Sales Number of Sales Median Sale Price YTD Median Sale Price YTD Median Sale Price YTD Median Sale Price	unty For Condo Jul 2022 81 665 \$425,000 \$399,000 \$399,000 \$339,000 \$301,550 72 581 \$286,000 \$305,000	s The Warren Jul 2023 73 494 \$385,000 \$429,000 8 78 \$240,250 \$297,500 77 431 \$374,000 \$340,000	-9.9% -25.7% -9.4% 7.5% 33.3% -13.3% -29.1% -1.3% 6.9% -25.8% 30.8% 11.5% 0.0% 12.5%	
MA July 2023 Sales, Prices By Co BARNSTABLE Number of Sales YTD Number of Sales Median Sale Price YTD Median Sale Price BERKSHIRE Number of Sales YTD Number of Sales Median Sale Price YTD Median Sale Price YTD Median Sale Price BRISTOL Number of Sales YTD Number of Sales YTD Number of Sales Median Sale Price YTD Median Sale Price DUKES Number of Sales YTD Number of Sales Median Sale Price	unty For Condo Jul 2022 81 665 \$425,000 \$399,000 6 90 \$339,000 \$301,550 72 581 \$286,000 \$305,000 1 8 \$295,276	*** The Warren Jul 2023	-9.9% -25.7% -9.4% 7.5% 33.3% -13.3% -29.1% -1.3% 6.9% -25.8% 30.8% 11.5% 0.0% 12.5% 445.3%	
MA July 2023 Sales, Prices By Co BARNSTABLE Number of Sales YTD Number of Sales Median Sale Price YTD Median Sale Price BERKSHIRE Number of Sales YTD Number of Sales Median Sale Price YTD Median Sale Price YTD Median Sale Price BRISTOL Number of Sales YTD Number of Sales Median Sale Price YTD Median Sale Price YTD Median Sale Price YTD Median Sale Price DUKES Number of Sales YTD Number of Sales Median Sale Price YTD Median Sale Price	unty For Condo Jul 2022 81 665 \$425,000 \$399,000 \$399,000 \$339,000 \$301,550 72 581 \$286,000 \$305,000	s The Warren Jul 2023 73 494 \$385,000 \$429,000 8 78 \$240,250 \$297,500 77 431 \$374,000 \$340,000	-9.9% -25.7% -9.4% 7.5% 33.3% -13.3% -29.1% -1.3% 6.9% -25.8% 30.8% 11.5% 0.0% 12.5%	
MA July 2023 Sales, Prices By Co BARNSTABLE Number of Sales YTD Number of Sales Median Sale Price YTD Median Sale Price BERKSHIRE Number of Sales YTD Number of Sales Median Sale Price YTD Median Sale Price YTD Median Sale Price BRISTOL Number of Sales YTD Number of Sales YTD Number of Sales Median Sale Price YTD Median Sale Price DUKES Number of Sales YTD Number of Sales Median Sale Price	unty For Condo Jul 2022 81 665 \$425,000 \$399,000 6 90 \$339,000 \$301,550 72 581 \$286,000 \$305,000 1 8 \$295,276	*** The Warren Jul 2023	-9.9% -25.7% -9.4% 7.5% 33.3% -13.3% -29.1% -1.3% 6.9% -25.8% 30.8% 11.5% 0.0% 12.5% 445.3%	

YTD Number of Sales Median Sale Price	1,660 \$419,000	1,237 \$461,000	-25.5% 10.0%
YTD Median Sale Price	\$406,582	\$430,000	5.8%
FRANKLIN			
Number of Sales	1	0	-100.0%
YTD Number of Sales	29	13	-55.2%
Median Sale Price	\$293,000	\$0	-100.0%
YTD Median Sale Price	\$245,000	\$265,000	8.2%
HAMPDEN	47	47	0.00/
Number of Sales	47	47	0.0%
YTD Number of Sales Median Sale Price	380	303	-20.3%
YTD Median Sale Price	\$200,000 \$185,000	\$227,000 \$217,000	13.5% 17.3%
HAMPSHIRE	\$105,000	\$217,000	17.5/0
Number of Sales	26	25	-3.8%
YTD Number of Sales	181	150	-17.1%
Median Sale Price	\$271,750	\$340,000	25.1%
YTD Median Sale Price	\$271,000	\$302,500	11.6%
MIDDLESEX	Ψ272,000	Ψ302)300	11.075
Number of Sales	612	495	-19.1%
YTD Number of Sales	3,777	3,013	-20.2%
Median Sale Price	\$637,000	\$660,000	3.6%
YTD Median Sale Price	\$590,000	\$615,000	4.2%
NANTUCKET			
Number of Sales	1	1	0.0%
YTD Number of Sales	. 18	. 7	-61.1%
Median Sale Price	\$945,000	\$767,511	-18.8%
YTD Median Sale Price	\$986,500	\$605,000	-38.7%
NORFOLK	2.45	205	46.20/
Number of Sales	245	205	-16.3%
YTD Number of Sales Median Sale Price	1,565 \$535,000	1,231 \$604,540	-21.3% 13.0%
YTD Median Sale Price	\$520,000	\$555,000	6.7%
PLYMOUTH	\$320,000	\$333,000	0.776
Number of Sales	97	101	4.1%
YTD Number of Sales	737	649	-11.9%
Median Sale Price	\$399,900	\$450,000	12.5%
YTD Median Sale Price	\$414,000	\$420,000	1.4%
SUFFOLK	. ,	. ,	
Number of Sales	550	501	-8.9%
YTD Number of Sales	3,588	2,716	-24.3%
Median Sale Price	\$697,000	\$725,000	4.0%
YTD Median Sale Price	\$700,000	\$703 <i>,</i> 000	0.4%
WORCESTER			
Number of Sales	227	167	-26.4%
YTD Number of Sales	1,204	939	-22.0%
Median Sale Price	\$335,000	\$352,645	5.3%
YTD Median Sale Price	\$309,950	\$348,000	12.3%
MASSACHUSETTS TOTAL Number of Sales	2 201	1 006	1/1/20/
YTD Number of Sales	2,201 14,483	1,886 11,270	-14.3% -22.2%
TID Number of Jales	14,403	11,270	-22.2/0

 Median Sale Price
 \$521,000
 \$555,000
 6.5%

 YTD Median Sale Price
 \$500,000
 \$519,900
 4.0%