

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

	Mar 2025	Mar 2026	Percent Change
BARNSTABLE			
Number of Sales	171	216	26.3%
YTD Number of Sales	525	511	-2.7%
Median Sale Price	\$740,000	\$720,000	-2.7%
YTD Median Sale Price	\$704,000	\$709,900	0.8%
BERKSHIRE			
Number of Sales	69	93	34.8%
YTD Number of Sales	238	235	-1.3%
Median Sale Price	\$360,000	\$315,000	-12.5%
YTD Median Sale Price	\$325,000	\$325,000	0.0%
BRISTOL			
Number of Sales	220	220	0.0%
YTD Number of Sales	633	588	-7.1%
Median Sale Price	\$500,000	\$487,500	-2.5%
YTD Median Sale Price	\$490,000	\$502,250	2.5%
DUKES			
Number of Sales	8	17	112.5%
YTD Number of Sales	39	40	2.6%
Median Sale Price	\$1,155,625	\$1,000,000	-13.5%
YTD Median Sale Price	\$1,300,000	\$1,425,000	9.6%
ESSEX			
Number of Sales	260	242	-6.9%
YTD Number of Sales	722	704	-2.5%
Median Sale Price	\$700,000	\$700,000	0.0%
YTD Median Sale Price	\$685,500	\$699,950	2.1%
FRANKLIN			
Number of Sales	32	29	-9.4%
YTD Number of Sales	102	87	-14.7%
Median Sale Price	\$352,500	\$325,000	-7.8%
YTD Median Sale Price	\$325,000	\$345,000	6.2%
HAMPDEN			
Number of Sales	234	241	3.0%
YTD Number of Sales	663	650	-2.0%
Median Sale Price	\$312,000	\$320,000	2.6%
YTD Median Sale Price	\$310,000	\$321,000	3.5%
HAMPSHIRE			
Number of Sales	68	59	-13.2%
YTD Number of Sales	184	177	-3.8%
Median Sale Price	\$398,450	\$410,000	2.9%
YTD Median Sale Price	\$388,250	\$425,000	9.5%
MIDDLESEX			
Number of Sales	478	537	12.3%
YTD Number of Sales	1,337	1,322	-1.1%
Median Sale Price	\$810,000	\$830,000	2.5%
YTD Median Sale Price	\$808,000	\$800,000	-1.0%
NANTUCKET			
Number of Sales	4	8	100.0%
YTD Number of Sales	17	20	17.6%
Median Sale Price	\$1,725,000	\$4,250,000	146.4%

YTD Median Sale Price	\$2,085,000	\$3,172,500	52.2%
NORFOLK			
Number of Sales	263	264	0.4%
YTD Number of Sales	775	706	-8.9%
Median Sale Price	\$730,000	\$780,000	6.8%
YTD Median Sale Price	\$735,000	\$750,000	2.0%
PLYMOUTH			
Number of Sales	258	301	16.7%
YTD Number of Sales	783	726	-7.3%
Median Sale Price	\$590,000	\$615,000	4.2%
YTD Median Sale Price	\$579,900	\$617,000	6.4%
SUFFOLK			
Number of Sales	60	55	-8.3%
YTD Number of Sales	176	160	-9.1%
Median Sale Price	\$772,500	\$730,000	-5.5%
YTD Median Sale Price	\$780,000	\$750,000	-3.8%
WORCESTER			
Number of Sales	338	378	11.8%
YTD Number of Sales	1,048	1,011	-3.5%
Median Sale Price	\$464,000	\$450,000	-3.0%
YTD Median Sale Price	\$456,000	\$455,000	-0.2%
MASSACHUSETTS TOTAL			
Number of Sales	2,463	2,660	8.0%
YTD Number of Sales	7,242	6,937	-4.2%
Median Sale Price	\$600,000	\$600,000	0.0%
YTD Median Sale Price	\$589,900	\$600,000	1.7%

MA March 2026 Sales, Prices By County For Condos -- The Warren Group 2026			
	Mar 2025	Mar 2026	Percent Change

BARNSTABLE			
Number of Sales	72	79	9.7%
YTD Number of Sales	165	177	7.3%
Median Sale Price	\$495,000	\$395,000	-20.2%
YTD Median Sale Price	\$460,000	\$435,000	-5.4%
BERKSHIRE			
Number of Sales	16	9	-43.8%
YTD Number of Sales	36	29	-19.4%
Median Sale Price	\$497,250	\$235,000	-52.7%
YTD Median Sale Price	\$359,500	\$260,000	-27.7%
BRISTOL			
Number of Sales	63	55	-12.7%
YTD Number of Sales	182	141	-22.5%
Median Sale Price	\$365,000	\$372,500	2.1%
YTD Median Sale Price	\$345,000	\$365,000	5.8%
DUKES			
Number of Sales	2	1	-50.0%
YTD Number of Sales	3	1	-66.7%
Median Sale Price	\$465,000	\$1,200	-99.7%
YTD Median Sale Price	\$917,500	\$1,200	-99.9%
ESSEX			
Number of Sales	135	158	17.0%

YTD Number of Sales	393	397	1.0%
Median Sale Price	\$475,000	\$454,500	-4.3%
YTD Median Sale Price	\$449,900	\$447,500	-0.5%
FRANKLIN			
Number of Sales	7	1	-85.7%
YTD Number of Sales	14	5	-64.3%
Median Sale Price	\$330,000	\$336,000	1.8%
YTD Median Sale Price	\$317,500	\$165,000	-48.0%
HAMPDEN			
Number of Sales	41	36	-12.2%
YTD Number of Sales	119	101	-15.1%
Median Sale Price	\$229,500	\$220,500	-3.9%
YTD Median Sale Price	\$225,000	\$235,000	4.4%
HAMPSHIRE			
Number of Sales	20	14	-30.0%
YTD Number of Sales	56	38	-32.1%
Median Sale Price	\$317,500	\$356,250	12.2%
YTD Median Sale Price	\$296,000	\$322,250	8.9%
MIDDLESEX			
Number of Sales	400	336	-16.0%
YTD Number of Sales	1,026	913	-11.0%
Median Sale Price	\$659,950	\$582,000	-11.8%
YTD Median Sale Price	\$639,500	\$585,000	-8.5%
NANTUCKET			
Number of Sales	0	2	
YTD Number of Sales	8	2	-75.0%
Median Sale Price	\$0	\$465,375	
YTD Median Sale Price	\$860,000	\$465,375	-45.9%
NORFOLK			
Number of Sales	138	155	12.3%
YTD Number of Sales	358	358	0.0%
Median Sale Price	\$512,750	\$495,000	-3.5%
YTD Median Sale Price	\$549,000	\$519,500	-5.4%
PLYMOUTH			
Number of Sales	57	81	42.1%
YTD Number of Sales	172	202	17.4%
Median Sale Price	\$490,000	\$490,000	0.0%
YTD Median Sale Price	\$457,450	\$480,000	4.9%
SUFFOLK			
Number of Sales	321	309	-3.7%
YTD Number of Sales	811	754	-7.0%
Median Sale Price	\$735,000	\$675,000	-8.2%
YTD Median Sale Price	\$720,000	\$677,000	-6.0%
WORCESTER			
Number of Sales	116	67	-42.2%
YTD Number of Sales	311	213	-31.5%
Median Sale Price	\$371,000	\$360,000	-3.0%
YTD Median Sale Price	\$370,000	\$360,000	-2.7%
MASSACHUSETTS TOTAL			
Number of Sales	1,388	1,303	-6.1%
YTD Number of Sales	3,654	3,331	-8.8%

Median Sale Price	\$542,000	\$504,000	-7.0%
YTD Median Sale Price	\$530,000	\$505,000	-4.7%