MA May 2025 Sales, Prices By			
BARNSTABLE	May 2024	May 2025	Percent Change
Number of Sales	304	276	0.20/
YTD Number of Sales			-9.2% -5.8%
	1,092	1,029	
Median Sale Price	\$715,000	\$750,000	4.9%
YTD Median Sale Price	\$699,000	\$720,000	3.0%
BERKSHIRE	112	100	2.70/
Number of Sales	112	109	-2.7%
YTD Number of Sales	399	423	6.0%
Median Sale Price	\$320,000	\$319,000	-0.3%
YTD Median Sale Price	\$310,000	\$325,000	4.8%
BRISTOL	207	200	0.007
Number of Sales	297	298	0.3%
YTD Number of Sales	1,176	1,192	1.4%
Median Sale Price	\$510,000	\$519,000	1.8%
YTD Median Sale Price	\$477,500	\$499,450	4.6%
DUKES			
Number of Sales	14	17	21.4%
YTD Number of Sales	. 51	67	31.4%
Median Sale Price	\$1,216,250	\$1,195,000	-1.7%
YTD Median Sale Price	\$1,350,000	\$1,306,000	-3.3%
ESSEX			
Number of Sales	428	433	1.2%
YTD Number of Sales	1,387	1,490	7.4%
Median Sale Price	\$693 <i>,</i> 100	\$762 <i>,</i> 000	9.9%
YTD Median Sale Price	\$665,000	\$710,000	6.8%
FRANKLIN			
Number of Sales	44	58	31.8%
YTD Number of Sales	174	192	10.3%
Median Sale Price	\$310,000	\$362,350	16.9%
YTD Median Sale Price	\$310,000	\$348,500	12.4%
HAMPDEN			
Number of Sales	315	289	-8.3%
YTD Number of Sales	1,249	1,201	-3.8%
Median Sale Price	\$312,000	\$327,000	4.8%
YTD Median Sale Price	\$300,000	\$320,000	6.7%
HAMPSHIRE			
Number of Sales	89	92	3.4%
YTD Number of Sales	314	350	11.5%
Median Sale Price	\$460,000	\$435,000	-5.4%
YTD Median Sale Price	\$410,000	\$415,000	1.2%
MIDDLESEX			
Number of Sales	824	848	2.9%
YTD Number of Sales	2,787	2,863	2.7%
Median Sale Price	\$868,750	\$903,500	4.0%
YTD Median Sale Price	\$810,000	\$850,000	4.9%
NANTUCKET	,,	/ 3	
Number of Sales	6	10	66.7%
YTD Number of Sales	36	38	5.6%
Median Sale Price	\$1,975,000	\$2,349,500	19.0%
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YTD Median Sale Price	\$2,950,000	\$2,117,500	-28.2%
NORFOLK			
Number of Sales	419	485	15.8%
YTD Number of Sales	1,529	1,564	2.3%
Median Sale Price	\$770 <i>,</i> 000	\$830,000	7.8%
YTD Median Sale Price	\$725,000	\$765,000	5.5%
PLYMOUTH			
Number of Sales	374	402	7.5%
YTD Number of Sales	1,409	1,502	6.6%
Median Sale Price	\$625,000	\$635,000	1.6%
YTD Median Sale Price	\$590,000	\$600,000	1.7%
SUFFOLK	7550,000	7000,000	1.770
Number of Sales	122	111	-9.0%
YTD Number of Sales	413	357	-13.6%
Median Sale Price	\$830,000	\$800,000	-3.6%
YTD Median Sale Price	\$740,000	\$790,000	6.8%
WORCESTER			
Number of Sales	567	582	2.6%
YTD Number of Sales	2,034	2,090	2.8%
Median Sale Price	\$455,000	\$497,000	9.2%
YTD Median Sale Price	\$440,000	\$465 <i>,</i> 875	5.9%
MASSACHUSETTS TOTAL			
Number of Sales	3,915	4,010	2.4%
YTD Number of Sales	14,050	14,358	2.2%
Median Sale Price	\$636,000	\$666,125	4.7%
YTD Median Sale Price			5.1%
TID MECHALI SALE PILCE	うつろい いいい	うりえい いいい	7 170
FID Median Sale Price	\$590,000	\$620,000	5.1%
MA May 2025 Sales, Prices By	County For Condo	s The Warren G	Group 2025
	,	s The Warren G	
	County For Condo	s The Warren G	Group 2025
MA May 2025 Sales, Prices By	County For Condo	s The Warren G	Group 2025
MA May 2025 Sales, Prices By BARNSTABLE	County For Condo May 2024	s The Warren G May 2025 P	iroup 2025 ercent Change
MA May 2025 Sales, Prices By  BARNSTABLE  Number of Sales	County For Condo May 2024	s The Warren G May 2025 P 83 327	Group 2025 ercent Change -1.2%
MA May 2025 Sales, Prices By  BARNSTABLE  Number of Sales  YTD Number of Sales  Median Sale Price	County For Condo May 2024 84 319 \$482,500	s The Warren G May 2025 P 83 327 \$425,000	Froup 2025 ercent Change -1.2% 2.5% -11.9%
MA May 2025 Sales, Prices By  BARNSTABLE  Number of Sales  YTD Number of Sales  Median Sale Price  YTD Median Sale Price	County For Condo May 2024 84 319	s The Warren G May 2025 P 83 327	Froup <b>2025</b> ercent Change  -1.2%  2.5%
MA May 2025 Sales, Prices By  BARNSTABLE  Number of Sales  YTD Number of Sales  Median Sale Price  YTD Median Sale Price  BERKSHIRE	84 319 \$482,500 \$460,000	s The Warren G May 2025 P 83 327 \$425,000 \$440,000	Froup 2025 ercent Change -1.2% 2.5% -11.9% -4.3%
MA May 2025 Sales, Prices By  BARNSTABLE  Number of Sales  YTD Number of Sales  Median Sale Price  YTD Median Sale Price  BERKSHIRE  Number of Sales	County For Condo May 2024 84 319 \$482,500 \$460,000	s The Warren G May 2025 P 83 327 \$425,000 \$440,000	Froup 2025 ercent Change  -1.2% 2.5% -11.9% -4.3%  -12.5%
MA May 2025 Sales, Prices By  BARNSTABLE  Number of Sales  YTD Number of Sales  Median Sale Price  YTD Median Sale Price  BERKSHIRE  Number of Sales  YTD Number of Sales	84 319 \$482,500 \$460,000	s The Warren G May 2025 P 83 327 \$425,000 \$440,000	-1.2% 2.5% -11.9% -4.3% -12.5% -4.5%
MA May 2025 Sales, Prices By  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	84 319 \$482,500 \$460,000 16 66 \$238,000	s The Warren 6 May 2025 P 83 327 \$425,000 \$440,000 14 63 \$335,500	-1.2% -2.5% -11.9% -4.3% -12.5% -4.5% 41.0%
MA May 2025 Sales, Prices By  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	84 319 \$482,500 \$460,000	s The Warren G May 2025 P 83 327 \$425,000 \$440,000	-1.2% 2.5% -11.9% -4.3% -12.5% -4.5%
MA May 2025 Sales, Prices By  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	84 319 \$482,500 \$460,000 16 66 \$238,000 \$285,500	83 327 \$425,000 \$440,000 14 63 \$335,500 \$400,000	-1.2% 2.5% -11.9% -4.3% -12.5% -4.5% 41.0% 40.1%
MA May 2025 Sales, Prices By  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  Number of Sales	84 319 \$482,500 \$460,000 16 66 \$238,000 \$285,500	s The Warren 6 May 2025 P 83 327 \$425,000 \$440,000 14 63 \$335,500 \$400,000	-1.2% 2.5% -11.9% -4.3% -12.5% -4.5% 41.0% 40.1% 12.3%
MA May 2025 Sales, Prices By  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	84 319 \$482,500 \$460,000 16 66 \$238,000 \$285,500	s The Warren 6 May 2025 P 83 327 \$425,000 \$440,000 14 63 \$335,500 \$400,000	-1.2% 2.5% -11.9% -4.3% -12.5% -4.5% 41.0% 40.1% -12.3% 24.3%
MA May 2025 Sales, Prices By  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  House of Sales  Median Sale Price  STD Median Sale Price  BRISTOL  Number of Sales  YTD Number of Sales  Median Sale Price	84 319 \$482,500 \$460,000 16 66 \$238,000 \$285,500 57 255 \$340,000	s The Warren 6 May 2025 P  83 327 \$425,000 \$440,000  14 63 \$335,500 \$400,000  64 317 \$405,113	-1.2% 2.5% -11.9% -4.3% -12.5% -4.5% 41.0% 40.1%  12.3% 24.3% 19.2%
MA May 2025 Sales, Prices By  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	84 319 \$482,500 \$460,000 16 66 \$238,000 \$285,500	s The Warren 6 May 2025 P 83 327 \$425,000 \$440,000 14 63 \$335,500 \$400,000	-1.2% 2.5% -11.9% -4.3% -12.5% -4.5% 41.0% 40.1% -12.3% 24.3%
MA May 2025 Sales, Prices By  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  House of Sales  Median Sale Price  STD Median Sale Price  BRISTOL  Number of Sales  YTD Number of Sales  Median Sale Price	84 319 \$482,500 \$460,000 16 66 \$238,000 \$285,500 57 255 \$340,000	s The Warren 6 May 2025 P  83 327 \$425,000 \$440,000  14 63 \$335,500 \$400,000  64 317 \$405,113	-1.2% 2.5% -11.9% -4.3% -12.5% -4.5% 41.0% 40.1%  12.3% 24.3% 19.2%
MA May 2025 Sales, Prices By  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	84 319 \$482,500 \$460,000 16 66 \$238,000 \$285,500 57 255 \$340,000	s The Warren 6 May 2025 P  83 327 \$425,000 \$440,000  14 63 \$335,500 \$400,000  64 317 \$405,113	-1.2% 2.5% -11.9% -4.3% -12.5% -4.5% 41.0% 40.1%  12.3% 24.3% 19.2%
MA May 2025 Sales, Prices By  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	84 319 \$482,500 \$460,000 16 66 \$238,000 \$285,500 57 255 \$340,000 \$339,000	s The Warren 6 May 2025 P   83 327 \$425,000 \$440,000  14 63 \$335,500 \$400,000  64 317 \$405,113 \$365,000	-1.2% 2.5% -11.9% -4.3% -12.5% -4.5% 41.0% 40.1%  12.3% 24.3% 19.2% 7.7%
MA May 2025 Sales, Prices By  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 Number of Sales  Median Sale Price  YTD 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	84 319 \$482,500 \$460,000 16 66 \$238,000 \$285,500 57 255 \$340,000 \$339,000	s The Warren 6 May 2025 P  83 327 \$425,000 \$440,000  14 63 \$335,500 \$400,000  64 317 \$405,113 \$365,000	-1.2% 2.5% -11.9% -4.3% -12.5% -4.5% 41.0% 40.1%  12.3% 24.3% 19.2% 7.7% -66.7% -33.3%
MA May 2025 Sales, Prices By  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	County For Condo May 2024  84 319 \$482,500 \$460,000  16 66 \$238,000 \$285,500  57 255 \$340,000 \$339,000  6 15 \$8,500	s The Warren 6 May 2025 P  83 327 \$425,000 \$440,000  14 63 \$335,500 \$400,000  64 317 \$405,113 \$365,000  2 10 \$10,000	-1.2% 2.5% -11.9% -4.3% -12.5% -4.5% 41.0% 40.1%  12.3% 24.3% 19.2% 7.7% -66.7% -33.3% 17.6%
MA May 2025 Sales, Prices By  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  DUKES  Number of Sales  YTD Number of Sales  YTD Number of Sales  YTD Number of Sales  YTD Number of Sales	84 319 \$482,500 \$460,000 16 66 \$238,000 \$285,500 57 255 \$340,000 \$339,000	s The Warren 6 May 2025 P  83 327 \$425,000 \$440,000  14 63 \$335,500 \$400,000  64 317 \$405,113 \$365,000	-1.2% 2.5% -11.9% -4.3% -12.5% -4.5% 41.0% 40.1%  12.3% 24.3% 19.2% 7.7% -66.7% -33.3%
MA May 2025 Sales, Prices By  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	County For Condo May 2024  84 319 \$482,500 \$460,000  16 66 \$238,000 \$285,500  57 255 \$340,000 \$339,000  6 15 \$8,500	s The Warren 6 May 2025 P  83 327 \$425,000 \$440,000  14 63 \$335,500 \$400,000  64 317 \$405,113 \$365,000  2 10 \$10,000	-1.2% 2.5% -11.9% -4.3% -12.5% -4.5% 41.0% 40.1%  12.3% 24.3% 19.2% 7.7% -66.7% -33.3% 17.6%

YTD Number of Sales	812	800	-1.5%	
Median Sale Price	\$456,250	\$424,900	-6.9%	
YTD Median Sale Price	\$449,500	\$440,000	-2.1%	
FRANKLIN				
Number of Sales	7	6	-14.3%	
YTD Number of Sales	14	26	85.7%	
Median Sale Price	\$195,000	\$222,500	14.1%	
YTD Median Sale Price	\$252,500	\$294,950	16.8%	
HAMPDEN				
Number of Sales	46	47	2.2%	
YTD Number of Sales	178	211	18.5%	
Median Sale Price	\$235,000	\$225,000	-4.3%	
YTD Median Sale Price	\$218,188	\$225,000	3.1%	
HAMPSHIRE	. ,	. ,		
Number of Sales	20	29	45.0%	
YTD Number of Sales	86	105	22.1%	
Median Sale Price	\$352,500	\$365,400	3.7%	
YTD Median Sale Price	\$337,500	\$340,000	0.7%	
MIDDLESEX	, ,	,,		
Number of Sales	550	543	-1.3%	
YTD Number of Sales	1,912	2,033	6.3%	
Median Sale Price	\$650,500	\$716,000	10.1%	
YTD Median Sale Price	\$649,700	\$665,000	2.4%	
NANTUCKET	Ψ σ .σ / , σ σ	4000,000	,	
Number of Sales	0	3		
YTD Number of Sales	5	11	120.0%	
Median Sale Price	\$0	\$1,195,000	120.070	
YTD Median Sale Price	\$900,000	\$895,000	-0.6%	
NORFOLK	7500,000	7033,000	0.070	
Number of Sales	182	192	5.5%	
YTD Number of Sales	728	715	-1.8%	
Median Sale Price	\$575,000	\$579,500	0.8%	
YTD Median Sale Price	\$550,000	\$550,000	0.0%	
PLYMOUTH	7550,000	\$330,000	0.070	
Number of Sales	101	107	5.9%	
YTD Number of Sales	393	381	-3.1%	
Median Sale Price	\$470,000	\$499,000	6.2%	
YTD Median Sale Price	\$470,000	\$460,000	-2.1%	
SUFFOLK	\$470,000	\$460,000	-2.170	
Number of Sales	483	492	1.9%	
YTD Number of Sales				
Median Sale Price	1,645 \$725,000	1,718 \$675,000	4.4% -6.9%	
	•	•		
YTD Median Sale Price	\$700,000	\$706 <i>,</i> 250	0.9%	
WORCESTER	155	127	11 (0/	
Number of Sales	155	137	-11.6%	
YTD Number of Sales	589	606	2.9%	
Median Sale Price	\$380,000	\$380,000	0.0%	
YTD Median Sale Price	\$360,000	\$385,000	6.9%	
MASSACHUSETTS TOTAL	4.000	4.046	4 30/	
Number of Sales	1,923	1,946	1.2%	
YTD Number of Sales	7,017	7,323	4.4%	

 Median Sale Price
 \$550,000
 \$550,000
 0.0%

 YTD Median Sale Price
 \$530,000
 \$539,900
 1.9%