

**MA January 2023 Sales, Prices By County For Single-Family Homes -- The Warren Group 2023**

	<b>2022</b>	<b>2023</b>	<b>Percent Change</b>
<b>BARNSTABLE</b>			
Number of Sales	279	184	-34.1%
YTD Number of Sales	279	184	-34.1%
Median Sale Price	\$600,000	\$592,000	-1.3%
YTD Median Sale Price	\$600,000	\$592,000	-1.3%
<b>BERKSHIRE</b>			
Number of Sales	124	78	-37.1%
YTD Number of Sales	124	78	-37.1%
Median Sale Price	\$302,500	\$303,500	0.3%
YTD Median Sale Price	\$302,500	\$303,500	0.3%
<b>BRISTOL</b>			
Number of Sales	295	206	-30.2%
YTD Number of Sales	295	206	-30.2%
Median Sale Price	\$420,000	\$424,000	1.0%
YTD Median Sale Price	\$420,000	\$424,000	1.0%
<b>DUKES</b>			
Number of Sales	16	14	-12.5%
YTD Number of Sales	16	14	-12.5%
Median Sale Price	\$1,035,000	\$1,797,500	73.7%
YTD Median Sale Price	\$1,035,000	\$1,797,500	73.7%
<b>ESSEX</b>			
Number of Sales	351	225	-35.9%
YTD Number of Sales	351	225	-35.9%
Median Sale Price	\$560,000	\$560,000	0.0%
YTD Median Sale Price	\$560,000	\$560,000	0.0%
<b>FRANKLIN</b>			
Number of Sales	42	40	-4.8%
YTD Number of Sales	42	40	-4.8%
Median Sale Price	\$300,000	\$264,950	-11.7%
YTD Median Sale Price	\$300,000	\$264,950	-11.7%
<b>HAMPDEN</b>			
Number of Sales	290	216	-25.5%
YTD Number of Sales	290	216	-25.5%
Median Sale Price	\$250,000	\$265,000	6.0%
YTD Median Sale Price	\$250,000	\$265,000	6.0%
<b>HAMPSHIRE</b>			
Number of Sales	106	49	-53.8%
YTD Number of Sales	106	49	-53.8%
Median Sale Price	\$335,000	\$361,000	7.8%
YTD Median Sale Price	\$335,000	\$361,000	7.8%
<b>MIDDLESEX</b>			
Number of Sales	644	434	-32.6%
YTD Number of Sales	644	434	-32.6%

Median Sale Price	\$650,000	\$650,000	0.0%
YTD Median Sale Price	\$650,000	\$650,000	0.0%
<b>NANTUCKET</b>			
Number of Sales	10	6	-40.0%
YTD Number of Sales	10	6	-40.0%
Median Sale Price	\$2,222,500	\$1,837,500	-17.3%
YTD Median Sale Price	\$2,222,500	\$1,837,500	-17.3%
<b>NORFOLK</b>			
Number of Sales	381	241	-36.7%
YTD Number of Sales	381	241	-36.7%
Median Sale Price	\$645,000	\$615,000	-4.7%
YTD Median Sale Price	\$645,000	\$615,000	-4.7%
<b>PLYMOUTH</b>			
Number of Sales	371	265	-28.6%
YTD Number of Sales	371	265	-28.6%
Median Sale Price	\$500,000	\$525,000	5.0%
YTD Median Sale Price	\$500,000	\$525,000	5.0%
<b>SUFFOLK</b>			
Number of Sales	94	53	-43.6%
YTD Number of Sales	94	53	-43.6%
Median Sale Price	\$669,000	\$665,000	-0.6%
YTD Median Sale Price	\$669,000	\$665,000	-0.6%
<b>WORCESTER</b>			
Number of Sales	525	368	-29.9%
YTD Number of Sales	525	368	-29.9%
Median Sale Price	\$375,000	\$385,000	2.7%
YTD Median Sale Price	\$375,000	\$385,000	2.7%
<b>MASSACHUSETTS TOTAL</b>			
Number of Sales	3,528	2,379	-32.6%
YTD Number of Sales	3,528	2,379	-32.6%
Median Sale Price	\$495,000	\$499,000	0.8%
YTD Median Sale Price	\$495,000	\$499,000	0.8%

### MA January 2023 Sales, Prices By County For Condos -- The Warren Group 2023

	2022	2023	Percent Change
<b>BARNSTABLE</b>			
Number of Sales	105	57	-45.7%
YTD Number of Sales	105	57	-45.7%
Median Sale Price	\$349,000	\$432,500	23.9%
YTD Median Sale Price	\$349,000	\$432,500	23.9%
<b>BERKSHIRE</b>			
Number of Sales	17	11	-35.3%
YTD Number of Sales	17	11	-35.3%
Median Sale Price	\$320,000	\$303,000	-5.3%
YTD Median Sale Price	\$320,000	\$303,000	-5.3%

**BRISTOL**

Number of Sales	70	42	-40.0%
YTD Number of Sales	70	42	-40.0%
Median Sale Price	\$271,000	\$304,500	12.4%
YTD Median Sale Price	\$271,000	\$304,500	12.4%

**DUKES**

Number of Sales	3	1	-66.7%
YTD Number of Sales	3	1	-66.7%
Median Sale Price	\$908,500	\$0	-100.0%
YTD Median Sale Price	\$908,500	\$0	-100.0%

**ESSEX**

Number of Sales	196	138	-29.6%
YTD Number of Sales	196	138	-29.6%
Median Sale Price	\$394,500	\$421,750	6.9%
YTD Median Sale Price	\$394,500	\$421,750	6.9%

**FRANKLIN**

Number of Sales	4	2	-50.0%
YTD Number of Sales	4	2	-50.0%
Median Sale Price	\$199,950	\$0	-100.0%
YTD Median Sale Price	\$199,950	\$0	-100.0%

**HAMPDEN**

Number of Sales	52	35	-32.7%
YTD Number of Sales	52	35	-32.7%
Median Sale Price	\$178,500	\$198,500	11.2%
YTD Median Sale Price	\$178,500	\$198,500	11.2%

**HAMPSHIRE**

Number of Sales	24	14	-41.7%
YTD Number of Sales	24	14	-41.7%
Median Sale Price	\$265,500	\$255,000	-4.0%
YTD Median Sale Price	\$265,500	\$255,000	-4.0%

**MIDDLESEX**

Number of Sales	424	284	-33.0%
YTD Number of Sales	424	284	-33.0%
Median Sale Price	\$517,500	\$550,000	6.3%
YTD Median Sale Price	\$517,500	\$550,000	6.3%

**NANTUCKET**

Number of Sales	6	0	-100.0%
YTD Number of Sales	6	0	-100.0%
Median Sale Price	\$1,097,500	\$0	-100.0%
YTD Median Sale Price	\$1,097,500	\$0	-100.0%

**NORFOLK**

Number of Sales	179	118	-34.1%
YTD Number of Sales	179	118	-34.1%
Median Sale Price	\$485,000	\$492,958	1.6%
YTD Median Sale Price	\$485,000	\$492,958	1.6%

**PLYMOUTH**

Number of Sales	84	93	10.7%
YTD Number of Sales	84	93	10.7%
Median Sale Price	\$400,500	\$420,000	4.9%
YTD Median Sale Price	\$400,500	\$420,000	4.9%

**SUFFOLK**

Number of Sales	356	284	-20.2%
YTD Number of Sales	356	284	-20.2%
Median Sale Price	\$595,000	\$697,450	17.2%
YTD Median Sale Price	\$595,000	\$697,450	17.2%

**WORCESTER**

Number of Sales	113	99	-12.4%
YTD Number of Sales	113	99	-12.4%
Median Sale Price	\$285,000	\$304,500	6.8%
YTD Median Sale Price	\$285,000	\$304,500	6.8%

**MASSACHUSETTS TOTAL**

Number of Sales	1,633	1,178	-27.9%
YTD Number of Sales	1,633	1,178	-27.9%
Median Sale Price	\$440,000	\$480,500	9.2%
YTD Median Sale Price	\$440,000	\$480,500	9.2%