

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

	Feb 2022	Feb 2023	Percent Change
BARNSTABLE			
Number of Sales	204	169	-17.2%
YTD Number of Sales	483	353	-26.9%
Median Sale Price	\$552,000	\$599,900	8.7%
YTD Median Sale Price	\$583,500	\$599,000	2.7%
BERKSHIRE			
Number of Sales	87	52	-40.2%
YTD Number of Sales	211	130	-38.4%
Median Sale Price	\$249,900	\$300,000	20.0%
YTD Median Sale Price	\$282,000	\$300,000	6.4%
BRISTOL			
Number of Sales	251	199	-20.7%
YTD Number of Sales	546	407	-25.5%
Median Sale Price	\$399,900	\$429,000	7.3%
YTD Median Sale Price	\$409,000	\$425,000	3.9%
DUKES			
Number of Sales	12	10	-16.7%
YTD Number of Sales	28	24	-14.3%
Median Sale Price	\$824,250	\$1,322,500	60.4%
YTD Median Sale Price	\$972,000	\$1,420,000	46.1%
ESSEX			
Number of Sales	246	201	-18.3%
YTD Number of Sales	597	426	-28.6%
Median Sale Price	\$550,000	\$560,000	1.8%
YTD Median Sale Price	\$555,000	\$560,000	0.9%
FRANKLIN			
Number of Sales	37	15	-59.5%
YTD Number of Sales	79	55	-30.4%
Median Sale Price	\$270,000	\$330,000	22.2%
YTD Median Sale Price	\$285,000	\$280,000	-1.8%
HAMPDEN			
Number of Sales	247	197	-20.2%
YTD Number of Sales	537	415	-22.7%
Median Sale Price	\$260,000	\$269,000	3.5%
YTD Median Sale Price	\$255,000	\$266,000	4.3%
HAMPSHIRE			
Number of Sales	66	44	-33.3%
YTD Number of Sales	172	93	-45.9%
Median Sale Price	\$347,500	\$340,250	-2.1%

YTD Median Sale Price	\$337,450	\$351,000	4.0%
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MIDDLESEX

Number of Sales	462	348	-24.7%
YTD Number of Sales	1,106	782	-29.3%
Median Sale Price	\$655,000	\$648,900	-0.9%
YTD Median Sale Price	\$650,000	\$650,000	0.0%

NANTUCKET

Number of Sales	4	3	-25.0%
YTD Number of Sales	14	9	-35.7%
Median Sale Price	\$2,655,000	\$3,525,000	32.8%
YTD Median Sale Price	\$2,222,500	\$1,900,000	-14.5%

NORFOLK

Number of Sales	229	238	3.9%
YTD Number of Sales	610	479	-21.5%
Median Sale Price	\$620,000	\$596,250	-3.8%
YTD Median Sale Price	\$632,500	\$607,000	-4.0%

PLYMOUTH

Number of Sales	263	203	-22.8%
YTD Number of Sales	634	468	-26.2%
Median Sale Price	\$488,000	\$498,737	2.2%
YTD Median Sale Price	\$495,000	\$517,500	4.5%

SUFFOLK

Number of Sales	78	54	-30.8%
YTD Number of Sales	172	108	-37.2%
Median Sale Price	\$647,500	\$650,000	0.4%
YTD Median Sale Price	\$660,000	\$657,500	-0.4%

WORCESTER

Number of Sales	414	307	-25.8%
YTD Number of Sales	939	676	-28.0%
Median Sale Price	\$361,000	\$390,000	8.0%
YTD Median Sale Price	\$370,000	\$390,000	5.4%

MASSACHUSETTS TOTAL

Number of Sales	2,600	2,040	-21.5%
YTD Number of Sales	6,128	4,425	-27.8%
Median Sale Price	\$470,000	\$498,369	6.0%
YTD Median Sale Price	\$485,000	\$499,000	2.9%

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

	Feb 2022	Feb 2023	Percent Change
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BARNSTABLE

Number of Sales	58	42	-27.6%
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YTD Number of Sales	163	99	-39.3%
Median Sale Price	\$413,750	\$392,500	-5.1%
YTD Median Sale Price	\$360,000	\$405,000	12.5%
BERKSHIRE			
Number of Sales	16	7	-56.3%
YTD Number of Sales	33	18	-45.5%
Median Sale Price	\$233,000	\$650,000	179.0%
YTD Median Sale Price	\$242,111	\$384,000	58.6%
BRISTOL			
Number of Sales	71	42	-40.8%
YTD Number of Sales	141	84	-40.4%
Median Sale Price	\$328,000	\$323,750	-1.3%
YTD Median Sale Price	\$298,500	\$315,450	5.7%
DUKES			
Number of Sales	0	2	
YTD Number of Sales	3	3	0.0%
Median Sale Price	\$0	\$226,750	
YTD Median Sale Price	\$0	\$450,000	
ESSEX			
Number of Sales	179	140	-21.8%
YTD Number of Sales	375	278	-25.9%
Median Sale Price	\$350,000	\$408,500	16.7%
YTD Median Sale Price	\$370,000	\$412,500	11.5%
FRANKLIN			
Number of Sales	5	0	-100.0%
YTD Number of Sales	9	2	-77.8%
Median Sale Price	\$245,000	\$0	-100.0%
YTD Median Sale Price	\$245,000	\$0	-100.0%
HAMPDEN			
Number of Sales	43	34	-20.9%
YTD Number of Sales	95	69	-27.4%
Median Sale Price	\$182,000	\$199,950	9.9%
YTD Median Sale Price	\$180,000	\$198,500	10.3%
HAMPSHIRE			
Number of Sales	12	13	8.3%
YTD Number of Sales	36	27	-25.0%
Median Sale Price	\$309,750	\$216,650	-30.1%
YTD Median Sale Price	\$274,500	\$235,000	-14.4%
MIDDLESEX			
Number of Sales	291	263	-9.6%
YTD Number of Sales	715	547	-23.5%

Median Sale Price	\$545,000	\$488,900	-10.3%
YTD Median Sale Price	\$525,000	\$535,000	1.9%
NANTUCKET			
Number of Sales	1	2	100.0%
YTD Number of Sales	7	2	-71.4%
Median Sale Price	\$1,175,000	\$349,133	-70.3%
YTD Median Sale Price	\$1,175,000	\$349,133	-70.3%
NORFOLK			
Number of Sales	159	96	-39.6%
YTD Number of Sales	338	214	-36.7%
Median Sale Price	\$494,000	\$530,000	7.3%
YTD Median Sale Price	\$490,000	\$505,976	3.3%
PLYMOUTH			
Number of Sales	93	67	-28.0%
YTD Number of Sales	177	160	-9.6%
Median Sale Price	\$394,720	\$377,000	-4.5%
YTD Median Sale Price	\$400,000	\$404,000	1.0%
SUFFOLK			
Number of Sales	306	217	-29.1%
YTD Number of Sales	662	501	-24.3%
Median Sale Price	\$675,500	\$632,500	-6.4%
YTD Median Sale Price	\$650,000	\$662,500	1.9%
WORCESTER			
Number of Sales	132	93	-29.5%
YTD Number of Sales	245	192	-21.6%
Median Sale Price	\$255,000	\$319,900	25.5%
YTD Median Sale Price	\$270,000	\$307,500	13.9%
MASSACHUSETTS TOTAL			
Number of Sales	1,366	1,018	-25.5%
YTD Number of Sales	2,999	2,196	-26.8%
Median Sale Price	\$440,000	\$460,000	4.5%
YTD Median Sale Price	\$440,000	\$469,950	6.8%