

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

	Mar 2022	Mar 2023	Percent Change
BARNSTABLE			
Number of Sales	286	215	-24.8%
YTD Number of Sales	769	568	-26.1%
Median Sale Price	\$570,500	\$640,000	12.2%
YTD Median Sale Price	\$575,000	\$620,000	7.8%
BERKSHIRE			
Number of Sales	97	82	-15.5%
YTD Number of Sales	308	212	-31.2%
Median Sale Price	\$280,000	\$265,000	-5.4%
YTD Median Sale Price	\$281,000	\$280,000	-0.4%
BRISTOL			
Number of Sales	305	242	-20.7%
YTD Number of Sales	851	649	-23.7%
Median Sale Price	\$407,500	\$420,000	3.1%
YTD Median Sale Price	\$408,000	\$425,000	4.2%
DUKES			
Number of Sales	18	19	5.6%
YTD Number of Sales	46	43	-6.5%
Median Sale Price	\$1,249,950	\$1,100,000	-12.0%
YTD Median Sale Price	\$1,072,500	\$1,295,000	20.7%
ESSEX			
Number of Sales	354	287	-18.9%
YTD Number of Sales	951	713	-25.0%
Median Sale Price	\$583,850	\$625,000	7.0%
YTD Median Sale Price	\$570,000	\$588,000	3.2%
FRANKLIN			
Number of Sales	34	31	-8.8%
YTD Number of Sales	113	86	-23.9%
Median Sale Price	\$234,000	\$275,000	17.5%
YTD Median Sale Price	\$269,900	\$276,500	2.4%
HAMPDEN			
Number of Sales	329	242	-26.4%
YTD Number of Sales	866	657	-24.1%
Median Sale Price	\$260,000	\$270,000	3.8%
YTD Median Sale Price	\$258,500	\$268,000	3.7%
HAMPSHIRE			
Number of Sales	78	59	-24.4%
YTD Number of Sales	250	152	-39.2%
Median Sale Price	\$376,625	\$380,000	0.9%

YTD Median Sale Price	\$352,500	\$360,000	2.1%
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MIDDLESEX

Number of Sales	712	513	-27.9%
YTD Number of Sales	1,818	1,295	-28.8%
Median Sale Price	\$725,000	\$760,000	4.8%
YTD Median Sale Price	\$675,000	\$680,000	0.7%

NANTUCKET

Number of Sales	14	8	-42.9%
YTD Number of Sales	28	17	-39.3%
Median Sale Price	\$3,280,000	\$2,265,000	-30.9%
YTD Median Sale Price	\$2,905,000	\$2,060,000	-29.1%

NORFOLK

Number of Sales	384	305	-20.6%
YTD Number of Sales	994	784	-21.1%
Median Sale Price	\$650,000	\$650,000	0.0%
YTD Median Sale Price	\$640,000	\$620,500	-3.0%

PLYMOUTH

Number of Sales	393	288	-26.7%
YTD Number of Sales	1,027	756	-26.4%
Median Sale Price	\$520,000	\$500,000	-3.8%
YTD Median Sale Price	\$500,000	\$506,500	1.3%

SUFFOLK

Number of Sales	86	79	-8.1%
YTD Number of Sales	258	187	-27.5%
Median Sale Price	\$737,500	\$670,000	-9.2%
YTD Median Sale Price	\$674,500	\$667,500	-1.0%

WORCESTER

Number of Sales	510	386	-24.3%
YTD Number of Sales	1,449	1,065	-26.5%
Median Sale Price	\$380,000	\$394,950	3.9%
YTD Median Sale Price	\$375,000	\$390,000	4.0%

MASSACHUSETTS TOTAL

Number of Sales	3,600	2,756	-23.4%
YTD Number of Sales	9,728	7,184	-26.2%
Median Sale Price	\$515,000	\$540,000	4.9%
YTD Median Sale Price	\$499,000	\$510,000	2.2%

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

	Mar 2022	Mar 2023	Percent Change
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BARNSTABLE

Number of Sales	86	69	-19.8%
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YTD Number of Sales	249	168	-32.5%
Median Sale Price	\$392,000	\$425,000	8.4%
YTD Median Sale Price	\$377,000	\$407,500	8.1%
BERKSHIRE			
Number of Sales	11	13	18.2%
YTD Number of Sales	44	31	-29.5%
Median Sale Price	\$312,000	\$300,000	-3.8%
YTD Median Sale Price	\$295,000	\$303,000	2.7%
BRISTOL			
Number of Sales	95	66	-30.5%
YTD Number of Sales	236	150	-36.4%
Median Sale Price	\$312,000	\$335,000	7.4%
YTD Median Sale Price	\$302,500	\$323,750	7.0%
DUKES			
Number of Sales	1	2	100.0%
YTD Number of Sales	4	5	25.0%
Median Sale Price	\$5,000	\$1,389,500	27690.0%
YTD Median Sale Price	\$456,750	\$819,000	79.3%
ESSEX			
Number of Sales	204	188	-7.8%
YTD Number of Sales	579	466	-19.5%
Median Sale Price	\$378,500	\$422,000	11.5%
YTD Median Sale Price	\$370,000	\$416,000	12.4%
FRANKLIN			
Number of Sales	5	2	-60.0%
YTD Number of Sales	14	4	-71.4%
Median Sale Price	\$225,000	\$205,000	-8.9%
YTD Median Sale Price	\$235,000	\$205,000	-12.8%
HAMPDEN			
Number of Sales	50	37	-26.0%
YTD Number of Sales	145	106	-26.9%
Median Sale Price	\$159,450	\$189,000	18.5%
YTD Median Sale Price	\$167,000	\$190,000	13.8%
HAMPSHIRE			
Number of Sales	28	22	-21.4%
YTD Number of Sales	64	48	-25.0%
Median Sale Price	\$225,000	\$256,000	13.8%
YTD Median Sale Price	\$249,500	\$235,000	-5.8%
MIDDLESEX			
Number of Sales	479	395	-17.5%
YTD Number of Sales	1,194	942	-21.1%

Median Sale Price	\$549,900	\$578,000	5.1%
YTD Median Sale Price	\$531,750	\$549,998	3.4%
NANTUCKET			
Number of Sales	3	0	-100.0%
YTD Number of Sales	10	2	-80.0%
Median Sale Price	\$799,000	\$0	-100.0%
YTD Median Sale Price	\$1,087,500	\$0	-100.0%
NORFOLK			
Number of Sales	203	174	-14.3%
YTD Number of Sales	541	388	-28.3%
Median Sale Price	\$480,000	\$545,000	13.5%
YTD Median Sale Price	\$490,000	\$520,250	6.2%
PLYMOUTH			
Number of Sales	127	75	-40.9%
YTD Number of Sales	304	235	-22.7%
Median Sale Price	\$425,000	\$425,000	0.0%
YTD Median Sale Price	\$410,000	\$412,000	0.5%
SUFFOLK			
Number of Sales	492	361	-26.6%
YTD Number of Sales	1,154	862	-25.3%
Median Sale Price	\$699,400	\$682,000	-2.5%
YTD Median Sale Price	\$673,000	\$679,900	1.0%
WORCESTER			
Number of Sales	171	121	-29.2%
YTD Number of Sales	416	313	-24.8%
Median Sale Price	\$265,000	\$349,900	32.0%
YTD Median Sale Price	\$268,500	\$325,000	21.0%
MASSACHUSETTS TOTAL			
Number of Sales	1,955	1,525	-22.0%
YTD Number of Sales	4,954	3,720	-24.9%
Median Sale Price	\$465,000	\$500,000	7.5%
YTD Median Sale Price	\$450,000	\$480,000	6.7%