

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

	May 2022	May 2023	Percent Change
BARNSTABLE			
Number of Sales	344	288	-16.3%
YTD Number of Sales	1,397	1,088	-22.1%
Median Sale Price	\$650,000	\$650,000	0.0%
YTD Median Sale Price	\$620,000	\$648,000	4.5%
BERKSHIRE			
Number of Sales	116	85	-26.7%
YTD Number of Sales	523	357	-31.7%
Median Sale Price	\$299,950	\$325,000	8.4%
YTD Median Sale Price	\$289,900	\$292,000	0.7%
BRISTOL			
Number of Sales	396	298	-24.7%
YTD Number of Sales	1,566	1,201	-23.3%
Median Sale Price	\$450,000	\$450,000	0.0%
YTD Median Sale Price	\$425,000	\$430,000	1.2%
DUKES			
Number of Sales	20	11	-45.0%
YTD Number of Sales	81	76	-6.2%
Median Sale Price	\$1,334,500	\$1,600,000	19.9%
YTD Median Sale Price	\$1,145,500	\$1,300,000	13.5%
ESSEX			
Number of Sales	529	357	-32.5%
YTD Number of Sales	1,862	1,355	-27.2%
Median Sale Price	\$650,000	\$661,000	1.7%
YTD Median Sale Price	\$600,000	\$613,000	2.2%
FRANKLIN			
Number of Sales	41	48	17.1%
YTD Number of Sales	202	168	-16.8%
Median Sale Price	\$303,000	\$300,000	-1.0%
YTD Median Sale Price	\$275,000	\$289,000	5.1%
HAMPDEN			
Number of Sales	365	300	-17.8%
YTD Number of Sales	1,539	1,238	-19.6%
Median Sale Price	\$285,000	\$295,500	3.7%
YTD Median Sale Price	\$267,000	\$278,000	4.1%
HAMPSHIRE			
Number of Sales	93	82	-11.8%
YTD Number of Sales	454	288	-36.6%
Median Sale Price	\$400,000	\$405,500	1.4%
YTD Median Sale Price	\$365,000	\$380,000	4.1%
MIDDLESEX			
Number of Sales	1,089	740	-32.0%
YTD Number of Sales	3,718	2,632	-29.2%
Median Sale Price	\$800,000	\$850,000	6.3%
YTD Median Sale Price	\$735,000	\$730,000	-0.7%
NANTUCKET			
Number of Sales	8	9	12.5%
YTD Number of Sales	48	33	-31.3%
Median Sale Price	\$2,341,500	\$1,650,000	-29.5%

YTD Median Sale Price	\$2,254,000	\$1,900,000	-15.7%
NORFOLK			
Number of Sales	578	410	-29.1%
YTD Number of Sales	2,005	1,495	-25.4%
Median Sale Price	\$725,000	\$732,500	1.0%
YTD Median Sale Price	\$678,000	\$674,900	-0.5%
PLYMOUTH			
Number of Sales	447	389	-13.0%
YTD Number of Sales	1,848	1,437	-22.2%
Median Sale Price	\$577,575	\$570,000	-1.3%
YTD Median Sale Price	\$526,000	\$532,000	1.1%
SUFFOLK			
Number of Sales	117	104	-11.1%
YTD Number of Sales	477	377	-21.0%
Median Sale Price	\$775,000	\$735,000	-5.2%
YTD Median Sale Price	\$721,000	\$685,000	-5.0%
WORCESTER			
Number of Sales	675	490	-27.4%
YTD Number of Sales	2,703	1,956	-27.6%
Median Sale Price	\$418,000	\$435,000	4.1%
YTD Median Sale Price	\$389,900	\$410,000	5.2%
MASSACHUSETTS TOTAL			
Number of Sales	4,818	3,611	-25.1%
YTD Number of Sales	18,423	13,701	-25.6%
Median Sale Price	\$590,000	\$589,000	-0.2%
YTD Median Sale Price	\$530,000	\$540,000	1.9%

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

	May 2022	May 2023	Percent Change
BARNSTABLE			
Number of Sales	117	83	-29.1%
YTD Number of Sales	481	328	-31.8%
Median Sale Price	\$400,000	\$445,000	11.3%
YTD Median Sale Price	\$385,000	\$425,000	10.4%
BERKSHIRE			
Number of Sales	8	11	37.5%
YTD Number of Sales	68	53	-22.1%
Median Sale Price	\$261,500	\$295,000	12.8%
YTD Median Sale Price	\$319,000	\$300,000	-6.0%
BRISTOL			
Number of Sales	93	67	-28.0%
YTD Number of Sales	421	261	-38.0%
Median Sale Price	\$325,000	\$368,000	13.2%
YTD Median Sale Price	\$305,000	\$330,000	8.2%
DUKES			
Number of Sales	1	0	-100.0%
YTD Number of Sales	5	5	0.0%
Median Sale Price	\$750,000	\$0	-100.0%
YTD Median Sale Price	\$750,000	\$0	-100.0%
ESSEX			
Number of Sales	293	196	-33.1%

YTD Number of Sales	1,117	817	-26.9%
Median Sale Price	\$420,000	\$444,500	5.8%
YTD Median Sale Price	\$400,000	\$423,500	5.9%
FRANKLIN			
Number of Sales	3	2	-33.3%
YTD Number of Sales	23	8	-65.2%
Median Sale Price	\$313,000	\$289,000	-7.7%
YTD Median Sale Price	\$225,000	\$262,500	16.7%
HAMPDEN			
Number of Sales	58	51	-12.1%
YTD Number of Sales	271	193	-28.8%
Median Sale Price	\$213,000	\$210,000	-1.4%
YTD Median Sale Price	\$182,000	\$205,000	12.6%
HAMPSHIRE			
Number of Sales	29	19	-34.5%
YTD Number of Sales	119	88	-26.1%
Median Sale Price	\$330,000	\$245,000	-25.8%
YTD Median Sale Price	\$271,000	\$256,500	-5.4%
MIDDLESEX			
Number of Sales	640	513	-19.8%
YTD Number of Sales	2,366	1,874	-20.8%
Median Sale Price	\$625,000	\$615,000	-1.6%
YTD Median Sale Price	\$575,000	\$588,219	2.3%
NANTUCKET			
Number of Sales	1	0	-100.0%
YTD Number of Sales	14	3	-78.6%
Median Sale Price	\$1,625,000	\$0	-100.0%
YTD Median Sale Price	\$986,500	\$0	-100.0%
NORFOLK			
Number of Sales	263	204	-22.4%
YTD Number of Sales	1,001	764	-23.7%
Median Sale Price	\$545,000	\$535,000	-1.8%
YTD Median Sale Price	\$505,900	\$544,250	7.6%
PLYMOUTH			
Number of Sales	123	106	-13.8%
YTD Number of Sales	537	436	-18.8%
Median Sale Price	\$429,385	\$420,000	-2.2%
YTD Median Sale Price	\$415,336	\$403,500	-2.8%
SUFFOLK			
Number of Sales	606	445	-26.6%
YTD Number of Sales	2,346	1,661	-29.2%
Median Sale Price	\$725,000	\$725,000	0.0%
YTD Median Sale Price	\$699,000	\$695,000	-0.6%
WORCESTER			
Number of Sales	179	146	-18.4%
YTD Number of Sales	748	569	-23.9%
Median Sale Price	\$312,500	\$342,750	9.7%
YTD Median Sale Price	\$282,000	\$335,000	18.8%
MASSACHUSETTS TOTAL			
Number of Sales	2,414	1,843	-23.7%
YTD Number of Sales	9,517	7,060	-25.8%

Median Sale Price	\$525,000	\$526,000	0.2%
YTD Median Sale Price	\$482,500	\$500,000	3.6%