

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

	Jun 2022	Jun 2023	Percent Change
BARNSTABLE			
Number of Sales	385	331	-14.0%
YTD Number of Sales	1,782	1,420	-20.3%
Median Sale Price	\$650,000	\$699,000	7.5%
YTD Median Sale Price	\$625,000	\$652,500	4.4%
BERKSHIRE			
Number of Sales	158	150	-5.1%
YTD Number of Sales	681	507	-25.6%
Median Sale Price	\$316,000	\$300,000	-5.1%
YTD Median Sale Price	\$290,000	\$299,000	3.1%
BRISTOL			
Number of Sales	443	373	-15.8%
YTD Number of Sales	2,009	1,574	-21.7%
Median Sale Price	\$450,000	\$473,000	5.1%
YTD Median Sale Price	\$430,000	\$442,250	2.8%
DUKES			
Number of Sales	17	19	11.8%
YTD Number of Sales	98	95	-3.1%
Median Sale Price	\$1,499,000	\$998,000	-33.4%
YTD Median Sale Price	\$1,200,000	\$1,295,000	7.9%
ESSEX			
Number of Sales	674	519	-23.0%
YTD Number of Sales	2,536	1,874	-26.1%
Median Sale Price	\$660,000	\$675,000	2.3%
YTD Median Sale Price	\$612,750	\$625,000	2.0%
FRANKLIN			
Number of Sales	67	67	0.0%
YTD Number of Sales	269	235	-12.6%
Median Sale Price	\$337,000	\$280,000	-16.9%
YTD Median Sale Price	\$287,000	\$287,500	0.2%
HAMPDEN			
Number of Sales	463	371	-19.9%
YTD Number of Sales	2,002	1,609	-19.6%
Median Sale Price	\$310,000	\$305,000	-1.6%
YTD Median Sale Price	\$275,000	\$285,000	3.6%
HAMPSHIRE			
Number of Sales	179	127	-29.1%
YTD Number of Sales	633	415	-34.4%
Median Sale Price	\$411,750	\$392,000	-4.8%
YTD Median Sale Price	\$382,000	\$380,000	-0.5%
MIDDLESEX			
Number of Sales	1,443	1,066	-26.1%
YTD Number of Sales	5,161	3,698	-28.3%
Median Sale Price	\$800,000	\$825,000	3.1%
YTD Median Sale Price	\$750,000	\$765,000	2.0%
NANTUCKET			
Number of Sales	17	8	-52.9%
YTD Number of Sales	65	41	-36.9%
Median Sale Price	\$2,149,000	\$3,625,000	68.7%

YTD Median Sale Price	\$2,195,000	\$2,060,000	-6.2%
NORFOLK			
Number of Sales	794	604	-23.9%
YTD Number of Sales	2,799	2,099	-25.0%
Median Sale Price	\$758,000	\$733,000	-3.3%
YTD Median Sale Price	\$700,000	\$685,000	-2.1%
PLYMOUTH			
Number of Sales	618	505	-18.3%
YTD Number of Sales	2,466	1,942	-21.2%
Median Sale Price	\$570,450	\$610,000	6.9%
YTD Median Sale Price	\$535,000	\$550,000	2.8%
SUFFOLK			
Number of Sales	166	148	-10.8%
YTD Number of Sales	643	525	-18.4%
Median Sale Price	\$747,500	\$765,000	2.3%
YTD Median Sale Price	\$725,000	\$700,000	-3.4%
WORCESTER			
Number of Sales	873	716	-18.0%
YTD Number of Sales	3,576	2,672	-25.3%
Median Sale Price	\$435,000	\$455,000	4.6%
YTD Median Sale Price	\$400,000	\$420,000	5.0%
MASSACHUSETTS TOTAL			
Number of Sales	6,297	5,004	-20.5%
YTD Number of Sales	24,720	18,706	-24.3%
Median Sale Price	\$606,006	\$612,250	1.0%
YTD Median Sale Price	\$550,000	\$555,000	0.9%

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

	Jun 2022	Jun 2023	Percent Change
BARNSTABLE			
Number of Sales	103	96	-6.8%
YTD Number of Sales	584	424	-27.4%
Median Sale Price	\$420,000	\$447,450	6.5%
YTD Median Sale Price	\$392,000	\$430,450	9.8%
BERKSHIRE			
Number of Sales	16	17	6.3%
YTD Number of Sales	84	70	-16.7%
Median Sale Price	\$225,917	\$275,000	21.7%
YTD Median Sale Price	\$291,550	\$300,000	2.9%
BRISTOL			
Number of Sales	88	96	9.1%
YTD Number of Sales	509	357	-29.9%
Median Sale Price	\$335,000	\$328,000	-2.1%
YTD Median Sale Price	\$310,333	\$330,000	6.3%
DUKES			
Number of Sales	2	3	50.0%
YTD Number of Sales	7	8	14.3%
Median Sale Price	\$810,000	\$935,000	15.4%
YTD Median Sale Price	\$750,000	\$892,500	19.0%
ESSEX			
Number of Sales	308	239	-22.4%

YTD Number of Sales	1,425	1,056	-25.9%
Median Sale Price	\$433,750	\$430,000	-0.9%
YTD Median Sale Price	\$401,000	\$423,800	5.7%
FRANKLIN			
Number of Sales	5	5	0.0%
YTD Number of Sales	28	13	-53.6%
Median Sale Price	\$255,000	\$310,000	21.6%
YTD Median Sale Price	\$235,000	\$265,000	12.8%
HAMPDEN			
Number of Sales	62	63	1.6%
YTD Number of Sales	333	256	-23.1%
Median Sale Price	\$212,500	\$240,000	12.9%
YTD Median Sale Price	\$185,000	\$215,000	16.2%
HAMPSHIRE			
Number of Sales	36	37	2.8%
YTD Number of Sales	155	125	-19.4%
Median Sale Price	\$280,000	\$350,000	25.0%
YTD Median Sale Price	\$271,000	\$295,000	8.9%
MIDDLESEX			
Number of Sales	799	656	-17.9%
YTD Number of Sales	3,165	2,530	-20.1%
Median Sale Price	\$605,500	\$662,450	9.4%
YTD Median Sale Price	\$585,000	\$608,450	4.0%
NANTUCKET			
Number of Sales	3	3	0.0%
YTD Number of Sales	17	6	-64.7%
Median Sale Price	\$1,800,000	\$1,200,000	-33.3%
YTD Median Sale Price	\$1,000,000	\$479,404	-52.1%
NORFOLK			
Number of Sales	319	266	-16.6%
YTD Number of Sales	1,320	1,030	-22.0%
Median Sale Price	\$540,000	\$550,700	2.0%
YTD Median Sale Price	\$519,000	\$545,000	5.0%
PLYMOUTH			
Number of Sales	103	115	11.7%
YTD Number of Sales	640	551	-13.9%
Median Sale Price	\$425,000	\$420,000	-1.2%
YTD Median Sale Price	\$417,500	\$405,000	-3.0%
SUFFOLK			
Number of Sales	692	569	-17.8%
YTD Number of Sales	3,038	2,230	-26.6%
Median Sale Price	\$725,000	\$740,000	2.1%
YTD Median Sale Price	\$702,000	\$700,000	-0.3%
WORCESTER			
Number of Sales	229	207	-9.6%
YTD Number of Sales	977	776	-20.6%
Median Sale Price	\$373,800	\$395,000	5.7%
YTD Median Sale Price	\$302,000	\$345,000	14.2%
MASSACHUSETTS TOTAL			
Number of Sales	2,765	2,372	-14.2%
YTD Number of Sales	12,282	9,432	-23.2%

Median Sale Price	\$535,000	\$545,000	1.9%
YTD Median Sale Price	\$499,000	\$510,000	2.2%