

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

	Jul 2022	Jul 2023	Percent Change
<b>BARNSTABLE</b>			
Number of Sales	314	230	-26.8%
YTD Number of Sales	2,096	1,639	-21.8%
Median Sale Price	\$630,000	\$675,005	7.1%
YTD Median Sale Price	\$625,000	\$659,999	5.6%
<b>BERKSHIRE</b>			
Number of Sales	146	118	-19.2%
YTD Number of Sales	827	619	-25.2%
Median Sale Price	\$315,000	\$320,000	1.6%
YTD Median Sale Price	\$297,000	\$300,000	1.0%
<b>BRISTOL</b>			
Number of Sales	426	303	-28.9%
YTD Number of Sales	2,435	1,864	-23.4%
Median Sale Price	\$459,500	\$474,900	3.4%
YTD Median Sale Price	\$435,000	\$450,000	3.4%
<b>DUKES</b>			
Number of Sales	20	16	-20.0%
YTD Number of Sales	118	110	-6.8%
Median Sale Price	\$1,282,500	\$1,043,750	-18.6%
YTD Median Sale Price	\$1,250,000	\$1,280,000	2.4%
<b>ESSEX</b>			
Number of Sales	565	422	-25.3%
YTD Number of Sales	3,101	2,281	-26.4%
Median Sale Price	\$665,000	\$700,000	5.3%
YTD Median Sale Price	\$620,000	\$640,000	3.2%
<b>FRANKLIN</b>			
Number of Sales	68	56	-17.6%
YTD Number of Sales	337	289	-14.2%
Median Sale Price	\$293,663	\$315,000	7.3%
YTD Median Sale Price	\$288,000	\$299,900	4.1%
<b>HAMPDEN</b>			
Number of Sales	398	346	-13.1%
YTD Number of Sales	2,400	1,951	-18.7%
Median Sale Price	\$290,000	\$313,750	8.2%
YTD Median Sale Price	\$280,000	\$290,000	3.6%
<b>HAMPSHIRE</b>			
Number of Sales	112	106	-5.4%
YTD Number of Sales	745	520	-30.2%
Median Sale Price	\$380,000	\$405,000	6.6%
YTD Median Sale Price	\$382,000	\$393,500	3.0%
<b>MIDDLESEX</b>			
Number of Sales	1,160	880	-24.1%
YTD Number of Sales	6,321	4,552	-28.0%
Median Sale Price	\$775,000	\$836,000	7.9%
YTD Median Sale Price	\$750,000	\$780,000	4.0%
<b>NANTUCKET</b>			
Number of Sales	11	8	-27.3%
YTD Number of Sales	76	48	-36.8%
Median Sale Price	\$3,000,000	\$2,497,500	-16.8%

YTD Median Sale Price	\$2,195,000	\$2,265,000	3.2%
<b>NORFOLK</b>			
Number of Sales	614	463	-24.6%
YTD Number of Sales	3,413	2,545	-25.4%
Median Sale Price	\$734,000	\$751,000	2.3%
YTD Median Sale Price	\$704,000	\$700,000	-0.6%
<b>PLYMOUTH</b>			
Number of Sales	525	402	-23.4%
YTD Number of Sales	2,991	2,332	-22.0%
Median Sale Price	\$580,000	\$599,450	3.4%
YTD Median Sale Price	\$540,000	\$555,000	2.8%
<b>SUFFOLK</b>			
Number of Sales	139	115	-17.3%
YTD Number of Sales	782	633	-19.1%
Median Sale Price	\$780,000	\$790,000	1.3%
YTD Median Sale Price	\$740,000	\$710,000	-4.1%
<b>WORCESTER</b>			
Number of Sales	816	620	-24.0%
YTD Number of Sales	4,392	3,274	-25.5%
Median Sale Price	\$445,500	\$450,000	1.0%
YTD Median Sale Price	\$410,000	\$425,000	3.7%
<b>MASSACHUSETTS TOTAL</b>			
Number of Sales	5,314	4,085	-23.1%
YTD Number of Sales	30,034	22,657	-24.6%
Median Sale Price	\$585,000	\$610,000	4.3%
YTD Median Sale Price	\$552,550	\$565,000	2.3%

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

	Jul 2022	Jul 2023	Percent Change
<b>BARNSTABLE</b>			
Number of Sales	81	73	-9.9%
YTD Number of Sales	665	494	-25.7%
Median Sale Price	\$425,000	\$385,000	-9.4%
YTD Median Sale Price	\$399,000	\$429,000	7.5%
<b>BERKSHIRE</b>			
Number of Sales	6	8	33.3%
YTD Number of Sales	90	78	-13.3%
Median Sale Price	\$339,000	\$240,250	-29.1%
YTD Median Sale Price	\$301,550	\$297,500	-1.3%
<b>BRISTOL</b>			
Number of Sales	72	77	6.9%
YTD Number of Sales	581	431	-25.8%
Median Sale Price	\$286,000	\$374,000	30.8%
YTD Median Sale Price	\$305,000	\$340,000	11.5%
<b>DUKES</b>			
Number of Sales	1	1	0.0%
YTD Number of Sales	8	9	12.5%
Median Sale Price	\$295,276	\$1,610,000	445.3%
YTD Median Sale Price	\$635,000	\$935,000	47.2%
<b>ESSEX</b>			
Number of Sales	235	185	-21.3%

YTD Number of Sales	1,660	1,237	-25.5%
Median Sale Price	\$419,000	\$461,000	10.0%
YTD Median Sale Price	\$406,582	\$430,000	5.8%
<b>FRANKLIN</b>			
Number of Sales	1	0	-100.0%
YTD Number of Sales	29	13	-55.2%
Median Sale Price	\$293,000	\$0	-100.0%
YTD Median Sale Price	\$245,000	\$265,000	8.2%
<b>HAMPDEN</b>			
Number of Sales	47	47	0.0%
YTD Number of Sales	380	303	-20.3%
Median Sale Price	\$200,000	\$227,000	13.5%
YTD Median Sale Price	\$185,000	\$217,000	17.3%
<b>HAMPSHIRE</b>			
Number of Sales	26	25	-3.8%
YTD Number of Sales	181	150	-17.1%
Median Sale Price	\$271,750	\$340,000	25.1%
YTD Median Sale Price	\$271,000	\$302,500	11.6%
<b>MIDDLESEX</b>			
Number of Sales	612	495	-19.1%
YTD Number of Sales	3,777	3,013	-20.2%
Median Sale Price	\$637,000	\$660,000	3.6%
YTD Median Sale Price	\$590,000	\$615,000	4.2%
<b>NANTUCKET</b>			
Number of Sales	1	1	0.0%
YTD Number of Sales	18	7	-61.1%
Median Sale Price	\$945,000	\$767,511	-18.8%
YTD Median Sale Price	\$986,500	\$605,000	-38.7%
<b>NORFOLK</b>			
Number of Sales	245	205	-16.3%
YTD Number of Sales	1,565	1,231	-21.3%
Median Sale Price	\$535,000	\$604,540	13.0%
YTD Median Sale Price	\$520,000	\$555,000	6.7%
<b>PLYMOUTH</b>			
Number of Sales	97	101	4.1%
YTD Number of Sales	737	649	-11.9%
Median Sale Price	\$399,900	\$450,000	12.5%
YTD Median Sale Price	\$414,000	\$420,000	1.4%
<b>SUFFOLK</b>			
Number of Sales	550	501	-8.9%
YTD Number of Sales	3,588	2,716	-24.3%
Median Sale Price	\$697,000	\$725,000	4.0%
YTD Median Sale Price	\$700,000	\$703,000	0.4%
<b>WORCESTER</b>			
Number of Sales	227	167	-26.4%
YTD Number of Sales	1,204	939	-22.0%
Median Sale Price	\$335,000	\$352,645	5.3%
YTD Median Sale Price	\$309,950	\$348,000	12.3%
<b>MASSACHUSETTS TOTAL</b>			
Number of Sales	2,201	1,886	-14.3%
YTD Number of Sales	14,483	11,270	-22.2%

Median Sale Price	\$521,000	\$555,000	6.5%
YTD Median Sale Price	\$500,000	\$519,900	4.0%