

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

	<b>Aug 2022</b>	<b>Aug 2023</b>	<b>Percent Change</b>
<b>BARNSTABLE</b>			
Number of Sales	342	258	-24.6%
YTD Number of Sales	2,438	1,897	-22.2%
Median Sale Price	\$635,000	\$632,500	-0.4%
YTD Median Sale Price	\$627,000	\$651,500	3.9%
<b>BERKSHIRE</b>			
Number of Sales	178	144	-19.1%
YTD Number of Sales	1,005	763	-24.1%
Median Sale Price	\$313,000	\$350,000	11.8%
YTD Median Sale Price	\$300,000	\$310,000	3.3%
<b>BRISTOL</b>			
Number of Sales	450	381	-15.3%
YTD Number of Sales	2,885	2,245	-22.2%
Median Sale Price	\$465,000	\$490,000	5.4%
YTD Median Sale Price	\$437,500	\$450,000	2.9%
<b>DUKES</b>			
Number of Sales	9	19	111.1%
YTD Number of Sales	127	129	1.6%
Median Sale Price	\$1,050,000	\$1,325,000	26.2%
YTD Median Sale Price	\$1,200,000	\$1,285,000	7.1%
<b>ESSEX</b>			
Number of Sales	623	435	-30.2%
YTD Number of Sales	3,724	2,716	-27.1%
Median Sale Price	\$650,000	\$700,000	7.7%
YTD Median Sale Price	\$625,000	\$650,000	4.0%
<b>FRANKLIN</b>			
Number of Sales	70	60	-14.3%
YTD Number of Sales	407	349	-14.3%
Median Sale Price	\$293,750	\$350,000	19.1%
YTD Median Sale Price	\$289,000	\$301,790	4.4%
<b>HAMPDEN</b>			
Number of Sales	416	353	-15.1%
YTD Number of Sales	2,816	2,304	-18.2%
Median Sale Price	\$290,000	\$315,000	8.6%
YTD Median Sale Price	\$280,000	\$295,000	5.4%
<b>HAMPSHIRE</b>			
Number of Sales	144	124	-13.9%
YTD Number of Sales	889	644	-27.6%
Median Sale Price	\$390,000	\$427,500	9.6%
YTD Median Sale Price	\$383,000	\$400,000	4.4%
<b>MIDDLESEX</b>			
Number of Sales	1,250	887	-29.0%
YTD Number of Sales	7,571	5,440	-28.1%
Median Sale Price	\$750,000	\$810,000	8.0%
YTD Median Sale Price	\$750,000	\$790,000	5.3%
<b>NANTUCKET</b>			
Number of Sales	8	9	12.5%
YTD Number of Sales	84	57	-32.1%
Median Sale Price	\$2,437,500	\$2,185,000	-10.4%

YTD Median Sale Price	\$2,222,500	\$2,185,000	-1.7%
<b>NORFOLK</b>			
Number of Sales	677	504	-25.6%
YTD Number of Sales	4,090	3,049	-25.5%
Median Sale Price	\$715,000	\$782,500	9.4%
YTD Median Sale Price	\$705,000	\$710,000	0.7%
<b>PLYMOUTH</b>			
Number of Sales	556	469	-15.6%
YTD Number of Sales	3,547	2,801	-21.0%
Median Sale Price	\$545,000	\$580,000	6.4%
YTD Median Sale Price	\$540,000	\$560,000	3.7%
<b>SUFFOLK</b>			
Number of Sales	132	102	-22.7%
YTD Number of Sales	914	735	-19.6%
Median Sale Price	\$729,500	\$717,500	-1.6%
YTD Median Sale Price	\$735,000	\$710,000	-3.4%
<b>WORCESTER</b>			
Number of Sales	898	652	-27.4%
YTD Number of Sales	5,290	3,926	-25.8%
Median Sale Price	\$429,950	\$450,000	4.7%
YTD Median Sale Price	\$410,000	\$428,500	4.5%
<b>MASSACHUSETTS TOTAL</b>			
Number of Sales	5,753	4,397	-23.6%
YTD Number of Sales	35,787	27,055	-24.4%
Median Sale Price	\$565,000	\$600,000	6.2%
YTD Median Sale Price	\$555,000	\$570,000	2.7%

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

	Aug 2022	Aug 2023	Percent Change
<b>BARNSTABLE</b>			
Number of Sales	98	82	-16.3%
YTD Number of Sales	763	576	-24.5%
Median Sale Price	\$494,500	\$467,500	-5.5%
YTD Median Sale Price	\$406,500	\$433,750	6.7%
<b>BERKSHIRE</b>			
Number of Sales	21	17	-19.0%
YTD Number of Sales	111	95	-14.4%
Median Sale Price	\$260,000	\$310,000	19.2%
YTD Median Sale Price	\$278,000	\$300,000	7.9%
<b>BRISTOL</b>			
Number of Sales	101	71	-29.7%
YTD Number of Sales	682	502	-26.4%
Median Sale Price	\$302,000	\$365,000	20.9%
YTD Median Sale Price	\$305,000	\$340,000	11.5%
<b>DUKES</b>			
Number of Sales	3	6	100.0%
YTD Number of Sales	11	15	36.4%
Median Sale Price	\$100,000	\$520,000	420.0%
YTD Median Sale Price	\$505,000	\$850,000	68.3%
<b>ESSEX</b>			
Number of Sales	264	221	-16.3%

YTD Number of Sales	1,924	1,458	-24.2%
Median Sale Price	\$413,500	\$450,000	8.8%
YTD Median Sale Price	\$408,000	\$435,000	6.6%
<b>FRANKLIN</b>			
Number of Sales	9	3	-66.7%
YTD Number of Sales	38	16	-57.9%
Median Sale Price	\$339,900	\$250,000	-26.4%
YTD Median Sale Price	\$247,450	\$262,500	6.1%
<b>HAMPDEN</b>			
Number of Sales	70	40	-42.9%
YTD Number of Sales	450	343	-23.8%
Median Sale Price	\$207,500	\$190,500	-8.2%
YTD Median Sale Price	\$190,000	\$215,000	13.2%
<b>HAMPSHIRE</b>			
Number of Sales	36	38	5.6%
YTD Number of Sales	217	188	-13.4%
Median Sale Price	\$262,500	\$328,500	25.1%
YTD Median Sale Price	\$270,000	\$314,950	16.6%
<b>MIDDLESEX</b>			
Number of Sales	657	475	-27.7%
YTD Number of Sales	4,434	3,488	-21.3%
Median Sale Price	\$575,000	\$611,000	6.3%
YTD Median Sale Price	\$590,000	\$615,000	4.2%
<b>NANTUCKET</b>			
Number of Sales	0	3	
YTD Number of Sales	18	10	-44.4%
Median Sale Price	\$0	\$710,000	
YTD Median Sale Price	\$986,500	\$657,500	-33.4%
<b>NORFOLK</b>			
Number of Sales	217	195	-10.1%
YTD Number of Sales	1,782	1,426	-20.0%
Median Sale Price	\$485,000	\$595,000	22.7%
YTD Median Sale Price	\$515,000	\$563,548	9.4%
<b>PLYMOUTH</b>			
Number of Sales	117	95	-18.8%
YTD Number of Sales	854	734	-14.1%
Median Sale Price	\$430,000	\$425,000	-1.2%
YTD Median Sale Price	\$415,000	\$420,400	1.3%
<b>SUFFOLK</b>			
Number of Sales	465	455	-2.2%
YTD Number of Sales	4,053	3,171	-21.8%
Median Sale Price	\$699,450	\$670,000	-4.2%
YTD Median Sale Price	\$700,000	\$700,000	0.0%
<b>WORCESTER</b>			
Number of Sales	208	170	-18.3%
YTD Number of Sales	1,412	1,109	-21.5%
Median Sale Price	\$307,500	\$371,000	20.7%
YTD Median Sale Price	\$309,950	\$350,000	12.9%
<b>MASSACHUSETTS TOTAL</b>			
Number of Sales	2,266	1,871	-17.4%
YTD Number of Sales	16,749	13,131	-21.6%

Median Sale Price	\$480,000	\$525,000	9.4%
YTD Median Sale Price	\$499,900	\$520,000	4.0%