

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

	Sep 2022	Sep 2023	Percent Change
BARNSTABLE			
Number of Sales	370	253	-31.6%
YTD Number of Sales	2,808	2,150	-23.4%
Median Sale Price	\$639,950	\$705,000	10.2%
YTD Median Sale Price	\$628,000	\$660,000	5.1%
BERKSHIRE			
Number of Sales	155	142	-8.4%
YTD Number of Sales	1,160	906	-21.9%
Median Sale Price	\$297,000	\$336,500	13.3%
YTD Median Sale Price	\$299,950	\$310,000	3.4%
BRISTOL			
Number of Sales	394	307	-22.1%
YTD Number of Sales	3,279	2,553	-22.1%
Median Sale Price	\$440,450	\$454,000	3.1%
YTD Median Sale Price	\$439,000	\$450,000	2.5%
DUKES			
Number of Sales	22	22	0.0%
YTD Number of Sales	149	151	1.3%
Median Sale Price	\$1,737,500	\$1,175,000	-32.4%
YTD Median Sale Price	\$1,300,000	\$1,275,000	-1.9%
ESSEX			
Number of Sales	558	364	-34.8%
YTD Number of Sales	4,282	3,080	-28.1%
Median Sale Price	\$650,000	\$662,500	1.9%
YTD Median Sale Price	\$630,000	\$650,000	3.2%
FRANKLIN			
Number of Sales	64	54	-15.6%
YTD Number of Sales	471	403	-14.4%
Median Sale Price	\$312,500	\$312,500	0.0%
YTD Median Sale Price	\$295,000	\$302,000	2.4%
HAMPDEN			
Number of Sales	405	339	-16.3%
YTD Number of Sales	3,221	2,643	-17.9%
Median Sale Price	\$270,000	\$300,000	11.1%
YTD Median Sale Price	\$280,000	\$295,000	5.4%
HAMPSHIRE			
Number of Sales	130	94	-27.7%
YTD Number of Sales	1,019	738	-27.6%
Median Sale Price	\$352,500	\$392,500	11.3%
YTD Median Sale Price	\$380,000	\$400,000	5.3%
MIDDLESEX			
Number of Sales	941	646	-31.3%
YTD Number of Sales	8,512	6,086	-28.5%
Median Sale Price	\$725,000	\$767,000	5.8%
YTD Median Sale Price	\$750,000	\$785,000	4.7%
NANTUCKET			
Number of Sales	18	10	-44.4%
YTD Number of Sales	102	67	-34.3%
Median Sale Price	\$3,497,500	\$3,325,000	-4.9%

YTD Median Sale Price	\$2,472,500	\$2,500,000	1.1%
NORFOLK			
Number of Sales	508	341	-32.9%
YTD Number of Sales	4,598	3,390	-26.3%
Median Sale Price	\$650,000	\$700,000	7.7%
YTD Median Sale Price	\$700,000	\$710,000	1.4%
PLYMOUTH			
Number of Sales	503	374	-25.6%
YTD Number of Sales	4,050	3,175	-21.6%
Median Sale Price	\$560,000	\$562,500	0.4%
YTD Median Sale Price	\$545,000	\$560,000	2.8%
SUFFOLK			
Number of Sales	106	84	-20.8%
YTD Number of Sales	1,020	819	-19.7%
Median Sale Price	\$734,000	\$727,500	-0.9%
YTD Median Sale Price	\$735,000	\$715,000	-2.7%
WORCESTER			
Number of Sales	734	578	-21.3%
YTD Number of Sales	6,024	4,504	-25.2%
Median Sale Price	\$405,000	\$445,000	9.9%
YTD Median Sale Price	\$410,000	\$430,000	4.9%
MASSACHUSETTS TOTAL			
Number of Sales	4,908	3,608	-26.5%
YTD Number of Sales	40,695	30,665	-24.6%
Median Sale Price	\$550,000	\$565,000	2.7%
YTD Median Sale Price	\$555,000	\$570,000	2.7%

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

	Sep 2022	Sep 2023	Percent Change
BARNSTABLE			
Number of Sales	126	92	-27.0%
YTD Number of Sales	889	668	-24.9%
Median Sale Price	\$452,500	\$433,500	-4.2%
YTD Median Sale Price	\$415,000	\$433,750	4.5%
BERKSHIRE			
Number of Sales	23	14	-39.1%
YTD Number of Sales	134	109	-18.7%
Median Sale Price	\$282,500	\$284,000	0.5%
YTD Median Sale Price	\$279,000	\$295,000	5.7%
BRISTOL			
Number of Sales	72	61	-15.3%
YTD Number of Sales	754	563	-25.3%
Median Sale Price	\$326,750	\$360,000	10.2%
YTD Median Sale Price	\$306,500	\$342,500	11.7%
DUKES			
Number of Sales	0	6	
YTD Number of Sales	11	21	90.9%
Median Sale Price	\$0	\$242,782	
YTD Median Sale Price	\$505,000	\$819,000	62.2%
ESSEX			
Number of Sales	267	214	-19.9%

YTD Number of Sales	2,191	1,672	-23.7%
Median Sale Price	\$410,000	\$441,000	7.6%
YTD Median Sale Price	\$409,000	\$435,000	6.4%
FRANKLIN			
Number of Sales	6	6	0.0%
YTD Number of Sales	44	22	-50.0%
Median Sale Price	\$337,450	\$280,000	-17.0%
YTD Median Sale Price	\$260,000	\$262,500	1.0%
HAMPDEN			
Number of Sales	39	44	12.8%
YTD Number of Sales	489	387	-20.9%
Median Sale Price	\$200,000	\$217,000	8.5%
YTD Median Sale Price	\$190,000	\$215,000	13.2%
HAMPSHIRE			
Number of Sales	26	25	-3.8%
YTD Number of Sales	243	213	-12.3%
Median Sale Price	\$247,850	\$320,000	29.1%
YTD Median Sale Price	\$267,000	\$315,000	18.0%
MIDDLESEX			
Number of Sales	503	426	-15.3%
YTD Number of Sales	4,937	3,914	-20.7%
Median Sale Price	\$525,000	\$634,000	20.8%
YTD Median Sale Price	\$580,000	\$618,500	6.6%
NANTUCKET			
Number of Sales	0	4	
YTD Number of Sales	18	14	-22.2%
Median Sale Price	\$0	\$949,500	
YTD Median Sale Price	\$986,500	\$738,756	-25.1%
NORFOLK			
Number of Sales	186	184	-1.1%
YTD Number of Sales	1,968	1,610	-18.2%
Median Sale Price	\$492,500	\$553,915	12.5%
YTD Median Sale Price	\$515,000	\$560,000	8.7%
PLYMOUTH			
Number of Sales	105	108	2.9%
YTD Number of Sales	959	842	-12.2%
Median Sale Price	\$449,900	\$415,500	-7.6%
YTD Median Sale Price	\$419,000	\$420,000	0.2%
SUFFOLK			
Number of Sales	369	331	-10.3%
YTD Number of Sales	4,422	3,502	-20.8%
Median Sale Price	\$655,000	\$660,000	0.8%
YTD Median Sale Price	\$699,900	\$699,000	-0.1%
WORCESTER			
Number of Sales	185	153	-17.3%
YTD Number of Sales	1,597	1,262	-21.0%
Median Sale Price	\$300,000	\$350,000	16.7%
YTD Median Sale Price	\$307,000	\$350,000	14.0%
MASSACHUSETTS TOTAL			
Number of Sales	1,907	1,668	-12.5%
YTD Number of Sales	18,656	14,799	-20.7%

Median Sale Price	\$460,000	\$500,000	8.7%
YTD Median Sale Price	\$495,000	\$517,500	4.5%