

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

	Oct 2022	Oct 2023	Percent Change
BARNSTABLE			
Number of Sales	281	285	1.4%
YTD Number of Sales	3,089	2,435	-21.2%
Median Sale Price	\$669,000	\$720,000	7.6%
YTD Median Sale Price	\$630,000	\$662,500	5.2%
BERKSHIRE			
Number of Sales	125	123	-1.6%
YTD Number of Sales	1,285	1,030	-19.8%
Median Sale Price	\$338,000	\$350,000	3.6%
YTD Median Sale Price	\$300,000	\$320,000	6.7%
BRISTOL			
Number of Sales	352	276	-21.6%
YTD Number of Sales	3,631	2,829	-22.1%
Median Sale Price	\$445,500	\$480,000	7.7%
YTD Median Sale Price	\$440,000	\$455,000	3.4%
DUKES			
Number of Sales	22	18	-18.2%
YTD Number of Sales	171	169	-1.2%
Median Sale Price	\$1,569,150	\$1,775,000	13.1%
YTD Median Sale Price	\$1,300,000	\$1,300,000	0.0%
ESSEX			
Number of Sales	453	372	-17.9%
YTD Number of Sales	4,735	3,452	-27.1%
Median Sale Price	\$600,000	\$700,000	16.7%
YTD Median Sale Price	\$625,000	\$650,000	4.0%
FRANKLIN			
Number of Sales	58	43	-25.9%
YTD Number of Sales	529	446	-15.7%
Median Sale Price	\$294,500	\$316,000	7.3%
YTD Median Sale Price	\$295,000	\$306,000	3.7%
HAMPDEN			
Number of Sales	364	313	-14.0%
YTD Number of Sales	3,585	2,956	-17.5%
Median Sale Price	\$283,950	\$306,000	7.8%
YTD Median Sale Price	\$280,000	\$299,000	6.8%
HAMPSHIRE			
Number of Sales	112	77	-31.3%
YTD Number of Sales	1,131	815	-27.9%
Median Sale Price	\$371,300	\$400,000	7.7%
YTD Median Sale Price	\$380,000	\$400,000	5.3%
MIDDLESEX			
Number of Sales	778	665	-14.5%
YTD Number of Sales	9,290	6,752	-27.3%
Median Sale Price	\$685,000	\$749,900	9.5%
YTD Median Sale Price	\$749,000	\$780,000	4.1%
NANTUCKET			
Number of Sales	22	15	-31.8%
YTD Number of Sales	124	82	-33.9%
Median Sale Price	\$2,752,500	\$2,800,000	1.7%

YTD Median Sale Price	\$2,472,500	\$2,500,000	1.1%
NORFOLK			
Number of Sales	422	361	-14.5%
YTD Number of Sales	5,020	3,751	-25.3%
Median Sale Price	\$630,000	\$688,000	9.2%
YTD Median Sale Price	\$695,000	\$705,000	1.4%
PLYMOUTH			
Number of Sales	443	340	-23.3%
YTD Number of Sales	4,493	3,515	-21.8%
Median Sale Price	\$515,000	\$565,000	9.7%
YTD Median Sale Price	\$540,000	\$560,000	3.7%
SUFFOLK			
Number of Sales	106	78	-26.4%
YTD Number of Sales	1,126	897	-20.3%
Median Sale Price	\$650,000	\$729,500	12.2%
YTD Median Sale Price	\$727,250	\$715,000	-1.7%
WORCESTER			
Number of Sales	690	549	-20.4%
YTD Number of Sales	6,714	5,053	-24.7%
Median Sale Price	\$410,000	\$450,000	9.8%
YTD Median Sale Price	\$410,000	\$432,000	5.4%
MASSACHUSETTS TOTAL			
Number of Sales	4,228	3,515	-16.9%
YTD Number of Sales	44,923	34,182	-23.9%
Median Sale Price	\$520,000	\$575,140	10.6%
YTD Median Sale Price	\$550,000	\$570,000	3.6%

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

	Oct 2022	Oct 2023	Percent Change
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BARNSTABLE			
Number of Sales	96	92	-4.2%
YTD Number of Sales	985	760	-22.8%
Median Sale Price	\$472,256	\$440,000	-6.8%
YTD Median Sale Price	\$417,000	\$435,000	4.3%
BERKSHIRE			
Number of Sales	16	20	25.0%
YTD Number of Sales	150	129	-14.0%
Median Sale Price	\$397,500	\$330,000	-17.0%
YTD Median Sale Price	\$294,050	\$300,000	2.0%
BRISTOL			
Number of Sales	63	67	6.3%
YTD Number of Sales	817	630	-22.9%
Median Sale Price	\$335,000	\$310,000	-7.5%
YTD Median Sale Price	\$310,000	\$340,000	9.7%
DUKES			
Number of Sales	2	0	-100.0%
YTD Number of Sales	13	21	61.5%
Median Sale Price	\$488,000	\$0	-100.0%
YTD Median Sale Price	\$505,000	\$819,000	62.2%
ESSEX			
Number of Sales	172	203	18.0%

YTD Number of Sales	2,363	1,875	-20.7%
Median Sale Price	\$442,500	\$415,000	-6.2%
YTD Median Sale Price	\$410,000	\$430,000	4.9%
FRANKLIN			
Number of Sales	8	3	-62.5%
YTD Number of Sales	52	25	-51.9%
Median Sale Price	\$243,500	\$300,000	23.2%
YTD Median Sale Price	\$260,000	\$265,000	1.9%
HAMPDEN			
Number of Sales	60	31	-48.3%
YTD Number of Sales	549	418	-23.9%
Median Sale Price	\$209,950	\$233,000	11.0%
YTD Median Sale Price	\$194,000	\$215,000	10.8%
HAMPSHIRE			
Number of Sales	27	24	-11.1%
YTD Number of Sales	270	237	-12.2%
Median Sale Price	\$301,000	\$305,000	1.3%
YTD Median Sale Price	\$271,000	\$314,900	16.2%
MIDDLESEX			
Number of Sales	452	451	-0.2%
YTD Number of Sales	5,389	4,366	-19.0%
Median Sale Price	\$570,000	\$630,000	10.5%
YTD Median Sale Price	\$580,000	\$620,000	6.9%
NANTUCKET			
Number of Sales	2	1	-50.0%
YTD Number of Sales	20	15	-25.0%
Median Sale Price	\$975,000	\$965,000	-1.0%
YTD Median Sale Price	\$986,500	\$767,511	-22.2%
NORFOLK			
Number of Sales	208	173	-16.8%
YTD Number of Sales	2,176	1,783	-18.1%
Median Sale Price	\$495,000	\$515,000	4.0%
YTD Median Sale Price	\$512,250	\$555,000	8.3%
PLYMOUTH			
Number of Sales	99	82	-17.2%
YTD Number of Sales	1,058	924	-12.7%
Median Sale Price	\$440,000	\$420,000	-4.5%
YTD Median Sale Price	\$419,500	\$420,000	0.1%
SUFFOLK			
Number of Sales	353	278	-21.2%
YTD Number of Sales	4,775	3,780	-20.8%
Median Sale Price	\$625,000	\$710,000	13.6%
YTD Median Sale Price	\$695,000	\$699,000	0.6%
WORCESTER			
Number of Sales	167	137	-18.0%
YTD Number of Sales	1,764	1,399	-20.7%
Median Sale Price	\$330,000	\$357,500	8.3%
YTD Median Sale Price	\$310,000	\$350,000	12.9%
MASSACHUSETTS TOTAL			
Number of Sales	1,725	1,562	-9.4%
YTD Number of Sales	20,381	16,362	-19.7%

Median Sale Price	\$479,000	\$500,000	4.4%
YTD Median Sale Price	\$491,000	\$515,000	4.9%