

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

	<b>Nov 2022</b>	<b>Nov 2023</b>	<b>Percent Change</b>
<b>BARNSTABLE</b>			
Number of Sales	303	244	-19.5%
YTD Number of Sales	3,392	2,679	-21.0%
Median Sale Price	\$650,000	\$685,250	5.4%
YTD Median Sale Price	\$631,000	\$665,000	5.4%
<b>BERKSHIRE</b>			
Number of Sales	127	97	-23.6%
YTD Number of Sales	1,412	1,127	-20.2%
Median Sale Price	\$294,000	\$300,000	2.0%
YTD Median Sale Price	\$300,000	\$317,500	5.8%
<b>BRISTOL</b>			
Number of Sales	301	279	-7.3%
YTD Number of Sales	3,932	3,108	-21.0%
Median Sale Price	\$433,000	\$480,000	10.9%
YTD Median Sale Price	\$439,000	\$455,000	3.6%
<b>DUKES</b>			
Number of Sales	14	15	7.1%
YTD Number of Sales	185	184	-0.5%
Median Sale Price	\$1,587,500	\$1,400,000	-11.8%
YTD Median Sale Price	\$1,322,500	\$1,327,500	0.4%
<b>ESSEX</b>			
Number of Sales	435	401	-7.8%
YTD Number of Sales	5,170	3,853	-25.5%
Median Sale Price	\$625,000	\$659,000	5.4%
YTD Median Sale Price	\$625,000	\$650,000	4.0%
<b>FRANKLIN</b>			
Number of Sales	53	59	11.3%
YTD Number of Sales	582	505	-13.2%
Median Sale Price	\$284,000	\$299,000	5.3%
YTD Median Sale Price	\$294,500	\$302,000	2.5%
<b>HAMPDEN</b>			
Number of Sales	355	301	-15.2%
YTD Number of Sales	3,940	3,257	-17.3%
Median Sale Price	\$272,000	\$293,000	7.7%
YTD Median Sale Price	\$280,000	\$299,000	6.8%
<b>HAMPSHIRE</b>			
Number of Sales	107	89	-16.8%
YTD Number of Sales	1,238	904	-27.0%
Median Sale Price	\$400,000	\$380,000	-5.0%
YTD Median Sale Price	\$381,250	\$395,750	3.8%
<b>MIDDLESEX</b>			
Number of Sales	764	673	-11.9%
YTD Number of Sales	10,054	7,425	-26.1%
Median Sale Price	\$725,000	\$740,251	2.1%
YTD Median Sale Price	\$745,000	\$779,000	4.6%
<b>NANTUCKET</b>			
Number of Sales	17	7	-58.8%
YTD Number of Sales	141	89	-36.9%
Median Sale Price	\$2,400,000	\$3,550,000	47.9%

YTD Median Sale Price	\$2,425,000	\$2,575,000	6.2%
<b>NORFOLK</b>			
Number of Sales	376	374	-0.5%
YTD Number of Sales	5,396	4,125	-23.6%
Median Sale Price	\$646,500	\$700,000	8.3%
YTD Median Sale Price	\$690,000	\$705,000	2.2%
<b>PLYMOUTH</b>			
Number of Sales	401	334	-16.7%
YTD Number of Sales	4,894	3,849	-21.4%
Median Sale Price	\$535,000	\$567,000	6.0%
YTD Median Sale Price	\$540,000	\$560,000	3.7%
<b>SUFFOLK</b>			
Number of Sales	86	70	-18.6%
YTD Number of Sales	1,212	967	-20.2%
Median Sale Price	\$658,000	\$650,000	-1.2%
YTD Median Sale Price	\$720,000	\$710,000	-1.4%
<b>WORCESTER</b>			
Number of Sales	515	504	-2.1%
YTD Number of Sales	7,229	5,557	-23.1%
Median Sale Price	\$385,000	\$440,000	14.3%
YTD Median Sale Price	\$410,000	\$432,500	5.5%
<b>MASSACHUSETTS TOTAL</b>			
Number of Sales	3,854	3,447	-10.6%
YTD Number of Sales	48,777	37,629	-22.9%
Median Sale Price	\$535,000	\$579,900	8.4%
YTD Median Sale Price	\$550,000	\$572,000	4.0%

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

	Nov 2022	Nov 2023	Percent Change
<b>BARNSTABLE</b>			
Number of Sales	86	88	2.3%
YTD Number of Sales	1,071	848	-20.8%
Median Sale Price	\$480,000	\$530,000	10.4%
YTD Median Sale Price	\$420,000	\$440,000	4.8%
<b>BERKSHIRE</b>			
Number of Sales	13	10	-23.1%
YTD Number of Sales	163	139	-14.7%
Median Sale Price	\$365,000	\$329,500	-9.7%
YTD Median Sale Price	\$295,000	\$300,000	1.7%
<b>BRISTOL</b>			
Number of Sales	80	61	-23.8%
YTD Number of Sales	897	691	-23.0%
Median Sale Price	\$315,000	\$367,000	16.5%
YTD Median Sale Price	\$310,000	\$340,000	9.7%
<b>DUKES</b>			
Number of Sales	0	5	
YTD Number of Sales	13	26	100.0%
Median Sale Price	\$0	\$4,000	
YTD Median Sale Price	\$505,000	\$545,000	7.9%
<b>ESSEX</b>			
Number of Sales	211	188	-10.9%

YTD Number of Sales	2,574	2,063	-19.9%
Median Sale Price	\$410,000	\$435,250	6.2%
YTD Median Sale Price	\$410,000	\$430,000	4.9%
<b>FRANKLIN</b>			
Number of Sales	6	3	-50.0%
YTD Number of Sales	58	28	-51.7%
Median Sale Price	\$283,000	\$410,000	44.9%
YTD Median Sale Price	\$266,000	\$290,000	9.0%
<b>HAMPDEN</b>			
Number of Sales	45	42	-6.7%
YTD Number of Sales	594	460	-22.6%
Median Sale Price	\$190,000	\$237,500	25.0%
YTD Median Sale Price	\$193,750	\$218,000	12.5%
<b>HAMPSHIRE</b>			
Number of Sales	23	16	-30.4%
YTD Number of Sales	293	253	-13.7%
Median Sale Price	\$300,000	\$282,000	-6.0%
YTD Median Sale Price	\$275,000	\$309,000	12.4%
<b>MIDDLESEX</b>			
Number of Sales	478	425	-11.1%
YTD Number of Sales	5,867	4,791	-18.3%
Median Sale Price	\$566,250	\$580,000	2.4%
YTD Median Sale Price	\$580,000	\$615,000	6.0%
<b>NANTUCKET</b>			
Number of Sales	2	4	100.0%
YTD Number of Sales	22	19	-13.6%
Median Sale Price	\$910,000	\$705,000	-22.5%
YTD Median Sale Price	\$971,500	\$767,511	-21.0%
<b>NORFOLK</b>			
Number of Sales	153	164	7.2%
YTD Number of Sales	2,329	1,947	-16.4%
Median Sale Price	\$445,000	\$490,000	10.1%
YTD Median Sale Price	\$510,000	\$549,975	7.8%
<b>PLYMOUTH</b>			
Number of Sales	87	96	10.3%
YTD Number of Sales	1,145	1,020	-10.9%
Median Sale Price	\$405,000	\$447,000	10.4%
YTD Median Sale Price	\$417,000	\$422,000	1.2%
<b>SUFFOLK</b>			
Number of Sales	331	247	-25.4%
YTD Number of Sales	5,106	4,027	-21.1%
Median Sale Price	\$700,000	\$665,000	-5.0%
YTD Median Sale Price	\$698,000	\$699,000	0.1%
<b>WORCESTER</b>			
Number of Sales	143	138	-3.5%
YTD Number of Sales	1,907	1,537	-19.4%
Median Sale Price	\$350,000	\$353,500	1.0%
YTD Median Sale Price	\$312,000	\$351,000	12.5%
<b>MASSACHUSETTS TOTAL</b>			
Number of Sales	1,658	1,487	-10.3%
YTD Number of Sales	22,039	17,849	-19.0%

Median Sale Price	\$475,000	\$500,000	5.3%
YTD Median Sale Price	\$490,000	\$512,900	4.7%