

MA February 2024 Sales, Prices By County For Single-Family Homes -- The Warren Group 2024

	Feb 2023	Feb 2024	Percent Change
BARNSTABLE			
Number of Sales	169	167	-1.2%
YTD Number of Sales	353	334	-5.4%
Median Sale Price	\$599,900	\$699,000	16.5%
YTD Median Sale Price	\$599,000	\$672,000	12.2%
BERKSHIRE			
Number of Sales	52	68	30.8%
YTD Number of Sales	132	143	8.3%
Median Sale Price	\$300,000	\$312,450	4.2%
YTD Median Sale Price	\$301,000	\$309,000	2.7%
BRISTOL			
Number of Sales	199	190	-4.5%
YTD Number of Sales	408	382	-6.4%
Median Sale Price	\$429,000	\$447,000	4.2%
YTD Median Sale Price	\$425,000	\$450,500	6.0%
DUKES			
Number of Sales	10	12	20.0%
YTD Number of Sales	24	18	-25.0%
Median Sale Price	\$1,322,500	\$1,483,964	12.2%
YTD Median Sale Price	\$1,420,000	\$1,783,964	25.6%
ESSEX			
Number of Sales	201	171	-14.9%
YTD Number of Sales	426	435	2.1%
Median Sale Price	\$560,000	\$670,000	19.6%
YTD Median Sale Price	\$560,000	\$640,000	14.3%
FRANKLIN			
Number of Sales	15	31	106.7%
YTD Number of Sales	55	64	16.4%
Median Sale Price	\$330,000	\$320,000	-3.0%
YTD Median Sale Price	\$280,000	\$319,000	13.9%
HAMPDEN			
Number of Sales	197	207	5.1%
YTD Number of Sales	415	436	5.1%
Median Sale Price	\$269,000	\$296,000	10.0%
YTD Median Sale Price	\$266,000	\$290,000	9.0%
HAMPSHIRE			
Number of Sales	44	35	-20.5%
YTD Number of Sales	93	92	-1.1%
Median Sale Price	\$340,250	\$350,000	2.9%
YTD Median Sale Price	\$351,000	\$375,000	6.8%
MIDDLESEX			
Number of Sales	348	381	9.5%
YTD Number of Sales	784	830	5.9%
Median Sale Price	\$648,900	\$750,000	15.6%
YTD Median Sale Price	\$650,000	\$720,000	10.8%
NANTUCKET			
Number of Sales	3	7	133.3%
YTD Number of Sales	9	18	100.0%
Median Sale Price	\$3,525,000	\$4,295,000	21.8%

YTD Median Sale Price	\$1,900,000	\$4,007,500	110.9%
NORFOLK			
Number of Sales	239	217	-9.2%
YTD Number of Sales	480	472	-1.7%
Median Sale Price	\$600,000	\$665,000	10.8%
YTD Median Sale Price	\$607,500	\$685,500	12.8%
PLYMOUTH			
Number of Sales	203	197	-3.0%
YTD Number of Sales	468	438	-6.4%
Median Sale Price	\$498,737	\$550,000	10.3%
YTD Median Sale Price	\$517,500	\$565,000	9.2%
SUFFOLK			
Number of Sales	54	50	-7.4%
YTD Number of Sales	108	115	6.5%
Median Sale Price	\$650,000	\$636,500	-2.1%
YTD Median Sale Price	\$657,500	\$650,000	-1.1%
WORCESTER			
Number of Sales	308	309	0.3%
YTD Number of Sales	679	661	-2.7%
Median Sale Price	\$390,000	\$415,000	6.4%
YTD Median Sale Price	\$390,000	\$420,000	7.7%
MASSACHUSETTS TOTAL			
Number of Sales	2,042	2,042	0.0%
YTD Number of Sales	4,434	4,438	0.1%
Median Sale Price	\$498,369	\$548,250	10.0%
YTD Median Sale Price	\$498,869	\$550,000	10.2%

MA February 2024 Sales, Prices By County For Condos -- The Warren Group 2024

	Feb 2023	Feb 2024	Percent Change
BARNSTABLE			
Number of Sales	42	54	28.6%
YTD Number of Sales	98	105	7.1%
Median Sale Price	\$392,500	\$427,450	8.9%
YTD Median Sale Price	\$407,500	\$425,000	4.3%
BERKSHIRE			
Number of Sales	7	5	-28.6%
YTD Number of Sales	18	17	-5.6%
Median Sale Price	\$650,000	\$411,500	-36.7%
YTD Median Sale Price	\$384,000	\$335,000	-12.8%
BRISTOL			
Number of Sales	42	48	14.3%
YTD Number of Sales	84	86	2.4%
Median Sale Price	\$323,750	\$340,000	5.0%
YTD Median Sale Price	\$315,450	\$325,000	3.0%
DUKES			
Number of Sales	2	4	100.0%
YTD Number of Sales	3	7	133.3%
Median Sale Price	\$226,750	\$135,000	-40.5%
YTD Median Sale Price	\$450,000	\$25,000	-94.4%
ESSEX			
Number of Sales	140	126	-10.0%

YTD Number of Sales	278	246	-11.5%
Median Sale Price	\$408,500	\$403,750	-1.2%
YTD Median Sale Price	\$412,500	\$422,500	2.4%
FRANKLIN			
Number of Sales	0	2	
YTD Number of Sales	2	2	0.0%
Median Sale Price	\$0	\$236,350	
YTD Median Sale Price	\$178,500	\$236,350	32.4%
HAMPDEN			
Number of Sales	34	26	-23.5%
YTD Number of Sales	69	56	-18.8%
Median Sale Price	\$199,950	\$190,700	-4.6%
YTD Median Sale Price	\$198,500	\$206,875	4.2%
HAMPSHIRE			
Number of Sales	12	18	50.0%
YTD Number of Sales	26	33	26.9%
Median Sale Price	\$213,325	\$292,450	37.1%
YTD Median Sale Price	\$230,000	\$295,000	28.3%
MIDDLESEX			
Number of Sales	263	294	11.8%
YTD Number of Sales	547	541	-1.1%
Median Sale Price	\$488,900	\$588,500	20.4%
YTD Median Sale Price	\$535,000	\$627,000	17.2%
NANTUCKET			
Number of Sales	2	2	0.0%
YTD Number of Sales	2	3	50.0%
Median Sale Price	\$349,133	\$868,750	148.8%
YTD Median Sale Price	\$349,133	\$350,000	0.2%
NORFOLK			
Number of Sales	96	118	22.9%
YTD Number of Sales	213	223	4.7%
Median Sale Price	\$530,000	\$504,000	-4.9%
YTD Median Sale Price	\$502,951	\$532,050	5.8%
PLYMOUTH			
Number of Sales	67	73	9.0%
YTD Number of Sales	160	129	-19.4%
Median Sale Price	\$377,000	\$382,500	1.5%
YTD Median Sale Price	\$404,000	\$422,400	4.6%
SUFFOLK			
Number of Sales	217	225	3.7%
YTD Number of Sales	501	426	-15.0%
Median Sale Price	\$632,500	\$655,000	3.6%
YTD Median Sale Price	\$662,500	\$676,375	2.1%
WORCESTER			
Number of Sales	93	81	-12.9%
YTD Number of Sales	192	177	-7.8%
Median Sale Price	\$319,900	\$357,500	11.8%
YTD Median Sale Price	\$307,500	\$339,900	10.5%
MASSACHUSETTS TOTAL			
Number of Sales	1,017	1,076	5.8%
YTD Number of Sales	2,193	2,051	-6.5%

Median Sale Price	\$460,000	\$490,000	6.5%
YTD Median Sale Price	\$469,900	\$499,900	6.4%