

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

	<b>Apr 2023</b>	<b>Apr 2024</b>	<b>Percent Change</b>
<b>BARNSTABLE</b>			
Number of Sales	234	246	5.1%
YTD Number of Sales	802	787	-1.9%
Median Sale Price	\$674,250	\$745,000	10.5%
YTD Median Sale Price	\$635,500	\$690,000	8.6%
<b>BERKSHIRE</b>			
Number of Sales	60	76	26.7%
YTD Number of Sales	274	287	4.7%
Median Sale Price	\$296,000	\$330,100	11.5%
YTD Median Sale Price	\$289,813	\$309,900	6.9%
<b>BRISTOL</b>			
Number of Sales	254	260	2.4%
YTD Number of Sales	904	877	-3.0%
Median Sale Price	\$440,000	\$485,000	10.2%
YTD Median Sale Price	\$429,000	\$470,000	9.6%
<b>DUKES</b>			
Number of Sales	22	10	-54.5%
YTD Number of Sales	65	37	-43.1%
Median Sale Price	\$1,292,500	\$1,785,000	38.1%
YTD Median Sale Price	\$1,295,000	\$1,370,000	5.8%
<b>ESSEX</b>			
Number of Sales	284	295	3.9%
YTD Number of Sales	1,000	959	-4.1%
Median Sale Price	\$624,150	\$650,000	4.1%
YTD Median Sale Price	\$600,000	\$650,000	8.3%
<b>FRANKLIN</b>			
Number of Sales	33	36	9.1%
YTD Number of Sales	120	130	8.3%
Median Sale Price	\$299,900	\$300,000	0.0%
YTD Median Sale Price	\$286,000	\$312,500	9.3%
<b>HAMPDEN</b>			
Number of Sales	281	284	1.1%
YTD Number of Sales	938	929	-1.0%
Median Sale Price	\$289,900	\$309,900	6.9%
YTD Median Sale Price	\$272,000	\$300,000	10.3%
<b>HAMPSHIRE</b>			
Number of Sales	54	65	20.4%
YTD Number of Sales	206	225	9.2%
Median Sale Price	\$395,000	\$420,000	6.3%
YTD Median Sale Price	\$374,563	\$394,500	5.3%
<b>MIDDLESEX</b>			
Number of Sales	593	643	8.4%
YTD Number of Sales	1,893	1,963	3.7%
Median Sale Price	\$732,000	\$850,000	16.1%
YTD Median Sale Price	\$699,000	\$775,000	10.9%
<b>NANTUCKET</b>			
Number of Sales	7	6	-14.3%
YTD Number of Sales	24	30	25.0%
Median Sale Price	\$1,860,000	\$2,165,000	16.4%

YTD Median Sale Price	\$2,005,000	\$3,115,000	55.4%
<b>NORFOLK</b>			
Number of Sales	301	338	12.3%
YTD Number of Sales	1,088	1,109	1.9%
Median Sale Price	\$710,000	\$770,000	8.5%
YTD Median Sale Price	\$650,000	\$710,000	9.2%
<b>PLYMOUTH</b>			
Number of Sales	293	321	9.6%
YTD Number of Sales	1,050	1,030	-1.9%
Median Sale Price	\$530,000	\$590,000	11.3%
YTD Median Sale Price	\$510,000	\$580,000	13.7%
<b>SUFFOLK</b>			
Number of Sales	86	89	3.5%
YTD Number of Sales	273	291	6.6%
Median Sale Price	\$671,250	\$753,500	12.3%
YTD Median Sale Price	\$670,000	\$710,000	6.0%
<b>WORCESTER</b>			
Number of Sales	400	431	7.8%
YTD Number of Sales	1,468	1,459	-0.6%
Median Sale Price	\$416,000	\$450,000	8.2%
YTD Median Sale Price	\$400,000	\$434,900	8.7%
<b>MASSACHUSETTS TOTAL</b>			
Number of Sales	2,902	3,100	6.8%
YTD Number of Sales	10,105	10,113	0.1%
Median Sale Price	\$555,000	\$610,000	9.9%
YTD Median Sale Price	\$525,000	\$575,000	9.5%

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

	Apr 2023	Apr 2024	Percent Change
<b>BARNSTABLE</b>			
Number of Sales	78	62	-20.5%
YTD Number of Sales	245	235	-4.1%
Median Sale Price	\$418,750	\$512,500	22.4%
YTD Median Sale Price	\$417,500	\$450,000	7.8%
<b>BERKSHIRE</b>			
Number of Sales	11	22	100.0%
YTD Number of Sales	42	50	19.0%
Median Sale Price	\$375,000	\$269,950	-28.0%
YTD Median Sale Price	\$339,000	\$302,500	-10.8%
<b>BRISTOL</b>			
Number of Sales	44	61	38.6%
YTD Number of Sales	194	198	2.1%
Median Sale Price	\$327,000	\$339,500	3.8%
YTD Median Sale Price	\$325,000	\$335,500	3.2%
<b>DUKES</b>			
Number of Sales	0	2	
YTD Number of Sales	5	9	80.0%
Median Sale Price	\$0	\$651,250	
YTD Median Sale Price	\$819,000	\$25,000	-96.9%
<b>ESSEX</b>			
Number of Sales	155	183	18.1%

YTD Number of Sales	621	596	-4.0%
Median Sale Price	\$415,000	\$450,000	8.4%
YTD Median Sale Price	\$415,000	\$445,000	7.2%
<b>FRANKLIN</b>			
Number of Sales	2	4	100.0%
YTD Number of Sales	6	7	16.7%
Median Sale Price	\$285,000	\$278,000	-2.5%
YTD Median Sale Price	\$262,500	\$312,700	19.1%
<b>HAMPDEN</b>			
Number of Sales	36	37	2.8%
YTD Number of Sales	142	132	-7.0%
Median Sale Price	\$212,000	\$217,000	2.4%
YTD Median Sale Price	\$199,900	\$211,000	5.6%
<b>HAMPSHIRE</b>			
Number of Sales	21	18	-14.3%
YTD Number of Sales	69	66	-4.3%
Median Sale Price	\$330,000	\$326,500	-1.1%
YTD Median Sale Price	\$270,000	\$326,500	20.9%
<b>MIDDLESEX</b>			
Number of Sales	420	412	-1.9%
YTD Number of Sales	1,362	1,362	0.0%
Median Sale Price	\$625,000	\$610,000	-2.4%
YTD Median Sale Price	\$575,000	\$645,500	12.3%
<b>NANTUCKET</b>			
Number of Sales	1	2	100.0%
YTD Number of Sales	3	5	66.7%
Median Sale Price	\$283,500	\$1,497,500	428.2%
YTD Median Sale Price	\$344,457	\$900,000	161.3%
<b>NORFOLK</b>			
Number of Sales	174	175	0.6%
YTD Number of Sales	560	546	-2.5%
Median Sale Price	\$615,000	\$554,500	-9.8%
YTD Median Sale Price	\$547,488	\$540,000	-1.4%
<b>PLYMOUTH</b>			
Number of Sales	89	89	0.0%
YTD Number of Sales	320	292	-8.8%
Median Sale Price	\$380,000	\$475,000	25.0%
YTD Median Sale Price	\$403,500	\$470,000	16.5%
<b>SUFFOLK</b>			
Number of Sales	354	410	15.8%
YTD Number of Sales	1,216	1,162	-4.4%
Median Sale Price	\$703,500	\$684,000	-2.8%
YTD Median Sale Price	\$685,000	\$689,000	0.6%
<b>WORCESTER</b>			
Number of Sales	110	136	23.6%
YTD Number of Sales	423	434	2.6%
Median Sale Price	\$338,000	\$375,500	11.1%
YTD Median Sale Price	\$330,000	\$350,000	6.1%
<b>MASSACHUSETTS TOTAL</b>			
Number of Sales	1,495	1,613	7.9%
YTD Number of Sales	5,208	5,094	-2.2%

Median Sale Price	\$515,000	\$532,500	3.4%
YTD Median Sale Price	\$490,000	\$525,000	7.1%