

**MA February 2026 Sales, Prices By County For Single-Family Homes -- The Warren Group 2026**

	<b>Feb 2025</b>	<b>Feb 2026</b>	<b>Percent Change</b>
<b>BARNSTABLE</b>			
Number of Sales	142	131	-7.7%
YTD Number of Sales	354	295	-16.7%
Median Sale Price	\$682,500	\$662,500	-2.9%
YTD Median Sale Price	\$690,000	\$695,000	0.7%
<b>BERKSHIRE</b>			
Number of Sales	72	58	-19.4%
YTD Number of Sales	169	142	-16.0%
Median Sale Price	\$311,500	\$312,500	0.3%
YTD Median Sale Price	\$325,000	\$333,500	2.6%
<b>BRISTOL</b>			
Number of Sales	205	174	-15.1%
YTD Number of Sales	413	367	-11.1%
Median Sale Price	\$490,000	\$520,000	6.1%
YTD Median Sale Price	\$485,000	\$515,000	6.2%
<b>DUKES</b>			
Number of Sales	12	10	-16.7%
YTD Number of Sales	31	23	-25.8%
Median Sale Price	\$1,375,000	\$1,480,000	7.6%
YTD Median Sale Price	\$1,500,000	\$1,500,000	0.0%
<b>ESSEX</b>			
Number of Sales	197	214	8.6%
YTD Number of Sales	462	462	0.0%
Median Sale Price	\$665,000	\$687,500	3.4%
YTD Median Sale Price	\$675,000	\$697,253	3.3%
<b>FRANKLIN</b>			
Number of Sales	31	29	-6.5%
YTD Number of Sales	70	58	-17.1%
Median Sale Price	\$300,000	\$349,000	16.3%
YTD Median Sale Price	\$315,000	\$345,000	9.5%
<b>HAMPDEN</b>			
Number of Sales	194	211	8.8%
YTD Number of Sales	429	409	-4.7%
Median Sale Price	\$311,000	\$325,000	4.5%
YTD Median Sale Price	\$310,000	\$325,000	4.8%
<b>HAMPSHIRE</b>			
Number of Sales	50	49	-2.0%
YTD Number of Sales	116	118	1.7%
Median Sale Price	\$390,000	\$390,000	0.0%
YTD Median Sale Price	\$382,500	\$430,000	12.4%
<b>MIDDLESEX</b>			
Number of Sales	396	375	-5.3%
YTD Number of Sales	859	785	-8.6%
Median Sale Price	\$790,500	\$750,000	-5.1%
YTD Median Sale Price	\$802,500	\$765,000	-4.7%
<b>NANTUCKET</b>			
Number of Sales	7	5	-28.6%
YTD Number of Sales	13	12	-7.7%
Median Sale Price	\$2,085,000	\$2,550,000	22.3%

YTD Median Sale Price	\$2,295,000	\$2,597,500	13.2%
<b>NORFOLK</b>			
Number of Sales	226	197	-12.8%
YTD Number of Sales	512	442	-13.7%
Median Sale Price	\$750,000	\$675,000	-10.0%
YTD Median Sale Price	\$737,460	\$733,250	-0.6%
<b>PLYMOUTH</b>			
Number of Sales	235	182	-22.6%
YTD Number of Sales	525	424	-19.2%
Median Sale Price	\$569,000	\$587,500	3.3%
YTD Median Sale Price	\$570,100	\$619,500	8.7%
<b>SUFFOLK</b>			
Number of Sales	47	47	0.0%
YTD Number of Sales	116	105	-9.5%
Median Sale Price	\$740,000	\$740,000	0.0%
YTD Median Sale Price	\$790,000	\$770,000	-2.5%
<b>WORCESTER</b>			
Number of Sales	326	287	-12.0%
YTD Number of Sales	710	632	-11.0%
Median Sale Price	\$472,450	\$455,000	-3.7%
YTD Median Sale Price	\$451,750	\$460,000	1.8%
<b>MASSACHUSETTS TOTAL</b>			
Number of Sales	2,140	1,969	-8.0%
YTD Number of Sales	4,779	4,274	-10.6%
Median Sale Price	\$575,000	\$570,000	-0.9%
YTD Median Sale Price	\$580,000	\$595,000	2.6%

**MA February 2026 Sales, Prices By County For Condos -- The Warren Group 2026**

	Feb 2025	Feb 2026	Percent Change
<b>BARNSTABLE</b>			
Number of Sales	47	24	-48.9%
YTD Number of Sales	93	98	5.4%
Median Sale Price	\$425,000	\$446,000	4.9%
YTD Median Sale Price	\$425,000	\$467,500	10.0%
<b>BERKSHIRE</b>			
Number of Sales	7	7	0.0%
YTD Number of Sales	20	20	0.0%
Median Sale Price	\$307,500	\$185,000	-39.8%
YTD Median Sale Price	\$323,100	\$285,000	-11.8%
<b>BRISTOL</b>			
Number of Sales	61	37	-39.3%
YTD Number of Sales	119	86	-27.7%
Median Sale Price	\$330,000	\$375,000	13.6%
YTD Median Sale Price	\$330,000	\$359,950	9.1%
<b>DUKES</b>			
Number of Sales	0	0	
YTD Number of Sales	1	0	-100.0%
Median Sale Price	\$0	\$0	
YTD Median Sale Price	\$950,000	\$0	-100.0%
<b>ESSEX</b>			
Number of Sales	128	118	-7.8%

YTD Number of Sales	258	239	-7.4%
Median Sale Price	\$425,000	\$435,000	2.4%
YTD Median Sale Price	\$425,000	\$440,000	3.5%
<b>FRANKLIN</b>			
Number of Sales	3	1	-66.7%
YTD Number of Sales	7	4	-42.9%
Median Sale Price	\$262,000	\$1	-100.0%
YTD Median Sale Price	\$262,000	\$162,500	-38.0%
<b>HAMPDEN</b>			
Number of Sales	32	30	-6.3%
YTD Number of Sales	78	65	-16.7%
Median Sale Price	\$225,000	\$250,250	11.2%
YTD Median Sale Price	\$225,000	\$240,000	6.7%
<b>HAMPSHIRE</b>			
Number of Sales	16	14	-12.5%
YTD Number of Sales	36	24	-33.3%
Median Sale Price	\$325,000	\$325,000	0.0%
YTD Median Sale Price	\$287,000	\$287,500	0.2%
<b>MIDDLESEX</b>			
Number of Sales	296	263	-11.1%
YTD Number of Sales	626	575	-8.1%
Median Sale Price	\$565,000	\$515,000	-8.8%
YTD Median Sale Price	\$618,500	\$585,000	-5.4%
<b>NANTUCKET</b>			
Number of Sales	6	0	-100.0%
YTD Number of Sales	8	0	-100.0%
Median Sale Price	\$825,000	\$0	-100.0%
YTD Median Sale Price	\$860,000	\$0	-100.0%
<b>NORFOLK</b>			
Number of Sales	100	95	-5.0%
YTD Number of Sales	220	203	-7.7%
Median Sale Price	\$567,500	\$540,000	-4.8%
YTD Median Sale Price	\$575,100	\$545,000	-5.2%
<b>PLYMOUTH</b>			
Number of Sales	51	39	-23.5%
YTD Number of Sales	115	121	5.2%
Median Sale Price	\$435,000	\$465,000	6.9%
YTD Median Sale Price	\$440,000	\$466,590	6.0%
<b>SUFFOLK</b>			
Number of Sales	270	216	-20.0%
YTD Number of Sales	490	445	-9.2%
Median Sale Price	\$731,500	\$670,000	-8.4%
YTD Median Sale Price	\$700,000	\$677,000	-3.3%
<b>WORCESTER</b>			
Number of Sales	91	61	-33.0%
YTD Number of Sales	195	146	-25.1%
Median Sale Price	\$360,000	\$372,500	3.5%
YTD Median Sale Price	\$365,000	\$364,950	0.0%
<b>MASSACHUSETTS TOTAL</b>			
Number of Sales	1,108	905	-18.3%
YTD Number of Sales	2,266	2,026	-10.6%

Median Sale Price	\$511,000	\$477,500	-6.6%
YTD Median Sale Price	\$525,000	\$505,500	-3.7%