

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

	May 2025	May 2026	Percent Change
BARNSTABLE			
Number of Sales	277	341	23.1%
YTD Number of Sales	1,031	1,074	4.2%
Median Sale Price	\$750,000	\$765,000	2.0%
YTD Median Sale Price	\$720,000	\$732,825	1.8%
BERKSHIRE			
Number of Sales	109	113	3.7%
YTD Number of Sales	423	435	2.8%
Median Sale Price	\$319,000	\$330,000	3.4%
YTD Median Sale Price	\$325,000	\$330,000	1.5%
BRISTOL			
Number of Sales	298	311	4.4%
YTD Number of Sales	1,192	1,149	-3.6%
Median Sale Price	\$519,000	\$525,000	1.2%
YTD Median Sale Price	\$499,450	\$515,000	3.1%
DUKES			
Number of Sales	17	17	0.0%
YTD Number of Sales	67	68	1.5%
Median Sale Price	\$1,195,000	\$1,625,000	36.0%
YTD Median Sale Price	\$1,306,000	\$1,485,000	13.7%
ESSEX			
Number of Sales	433	403	-6.9%
YTD Number of Sales	1,490	1,431	-4.0%
Median Sale Price	\$762,000	\$740,000	-2.9%
YTD Median Sale Price	\$710,000	\$705,000	-0.7%
FRANKLIN			
Number of Sales	58	49	-15.5%
YTD Number of Sales	192	178	-7.3%
Median Sale Price	\$362,350	\$405,000	11.8%
YTD Median Sale Price	\$348,500	\$360,000	3.3%
HAMPDEN			
Number of Sales	289	319	10.4%
YTD Number of Sales	1,201	1,238	3.1%
Median Sale Price	\$327,000	\$340,000	4.0%
YTD Median Sale Price	\$320,000	\$330,000	3.1%
HAMPSHIRE			
Number of Sales	92	93	1.1%
YTD Number of Sales	350	342	-2.3%
Median Sale Price	\$435,000	\$484,000	11.3%
YTD Median Sale Price	\$415,000	\$440,000	6.0%
MIDDLESEX			
Number of Sales	848	857	1.1%
YTD Number of Sales	2,864	2,835	-1.0%
Median Sale Price	\$903,500	\$890,000	-1.5%
YTD Median Sale Price	\$850,264	\$850,000	0.0%
NANTUCKET			
Number of Sales	10	10	0.0%
YTD Number of Sales	38	38	0.0%
Median Sale Price	\$2,349,500	\$2,487,500	5.9%

YTD Median Sale Price	\$2,117,500	\$2,725,000	28.7%
NORFOLK			
Number of Sales	485	468	-3.5%
YTD Number of Sales	1,564	1,575	0.7%
Median Sale Price	\$830,000	\$848,500	2.2%
YTD Median Sale Price	\$765,000	\$800,000	4.6%
PLYMOUTH			
Number of Sales	402	418	4.0%
YTD Number of Sales	1,502	1,467	-2.3%
Median Sale Price	\$635,000	\$637,500	0.4%
YTD Median Sale Price	\$600,000	\$625,000	4.2%
SUFFOLK			
Number of Sales	111	75	-32.4%
YTD Number of Sales	357	287	-19.6%
Median Sale Price	\$800,000	\$735,000	-8.1%
YTD Median Sale Price	\$790,000	\$750,000	-5.1%
WORCESTER			
Number of Sales	582	516	-11.3%
YTD Number of Sales	2,090	1,922	-8.0%
Median Sale Price	\$497,000	\$480,000	-3.4%
YTD Median Sale Price	\$465,875	\$470,000	0.9%
MASSACHUSETTS TOTAL			
Number of Sales	4,011	3,990	-0.5%
YTD Number of Sales	14,361	14,039	-2.2%
Median Sale Price	\$665,250	\$665,000	0.0%
YTD Median Sale Price	\$620,000	\$625,000	0.8%

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

	May 2025	May 2026	Percent Change
BARNSTABLE			
Number of Sales	83	95	14.5%
YTD Number of Sales	327	355	8.6%
Median Sale Price	\$425,000	\$465,000	9.4%
YTD Median Sale Price	\$440,000	\$452,000	2.7%
BERKSHIRE			
Number of Sales	14	16	14.3%
YTD Number of Sales	63	55	-12.7%
Median Sale Price	\$335,500	\$278,750	-16.9%
YTD Median Sale Price	\$400,000	\$270,000	-32.5%
BRISTOL			
Number of Sales	64	54	-15.6%
YTD Number of Sales	317	246	-22.4%
Median Sale Price	\$405,113	\$410,000	1.2%
YTD Median Sale Price	\$365,000	\$374,500	2.6%
DUKES			
Number of Sales	2	0	-100.0%
YTD Number of Sales	10	5	-50.0%
Median Sale Price	\$10,000	\$0	-100.0%
YTD Median Sale Price	\$328,750	\$4,000	-98.8%
ESSEX			
Number of Sales	227	231	1.8%

YTD Number of Sales	800	814	1.8%
Median Sale Price	\$424,900	\$465,000	9.4%
YTD Median Sale Price	\$440,000	\$455,000	3.4%
FRANKLIN			
Number of Sales	6	5	-16.7%
YTD Number of Sales	26	12	-53.8%
Median Sale Price	\$222,500	\$272,950	22.7%
YTD Median Sale Price	\$294,950	\$244,950	-17.0%
HAMPDEN			
Number of Sales	47	52	10.6%
YTD Number of Sales	211	196	-7.1%
Median Sale Price	\$225,000	\$256,500	14.0%
YTD Median Sale Price	\$225,000	\$233,500	3.8%
HAMPSHIRE			
Number of Sales	29	38	31.0%
YTD Number of Sales	105	102	-2.9%
Median Sale Price	\$365,400	\$373,500	2.2%
YTD Median Sale Price	\$340,000	\$327,450	-3.7%
MIDDLESEX			
Number of Sales	543	614	13.1%
YTD Number of Sales	2,033	1,996	-1.8%
Median Sale Price	\$716,000	\$683,688	-4.5%
YTD Median Sale Price	\$665,000	\$622,250	-6.4%
NANTUCKET			
Number of Sales	3	0	-100.0%
YTD Number of Sales	11	4	-63.6%
Median Sale Price	\$1,195,000	\$0	-100.0%
YTD Median Sale Price	\$895,000	\$892,000	-0.3%
NORFOLK			
Number of Sales	192	225	17.2%
YTD Number of Sales	715	816	14.1%
Median Sale Price	\$579,500	\$608,500	5.0%
YTD Median Sale Price	\$550,000	\$546,250	-0.7%
PLYMOUTH			
Number of Sales	107	86	-19.6%
YTD Number of Sales	381	393	3.1%
Median Sale Price	\$499,000	\$532,000	6.6%
YTD Median Sale Price	\$460,000	\$485,000	5.4%
SUFFOLK			
Number of Sales	492	483	-1.8%
YTD Number of Sales	1,718	1,625	-5.4%
Median Sale Price	\$675,000	\$740,000	9.6%
YTD Median Sale Price	\$706,250	\$716,000	1.4%
WORCESTER			
Number of Sales	137	138	0.7%
YTD Number of Sales	606	431	-28.9%
Median Sale Price	\$380,000	\$363,750	-4.3%
YTD Median Sale Price	\$385,000	\$369,000	-4.2%
MASSACHUSETTS TOTAL			
Number of Sales	1,946	2,037	4.7%
YTD Number of Sales	7,323	7,050	-3.7%

Median Sale Price	\$550,000	\$570,000	3.6%
YTD Median Sale Price	\$539,900	\$535,000	-0.9%