

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

	Dec 2022	Dec 2023	Percent Change
BARNSTABLE			
Number of Sales	271	214	-21.0%
YTD Number of Sales	3,663	2,896	-20.9%
Median Sale Price	\$595,000	\$670,000	12.6%
YTD Median Sale Price	\$630,000	\$665,000	5.6%
BERKSHIRE			
Number of Sales	128	97	-24.2%
YTD Number of Sales	1,540	1,224	-20.5%
Median Sale Price	\$300,000	\$279,000	-7.0%
YTD Median Sale Price	\$300,000	\$310,000	3.3%
BRISTOL			
Number of Sales	335	261	-22.1%
YTD Number of Sales	4,267	3,374	-20.9%
Median Sale Price	\$426,000	\$461,000	8.2%
YTD Median Sale Price	\$437,000	\$455,750	4.3%
DUKES			
Number of Sales	14	13	-7.1%
YTD Number of Sales	199	197	-1.0%
Median Sale Price	\$1,590,000	\$950,000	-40.3%
YTD Median Sale Price	\$1,325,000	\$1,300,001	-1.9%
ESSEX			
Number of Sales	407	356	-12.5%
YTD Number of Sales	5,577	4,216	-24.4%
Median Sale Price	\$580,000	\$625,000	7.8%
YTD Median Sale Price	\$625,000	\$650,000	4.0%
FRANKLIN			
Number of Sales	36	46	27.8%
YTD Number of Sales	618	551	-10.8%
Median Sale Price	\$287,500	\$344,000	19.7%
YTD Median Sale Price	\$293,500	\$307,000	4.6%
HAMPDEN			
Number of Sales	319	280	-12.2%
YTD Number of Sales	4,259	3,538	-16.9%
Median Sale Price	\$280,000	\$290,000	3.6%
YTD Median Sale Price	\$280,000	\$296,000	5.7%
HAMPSHIRE			
Number of Sales	83	69	-16.9%
YTD Number of Sales	1,321	973	-26.3%
Median Sale Price	\$357,500	\$370,000	3.5%
YTD Median Sale Price	\$380,000	\$395,000	3.9%
MIDDLESEX			
Number of Sales	777	569	-26.8%
YTD Number of Sales	10,831	8,003	-26.1%
Median Sale Price	\$675,000	\$735,000	8.9%
YTD Median Sale Price	\$740,000	\$775,000	4.7%
NANTUCKET			
Number of Sales	12	9	-25.0%
YTD Number of Sales	153	98	-35.9%
Median Sale Price	\$2,868,750	\$2,361,700	-17.7%

YTD Median Sale Price	\$2,500,000	\$2,537,500	1.5%
NORFOLK			
Number of Sales	391	340	-13.0%
YTD Number of Sales	5,787	4,468	-22.8%
Median Sale Price	\$630,000	\$667,500	6.0%
YTD Median Sale Price	\$681,000	\$701,750	3.0%
PLYMOUTH			
Number of Sales	419	306	-27.0%
YTD Number of Sales	5,313	4,165	-21.6%
Median Sale Price	\$500,000	\$540,000	8.0%
YTD Median Sale Price	\$535,000	\$560,000	4.7%
SUFFOLK			
Number of Sales	90	81	-10.0%
YTD Number of Sales	1,302	1,048	-19.5%
Median Sale Price	\$706,000	\$655,000	-7.2%
YTD Median Sale Price	\$720,000	\$709,125	-1.5%
WORCESTER			
Number of Sales	580	509	-12.2%
YTD Number of Sales	7,809	6,077	-22.2%
Median Sale Price	\$390,000	\$405,000	3.8%
YTD Median Sale Price	\$406,000	\$430,000	5.9%
MASSACHUSETTS TOTAL			
Number of Sales	3,862	3,150	-18.4%
YTD Number of Sales	52,639	40,828	-22.4%
Median Sale Price	\$510,000	\$540,000	5.9%
YTD Median Sale Price	\$550,000	\$570,000	3.6%

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

	Dec 2022	Dec 2023	Percent Change
BARNSTABLE			
Number of Sales	60	73	21.7%
YTD Number of Sales	1,131	921	-18.6%
Median Sale Price	\$388,500	\$410,000	5.5%
YTD Median Sale Price	\$420,000	\$440,000	4.8%
BERKSHIRE			
Number of Sales	10	12	20.0%
YTD Number of Sales	173	151	-12.7%
Median Sale Price	\$207,500	\$297,750	43.5%
YTD Median Sale Price	\$293,100	\$300,000	2.4%
BRISTOL			
Number of Sales	70	47	-32.9%
YTD Number of Sales	967	738	-23.7%
Median Sale Price	\$300,000	\$314,900	5.0%
YTD Median Sale Price	\$310,000	\$340,000	9.7%
DUKES			
Number of Sales	1	4	300.0%
YTD Number of Sales	14	30	114.3%
Median Sale Price	\$305,000	\$410,250	34.5%
YTD Median Sale Price	\$405,000	\$545,000	34.6%
ESSEX			
Number of Sales	170	182	7.1%

YTD Number of Sales	2,744	2,245	-18.2%
Median Sale Price	\$425,450	\$430,000	1.1%
YTD Median Sale Price	\$412,250	\$430,000	4.3%
FRANKLIN			
Number of Sales	7	5	-28.6%
YTD Number of Sales	65	33	-49.2%
Median Sale Price	\$220,000	\$205,000	-6.8%
YTD Median Sale Price	\$255,000	\$265,000	3.9%
HAMPDEN			
Number of Sales	45	42	-6.7%
YTD Number of Sales	639	502	-21.4%
Median Sale Price	\$200,000	\$232,500	16.3%
YTD Median Sale Price	\$195,000	\$219,000	12.3%
HAMPSHIRE			
Number of Sales	17	14	-17.6%
YTD Number of Sales	310	267	-13.9%
Median Sale Price	\$270,000	\$300,500	11.3%
YTD Median Sale Price	\$272,250	\$309,000	13.5%
MIDDLESEX			
Number of Sales	453	339	-25.2%
YTD Number of Sales	6,320	5,130	-18.8%
Median Sale Price	\$545,000	\$595,600	9.3%
YTD Median Sale Price	\$576,500	\$615,000	6.7%
NANTUCKET			
Number of Sales	0	2	
YTD Number of Sales	22	21	-4.5%
Median Sale Price	\$0	\$1,145,000	
YTD Median Sale Price	\$971,500	\$899,000	-7.5%
NORFOLK			
Number of Sales	163	157	-3.7%
YTD Number of Sales	2,492	2,104	-15.6%
Median Sale Price	\$499,000	\$520,000	4.2%
YTD Median Sale Price	\$509,584	\$546,250	7.2%
PLYMOUTH			
Number of Sales	99	83	-16.2%
YTD Number of Sales	1,244	1,103	-11.3%
Median Sale Price	\$375,000	\$440,000	17.3%
YTD Median Sale Price	\$414,500	\$424,900	2.5%
SUFFOLK			
Number of Sales	309	277	-10.4%
YTD Number of Sales	5,415	4,304	-20.5%
Median Sale Price	\$612,000	\$700,000	14.4%
YTD Median Sale Price	\$690,000	\$699,000	1.3%
WORCESTER			
Number of Sales	163	113	-30.7%
YTD Number of Sales	2,070	1,650	-20.3%
Median Sale Price	\$311,000	\$350,000	12.5%
YTD Median Sale Price	\$311,500	\$351,000	12.7%
MASSACHUSETTS TOTAL			
Number of Sales	1,567	1,350	-13.8%
YTD Number of Sales	23,606	19,199	-18.7%

Median Sale Price	\$445,000	\$496,744	11.6%
YTD Median Sale Price	\$488,550	\$510,000	4.4%