MA July 2024 Sales, Prices By	County For Single-	Family Homes -	- The Warren Group 2024	
	Jul 2023	Jul 2024	Percent Change	
BARNSTABLE				
Number of Sales	231	263	13.9%	
YTD Number of Sales	1,641	1,623	-1.1%	
Median Sale Price	\$675,009	\$716,700	6.2%	
YTD Median Sale Price	\$659,999	\$705,000	6.8%	
BERKSHIRE				
Number of Sales	118	100	-15.3%	
YTD Number of Sales	621	601	-3.2%	
Median Sale Price	\$320,000	\$365,000	14.1%	
YTD Median Sale Price	\$300,000	\$322,500	7.5%	
BRISTOL				
Number of Sales	304	327	7.6%	
YTD Number of Sales	1,867	1,816	-2.7%	
Median Sale Price	\$474,950	\$525,000	10.5%	
YTD Median Sale Price	\$450,000	\$490,500	9.0%	
DUKES	,,	,,		
Number of Sales	16	13	-18.8%	
YTD Number of Sales	110	81	-26.4%	
Median Sale Price	\$1,043,750	\$1,300,000	24.6%	
YTD Median Sale Price	\$1,280,000	\$1,300,000	1.6%	
ESSEX	γ <b>-</b> //	γ =/= = = = = = = = = = = = = = = = = =	,	
Number of Sales	423	470	11.1%	
YTD Number of Sales	2,286	2,349	2.8%	
Median Sale Price	\$700,000	\$720,000	2.9%	
YTD Median Sale Price	\$640,000	\$695,000	8.6%	
FRANKLIN	φο 10,000	φυσσ,συσ	3.570	
Number of Sales	56	54	-3.6%	
YTD Number of Sales	289	274	-5.2%	
Median Sale Price	\$315,000	\$354,000	12.4%	
YTD Median Sale Price	\$299,900	\$325,000	8.4%	
HAMPDEN	Ψ=00/000	40=0,000	G. 1,70	
Number of Sales	346	341	-1.4%	
YTD Number of Sales	1,952	1,930	-1.1%	
Median Sale Price	\$313,750	\$336,000	7.1%	
YTD Median Sale Price	\$290,000	\$312,000	7.6%	
HAMPSHIRE	<b>7230,000</b>	<b>4312,000</b>	7.070	
Number of Sales	106	96	-9.4%	
YTD Number of Sales	520	520	0.0%	
Median Sale Price	\$405,000	\$456,000	12.6%	
YTD Median Sale Price	\$393,500	\$423,000	7.5%	
MIDDLESEX	<b>4333,300</b>	Ψ 123,000	7.570	
Number of Sales	881	1,030	16.9%	
YTD Number of Sales	4,556	4,823	5.9%	
Median Sale Price	\$835,000	\$855,000	2.4%	
YTD Median Sale Price	\$780,000	\$837,500	7.4%	
NANTUCKET	7700,000	7057,500	7.770	
Number of Sales	8	4	-50.0%	
YTD Number of Sales	48	41	-14.6%	
Median Sale Price	\$2,497,500	\$1,742,500	-30.2%	
WICGIAIT SAIC FILCE	74,77,300	71,172,300	JU.2/0	

YTD Median Sale Price	\$2,265,000	\$2,925,000	29.1%	
NORFOLK				
Number of Sales	463	546	17.9%	
YTD Number of Sales	2,548	2,617	2.7%	
Median Sale Price	\$751,000	\$768 <i>,</i> 900	2.4%	
YTD Median Sale Price	\$700,000	\$751 <i>,</i> 500	7.4%	
PLYMOUTH				
Number of Sales	402	442	10.0%	
YTD Number of Sales	2,338	2,265	-3.1%	
Median Sale Price	\$599,450	\$625,000	4.3%	
YTD Median Sale Price	\$555,000	\$600,000	8.1%	
SUFFOLK	. ,	. ,		
Number of Sales	115	106	-7.8%	
YTD Number of Sales	633	641	1.3%	
Median Sale Price	\$790,000	\$775,000	-1.9%	
YTD Median Sale Price	\$710,000	\$750,000	5.6%	
WORCESTER	Ψ7 10,000	7730,000	5.0/0	
Number of Sales	621	635	2.3%	
YTD Number of Sales	3,278	3,298	0.6%	
Median Sale Price	\$450,000	\$481,000	6.9%	
YTD Median Sale Price	\$425,000	\$456,000	7.3%	
MASSACHUSETTS TOTAL	3423,000	\$450,000	7.370	
Number of Sales	4 000	4 427	0 20/	
	4,090	4,427	8.2%	
YTD Number of Sales	22,687	22,879	0.8%	
Median Sale Price YTD Median Sale Price	\$610,000	\$650,000	6.6% 9.5%	
			u 5%	
TID Median Sale Fince	\$565,000	\$618,500	5.570	
	, ,			
MA July 2024 Sales, Prices By	County For Condo	s The Warren (	Group 2024	
MA July 2024 Sales, Prices By	, ,	s The Warren (		
MA July 2024 Sales, Prices By BARNSTABLE	County For Condo Jul 2023	s The Warren ( Jul 2024	Group 2024 Percent Change	
MA July 2024 Sales, Prices By  BARNSTABLE  Number of Sales	County For Condo Jul 2023	s The Warren ( Jul 2024	Group 2024 Percent Change -17.8%	
MA July 2024 Sales, Prices By  BARNSTABLE  Number of Sales  YTD Number of Sales	County For Condo Jul 2023 73 494	s <b>The Warren ( Jul 2024</b> 60 471	Group 2024 Percent Change -17.8% -4.7%	
MA July 2024 Sales, Prices By  BARNSTABLE  Number of Sales  YTD Number of Sales  Median Sale Price	73 494 \$385,000	60 471 \$520,700	Group 2024 Percent Change -17.8% -4.7% 35.2%	
MA July 2024 Sales, Prices By  BARNSTABLE  Number of Sales  YTD Number of Sales  Median Sale Price  YTD Median Sale Price	County For Condo Jul 2023 73 494	s <b>The Warren ( Jul 2024</b> 60 471	Group 2024 Percent Change -17.8% -4.7%	
MA July 2024 Sales, Prices By  BARNSTABLE  Number of Sales  YTD Number of Sales  Median Sale Price  YTD Median Sale Price  BERKSHIRE	73 494 \$385,000 \$429,000	60 471 \$520,700 \$470,000	Group 2024 Percent Change -17.8% -4.7% 35.2% 9.6%	
MA July 2024 Sales, Prices By  BARNSTABLE  Number of Sales  YTD Number of Sales  Median Sale Price  YTD Median Sale Price  BERKSHIRE  Number of Sales	73 494 \$385,000 \$429,000	60 471 \$520,700 \$470,000	Group 2024 Percent Change -17.8% -4.7% 35.2% 9.6%	
MA July 2024 Sales, Prices By  BARNSTABLE  Number of Sales  YTD Number of Sales  Median Sale Price  YTD Median Sale Price  BERKSHIRE  Number of Sales  YTD Number of Sales	73 494 \$385,000 \$429,000	60 471 \$520,700 \$470,000	Froup 2024 Percent Change -17.8% -4.7% 35.2% 9.6% 25.0% 9.0%	
MA July 2024 Sales, Prices By  BARNSTABLE  Number of Sales  YTD Number of Sales  Median Sale Price  YTD Median Sale Price  BERKSHIRE  Number of Sales  YTD Number of Sales  Median Sale Price	73 494 \$385,000 \$429,000 8 78 \$240,250	60 471 \$520,700 \$470,000 10 85 \$302,250	Froup 2024 Percent Change -17.8% -4.7% 35.2% 9.6% 25.0% 9.0% 25.8%	
MA July 2024 Sales, Prices By  BARNSTABLE  Number of Sales  YTD Number of Sales  Median Sale Price  YTD Median Sale Price  BERKSHIRE  Number of Sales  YTD Number of Sales  Median Sale Price  YTD Median Sale Price	73 494 \$385,000 \$429,000	60 471 \$520,700 \$470,000	Froup 2024 Percent Change -17.8% -4.7% 35.2% 9.6% 25.0% 9.0%	
MA July 2024 Sales, Prices By  BARNSTABLE  Number of Sales  YTD Number of Sales  Median Sale Price  YTD Median Sale Price  BERKSHIRE  Number of Sales  YTD Number of Sales  Median Sale Price  YTD Median Sale Price  YTD Median Sale Price  BRISTOL	73 494 \$385,000 \$429,000 8 78 \$240,250 \$297,500	60 471 \$520,700 \$470,000 10 85 \$302,250 \$278,500	Group 2024 Percent Change  -17.8% -4.7% 35.2% 9.6%  25.0% 9.0% 25.8% -6.4%	
MA July 2024 Sales, Prices By  BARNSTABLE  Number of Sales  YTD Number of Sales  Median Sale Price  YTD Median Sale Price  BERKSHIRE  Number of Sales  YTD Number of Sales  Median Sale Price  YTD Median Sale Price  YTD Median Sale Price  YTD Median Sale Price  Number of Sales	73 494 \$385,000 \$429,000 8 78 \$240,250 \$297,500	60 471 \$520,700 \$470,000 10 85 \$302,250 \$278,500	Froup 2024 Percent Change  -17.8% -4.7% 35.2% 9.6%  25.0% 9.0% 25.8% -6.4%  -13.0%	
MA July 2024 Sales, Prices By  BARNSTABLE  Number of Sales  YTD Number of Sales  Median Sale Price  YTD Median Sale Price  BERKSHIRE  Number of Sales  YTD Number of Sales  Median Sale Price  YTD Median Sale Price  YTD Median Sale Price  YTD Median Sale Price  YTD Median Sale Price  BRISTOL  Number of Sales  YTD Number of Sales	73 494 \$385,000 \$429,000  8 78 \$240,250 \$297,500	60 471 \$520,700 \$470,000 10 85 \$302,250 \$278,500 67 390	Froup 2024 Percent Change  -17.8% -4.7% 35.2% 9.6%  25.0% 9.0% 25.8% -6.4%  -13.0% -9.5%	
MA July 2024 Sales, Prices By  BARNSTABLE  Number of Sales  YTD Number of Sales  Median Sale Price  YTD Median Sale Price  BERKSHIRE  Number of Sales  YTD Number of Sales  Median Sale Price  YTD Median Sale Price  BRISTOL  Number of Sales  YTD Number of Sales  Median Sale Price	73 494 \$385,000 \$429,000  8 78 \$240,250 \$297,500  77 431 \$374,000	60 471 \$520,700 \$470,000 10 85 \$302,250 \$278,500 67 390 \$350,000	Froup 2024 Percent Change  -17.8% -4.7% 35.2% 9.6%  25.0% 9.0% 25.8% -6.4%  -13.0% -9.5% -6.4%	
MA July 2024 Sales, Prices By  BARNSTABLE  Number of Sales  YTD Number of Sales  Median Sale Price  YTD Median Sale Price  BERKSHIRE  Number of Sales  YTD Number of Sales  Median Sale Price  YTD Median Sale Price  YTD Median Sale Price  BRISTOL  Number of Sales  YTD Number of Sales	73 494 \$385,000 \$429,000  8 78 \$240,250 \$297,500	60 471 \$520,700 \$470,000 10 85 \$302,250 \$278,500 67 390	Froup 2024 Percent Change  -17.8% -4.7% 35.2% 9.6%  25.0% 9.0% 25.8% -6.4%  -13.0% -9.5%	
MA July 2024 Sales, Prices By  BARNSTABLE  Number of Sales  YTD Number of Sales  Median Sale Price  YTD Median Sale Price  BERKSHIRE  Number of Sales  YTD Number of Sales  Median Sale Price  YTD Median Sale Price  YTD Median Sale Price  BRISTOL  Number of Sales  YTD Number of Sales  YTD Number of Sales  YTD Number of Sales  YTD Number of Sales  Median Sale Price  YTD Median Sale Price  YTD Median Sale Price  DUKES	73 494 \$385,000 \$429,000  8 78 \$240,250 \$297,500  77 431 \$374,000 \$340,000	60 471 \$520,700 \$470,000 10 85 \$302,250 \$278,500 67 390 \$350,000 \$345,500	Froup 2024 Percent Change  -17.8% -4.7% 35.2% 9.6%  25.0% 9.0% 25.8% -6.4%  -13.0% -9.5% -6.4% 1.6%	
MA July 2024 Sales, Prices By  BARNSTABLE  Number of Sales  YTD Number of Sales  Median Sale Price  YTD Median Sale Price  BERKSHIRE  Number of Sales  YTD Number of Sales  Median Sale Price  YTD Median Sale Price  YTD Median Sale Price  BRISTOL  Number of Sales  YTD Number of Sales  YTD Number of Sales  YTD Number of Sales  Median Sale Price  YTD Median Sale Price  YTD Median Sale Price  DUKES  Number of Sales	73 494 \$385,000 \$429,000  8 78 \$240,250 \$297,500  77 431 \$374,000 \$340,000	60 471 \$520,700 \$470,000 10 85 \$302,250 \$278,500 67 390 \$350,000 \$345,500	Froup 2024 Percent Change  -17.8% -4.7% 35.2% 9.6%  25.0% 9.0% 25.8% -6.4%  -13.0% -9.5% -6.4% 1.6%  400.0%	
MA July 2024 Sales, Prices By  BARNSTABLE  Number of Sales  YTD Number of Sales  Median Sale Price  YTD Median Sale Price  BERKSHIRE  Number of Sales  YTD Number of Sales  Median Sale Price  YTD Median Sale Price  YTD Median Sale Price  BRISTOL  Number of Sales  YTD Number of Sales  YTD Number of Sales  YTD Median Sale Price  DUKES  Number of Sales  YTD Number of Sales	73 494 \$385,000 \$429,000  8 78 \$240,250 \$297,500  77 431 \$374,000 \$340,000	60 471 \$520,700 \$470,000 10 85 \$302,250 \$278,500 67 390 \$350,000 \$345,500	Froup 2024 Percent Change  -17.8% -4.7% 35.2% 9.6%  25.0% 9.0% 25.8% -6.4%  -13.0% -9.5% -6.4% 1.6%  400.0% 144.4%	
BARNSTABLE  Number of Sales YTD Number of Sales Median Sale Price YTD Median Sale Price BERKSHIRE  Number of Sales YTD Number of Sales YTD Number of Sales Median Sale Price YTD Median Sale Price YTD Median Sale Price YTD Median Sale Price BRISTOL  Number of Sales YTD Number of Sales Median Sale Price YTD Median Sale Price YTD Median Sale Price YTD Median Sale Price DUKES  Number of Sales YTD Number of Sales Median Sale Price	County For Condom Jul 2023  73 494 \$385,000 \$429,000  8 78 \$240,250 \$297,500  77 431 \$374,000 \$340,000  1 9 \$1,610,000	60 471 \$520,700 \$470,000 10 85 \$302,250 \$278,500 67 390 \$350,000 \$345,500 5 22 \$2,000	Froup 2024 Percent Change  -17.8% -4.7% 35.2% 9.6%  25.0% 9.0% 25.8% -6.4% -13.0% -9.5% -6.4% 1.6%  400.0% 144.4% -99.9%	
BARNSTABLE Number of Sales YTD Number of Sales Median Sale Price YTD Median Sale Price BERKSHIRE Number of Sales YTD Number of Sales YTD Number of Sales Median Sale Price YTD Median Sale Price YTD Median Sale Price YTD Median Sale Price BRISTOL Number of Sales YTD Number of Sales Median Sale Price YTD Median Sale Price YTD Median Sale Price DUKES Number of Sales YTD Number of Sales YTD Number of Sales YTD Number of Sales YTD Number of Sales	73 494 \$385,000 \$429,000  8 78 \$240,250 \$297,500  77 431 \$374,000 \$340,000	60 471 \$520,700 \$470,000 10 85 \$302,250 \$278,500 67 390 \$350,000 \$345,500	Froup 2024 Percent Change  -17.8% -4.7% 35.2% 9.6%  25.0% 9.0% 25.8% -6.4%  -13.0% -9.5% -6.4% 1.6%  400.0% 144.4%	
BARNSTABLE Number of Sales YTD Number of Sales Median Sale Price YTD Median Sale Price BERKSHIRE Number of Sales YTD Number of Sales YTD Number of Sales Median Sale Price YTD Median Sale Price YTD Median Sale Price YTD Median Sale Price DUKES Number of Sales YTD Number of Sales Median Sale Price YTD Median Sale Price YTD Median Sale Price YTD Number of Sales Median Sale Price YTD Number of Sales Median Sale Price YTD Median Sale Price	73 494 \$385,000 \$429,000  8 78 \$240,250 \$297,500  77 431 \$374,000 \$340,000  1 9 \$1,610,000 \$935,000	60 471 \$520,700 \$470,000 10 85 \$302,250 \$278,500 67 390 \$350,000 \$345,500 5 22 \$2,000 \$19,000	Froup 2024 Percent Change  -17.8% -4.7% 35.2% 9.6%  25.0% 9.0% 25.8% -6.4%  -13.0% -9.5% -6.4% 1.6%  400.0% 144.4% -99.9% -98.0%	
BARNSTABLE Number of Sales YTD Number of Sales Median Sale Price YTD Median Sale Price BERKSHIRE Number of Sales YTD Number of Sales YTD Number of Sales Median Sale Price YTD Median Sale Price YTD Median Sale Price YTD Median Sale Price BRISTOL Number of Sales YTD Number of Sales YTD Number of Sales Median Sale Price YTD Median Sale Price DUKES Number of Sales YTD Number of Sales YTD Number of Sales YTD Number of Sales YTD Number of Sales	County For Condom Jul 2023  73 494 \$385,000 \$429,000  8 78 \$240,250 \$297,500  77 431 \$374,000 \$340,000  1 9 \$1,610,000	60 471 \$520,700 \$470,000 10 85 \$302,250 \$278,500 67 390 \$350,000 \$345,500 5 22 \$2,000	Froup 2024 Percent Change  -17.8% -4.7% 35.2% 9.6%  25.0% 9.0% 25.8% -6.4% -13.0% -9.5% -6.4% 1.6%  400.0% 144.4% -99.9%	

YTD Number of Sales Median Sale Price	1,237 \$461,000	1,252 \$494,000	1.2% 7.2%
YTD Median Sale Price	\$430,000	\$450,000	4.7%
FRANKLIN	φ 130,000	φ 130,000	1.770
Number of Sales	0	2	
YTD Number of Sales	13	19	46.2%
Median Sale Price	\$0	\$294,500	
YTD Median Sale Price	\$265,000	\$264,500	-0.2%
HAMPDEN			
Number of Sales	47	56	19.1%
YTD Number of Sales	303	270	-10.9%
Median Sale Price	\$227,000	\$230,000	1.3%
YTD Median Sale Price	\$217,000	\$221,000	1.8%
HAMPSHIRE			
Number of Sales	25	30	20.0%
YTD Number of Sales	150	145	-3.3%
Median Sale Price	\$340,000	\$350,000	2.9%
YTD Median Sale Price	\$302,500	\$342,000	13.1%
MIDDLESEX	405	F 4.7	40.50/
Number of Sales	495	547	10.5%
YTD Number of Sales	3,014	2,988	-0.9%
Median Sale Price	\$660,000	\$632,000	-4.2%
YTD Median Sale Price NANTUCKET	\$615,000	\$650,000	5.7%
Number of Sales	1	5	400.0%
YTD Number of Sales	7	11	57.1%
Median Sale Price	\$767,511	\$1,115,000	45.3%
YTD Median Sale Price	\$605,000	\$900,000	48.8%
NORFOLK	4000,000	4000,000	.0.070
Number of Sales	205	221	7.8%
YTD Number of Sales	1,231	1,170	-5.0%
Median Sale Price	\$604,540	\$580,000	-4.1%
YTD Median Sale Price	\$555,000	\$569,950	2.7%
PLYMOUTH			
Number of Sales	101	91	-9.9%
YTD Number of Sales	639	583	-8.8%
Median Sale Price	\$450,000	\$450,000	0.0%
YTD Median Sale Price	\$420,000	\$471,000	12.1%
SUFFOLK	504	460	C 40/
Number of Sales	501	469	-6.4%
YTD Number of Sales	2,716	2,588	-4.7%
Median Sale Price YTD Median Sale Price	\$725,000 \$703,000	\$740,000 \$720,000	2.1% 2.4%
WORCESTER	\$705,000	\$720,000	2.4/0
Number of Sales	167	163	-2.4%
YTD Number of Sales	939	907	-3.4%
Median Sale Price	\$352,645	\$375,000	6.3%
YTD Median Sale Price	\$348,000	\$370,000	6.3%
MASSACHUSETTS TOTAL	7-13,003	F = 1 3,000	5.576
Number of Sales	1,886	1,947	3.2%
YTD Number of Sales	11,261	10,901	-3.2%

 Median Sale Price
 \$555,000
 \$565,000
 1.8%

 YTD Median Sale Price
 \$519,900
 \$545,000
 4.8%