

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

	<b>Mar 2023</b>	<b>Mar 2024</b>	<b>Percent Change</b>
<b>BARNSTABLE</b>			
Number of Sales	215	207	-3.7%
YTD Number of Sales	568	541	-4.8%
Median Sale Price	\$640,000	\$665,000	3.9%
YTD Median Sale Price	\$620,000	\$665,000	7.3%
<b>BERKSHIRE</b>			
Number of Sales	82	68	-17.1%
YTD Number of Sales	214	211	-1.4%
Median Sale Price	\$265,000	\$279,950	5.6%
YTD Median Sale Price	\$280,000	\$305,000	8.9%
<b>BRISTOL</b>			
Number of Sales	242	233	-3.7%
YTD Number of Sales	650	615	-5.4%
Median Sale Price	\$420,000	\$480,000	14.3%
YTD Median Sale Price	\$425,000	\$465,000	9.4%
<b>DUKES</b>			
Number of Sales	19	9	-52.6%
YTD Number of Sales	43	27	-37.2%
Median Sale Price	\$1,100,000	\$980,000	-10.9%
YTD Median Sale Price	\$1,295,000	\$1,350,000	4.2%
<b>ESSEX</b>			
Number of Sales	290	228	-21.4%
YTD Number of Sales	716	663	-7.4%
Median Sale Price	\$625,000	\$675,000	8.0%
YTD Median Sale Price	\$588,500	\$650,000	10.5%
<b>FRANKLIN</b>			
Number of Sales	32	30	-6.3%
YTD Number of Sales	87	94	8.0%
Median Sale Price	\$275,000	\$305,500	11.1%
YTD Median Sale Price	\$278,000	\$316,500	13.8%
<b>HAMPDEN</b>			
Number of Sales	242	209	-13.6%
YTD Number of Sales	657	645	-1.8%
Median Sale Price	\$270,000	\$306,000	13.3%
YTD Median Sale Price	\$268,000	\$297,500	11.0%
<b>HAMPSHIRE</b>			
Number of Sales	59	68	15.3%
YTD Number of Sales	152	160	5.3%
Median Sale Price	\$380,000	\$397,250	4.5%
YTD Median Sale Price	\$360,000	\$378,500	5.1%
<b>MIDDLESEX</b>			
Number of Sales	516	489	-5.2%
YTD Number of Sales	1,300	1,319	1.5%
Median Sale Price	\$760,000	\$823,000	8.3%
YTD Median Sale Price	\$680,000	\$750,000	10.3%
<b>NANTUCKET</b>			
Number of Sales	8	6	-25.0%
YTD Number of Sales	17	24	41.2%
Median Sale Price	\$2,265,000	\$2,950,000	30.2%

YTD Median Sale Price	\$2,060,000	\$3,610,000	75.2%
<b>NORFOLK</b>			
Number of Sales	307	299	-2.6%
YTD Number of Sales	787	771	-2.0%
Median Sale Price	\$650,000	\$700,000	7.7%
YTD Median Sale Price	\$622,000	\$692,500	11.3%
<b>PLYMOUTH</b>			
Number of Sales	289	269	-6.9%
YTD Number of Sales	757	707	-6.6%
Median Sale Price	\$500,000	\$589,900	18.0%
YTD Median Sale Price	\$505,000	\$570,000	12.9%
<b>SUFFOLK</b>			
Number of Sales	79	87	10.1%
YTD Number of Sales	187	202	8.0%
Median Sale Price	\$670,000	\$725,000	8.2%
YTD Median Sale Price	\$667,500	\$687,500	3.0%
<b>WORCESTER</b>			
Number of Sales	389	361	-7.2%
YTD Number of Sales	1,068	1,022	-4.3%
Median Sale Price	\$395,000	\$433,000	9.6%
YTD Median Sale Price	\$390,000	\$425,000	9.0%
<b>MASSACHUSETTS TOTAL</b>			
Number of Sales	2,769	2,563	-7.4%
YTD Number of Sales	7,203	7,001	-2.8%
Median Sale Price	\$540,000	\$580,000	7.4%
YTD Median Sale Price	\$510,000	\$560,000	9.8%

### MA March 2024 Sales, Prices By County For Condos -- The Warren Group 2024

	Mar 2023	Mar 2024	Percent Change
<b>BARNSTABLE</b>			
Number of Sales	69	68	-1.4%
YTD Number of Sales	167	173	3.6%
Median Sale Price	\$425,000	\$427,000	0.5%
YTD Median Sale Price	\$410,000	\$425,000	3.7%
<b>BERKSHIRE</b>			
Number of Sales	13	11	-15.4%
YTD Number of Sales	31	28	-9.7%
Median Sale Price	\$300,000	\$310,000	3.3%
YTD Median Sale Price	\$303,000	\$325,000	7.3%
<b>BRISTOL</b>			
Number of Sales	66	51	-22.7%
YTD Number of Sales	150	137	-8.7%
Median Sale Price	\$335,000	\$345,000	3.0%
YTD Median Sale Price	\$323,750	\$325,000	0.4%
<b>DUKES</b>			
Number of Sales	2	0	-100.0%
YTD Number of Sales	5	7	40.0%
Median Sale Price	\$1,389,500	\$0	-100.0%
YTD Median Sale Price	\$819,000	\$25,000	-96.9%
<b>ESSEX</b>			
Number of Sales	188	167	-11.2%

YTD Number of Sales	466	413	-11.4%
Median Sale Price	\$422,000	\$447,000	5.9%
YTD Median Sale Price	\$416,000	\$435,000	4.6%
<b>FRANKLIN</b>			
Number of Sales	2	1	-50.0%
YTD Number of Sales	4	3	-25.0%
Median Sale Price	\$205,000	\$335,000	63.4%
YTD Median Sale Price	\$205,000	\$312,700	52.5%
<b>HAMPDEN</b>			
Number of Sales	37	39	5.4%
YTD Number of Sales	106	95	-10.4%
Median Sale Price	\$189,000	\$212,000	12.2%
YTD Median Sale Price	\$190,000	\$210,000	10.5%
<b>HAMPSHIRE</b>			
Number of Sales	22	15	-31.8%
YTD Number of Sales	48	48	0.0%
Median Sale Price	\$256,000	\$415,000	62.1%
YTD Median Sale Price	\$235,000	\$332,500	41.5%
<b>MIDDLESEX</b>			
Number of Sales	395	409	3.5%
YTD Number of Sales	942	951	1.0%
Median Sale Price	\$578,000	\$681,500	17.9%
YTD Median Sale Price	\$549,998	\$650,000	18.2%
<b>NANTUCKET</b>			
Number of Sales	0	0	
YTD Number of Sales	2	3	50.0%
Median Sale Price	\$0	\$0	
YTD Median Sale Price	\$349,133	\$350,000	0.2%
<b>NORFOLK</b>			
Number of Sales	173	149	-13.9%
YTD Number of Sales	386	371	-3.9%
Median Sale Price	\$545,000	\$542,500	-0.5%
YTD Median Sale Price	\$518,250	\$535,000	3.2%
<b>PLYMOUTH</b>			
Number of Sales	71	74	4.2%
YTD Number of Sales	231	203	-12.1%
Median Sale Price	\$425,000	\$547,850	28.9%
YTD Median Sale Price	\$412,000	\$460,000	11.7%
<b>SUFFOLK</b>			
Number of Sales	361	326	-9.7%
YTD Number of Sales	862	752	-12.8%
Median Sale Price	\$682,000	\$729,450	7.0%
YTD Median Sale Price	\$679,900	\$696,000	2.4%
<b>WORCESTER</b>			
Number of Sales	121	121	0.0%
YTD Number of Sales	313	298	-4.8%
Median Sale Price	\$349,900	\$350,000	0.0%
YTD Median Sale Price	\$325,000	\$346,500	6.6%
<b>MASSACHUSETTS TOTAL</b>			
Number of Sales	1,520	1,431	-5.9%
YTD Number of Sales	3,713	3,482	-6.2%

Median Sale Price	\$499,995	\$550,000	10.0%
YTD Median Sale Price	\$480,000	\$520,000	8.3%