

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			
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			
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			
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			
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			
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			
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%

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	\$768,900	2.4%
YTD Median Sale Price	\$700,000	\$751,500	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			
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			
Number of Sales	4,090	4,427	8.2%
YTD Number of Sales	22,687	22,879	0.8%
Median Sale Price	\$610,000	\$650,000	6.6%
YTD Median Sale Price	\$565,000	\$618,500	9.5%

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

	Jul 2023	Jul 2024	Percent Change
BARNSTABLE			
Number of Sales	73	60	-17.8%
YTD Number of Sales	494	471	-4.7%
Median Sale Price	\$385,000	\$520,700	35.2%
YTD Median Sale Price	\$429,000	\$470,000	9.6%
BERKSHIRE			
Number of Sales	8	10	25.0%
YTD Number of Sales	78	85	9.0%
Median Sale Price	\$240,250	\$302,250	25.8%
YTD Median Sale Price	\$297,500	\$278,500	-6.4%
BRISTOL			
Number of Sales	77	67	-13.0%
YTD Number of Sales	431	390	-9.5%
Median Sale Price	\$374,000	\$350,000	-6.4%
YTD Median Sale Price	\$340,000	\$345,500	1.6%
DUKES			
Number of Sales	1	5	400.0%
YTD Number of Sales	9	22	144.4%
Median Sale Price	\$1,610,000	\$2,000	-99.9%
YTD Median Sale Price	\$935,000	\$19,000	-98.0%
ESSEX			
Number of Sales	185	221	19.5%

YTD Number of Sales	1,237	1,252	1.2%
Median Sale Price	\$461,000	\$494,000	7.2%
YTD Median Sale Price	\$430,000	\$450,000	4.7%
FRANKLIN			
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			
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	\$615,000	\$650,000	5.7%
NANTUCKET			
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			
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			
Number of Sales	501	469	-6.4%
YTD Number of Sales	2,716	2,588	-4.7%
Median Sale Price	\$725,000	\$740,000	2.1%
YTD Median Sale Price	\$703,000	\$720,000	2.4%
WORCESTER			
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			
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%