

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

	Jun 2023	Jun 2024	Percent Change
BARNSTABLE			
Number of Sales	320	269	-15.9%
YTD Number of Sales	1,410	1,360	-3.5%
Median Sale Price	\$692,250	\$749,900	8.3%
YTD Median Sale Price	\$650,500	\$700,000	7.6%
BERKSHIRE			
Number of Sales	144	102	-29.2%
YTD Number of Sales	503	501	-0.4%
Median Sale Price	\$300,750	\$347,500	15.5%
YTD Median Sale Price	\$300,000	\$320,000	6.7%
BRISTOL			
Number of Sales	361	317	-12.2%
YTD Number of Sales	1,563	1,489	-4.7%
Median Sale Price	\$475,000	\$510,000	7.4%
YTD Median Sale Price	\$443,000	\$485,000	9.5%
DUKES			
Number of Sales	18	17	-5.6%
YTD Number of Sales	94	68	-27.7%
Median Sale Price	\$1,024,000	\$1,245,000	21.6%
YTD Median Sale Price	\$1,295,000	\$1,337,500	3.3%
ESSEX			
Number of Sales	504	495	-1.8%
YTD Number of Sales	1,863	1,879	0.9%
Median Sale Price	\$676,250	\$750,000	10.9%
YTD Median Sale Price	\$625,000	\$685,000	9.6%
FRANKLIN			
Number of Sales	65	46	-29.2%
YTD Number of Sales	233	220	-5.6%
Median Sale Price	\$286,000	\$385,000	34.6%
YTD Median Sale Price	\$288,000	\$319,500	10.9%
HAMPDEN			
Number of Sales	368	342	-7.1%
YTD Number of Sales	1,606	1,589	-1.1%
Median Sale Price	\$305,000	\$325,000	6.6%
YTD Median Sale Price	\$285,000	\$309,000	8.4%
HAMPSHIRE			
Number of Sales	126	110	-12.7%
YTD Number of Sales	414	424	2.4%
Median Sale Price	\$392,000	\$465,650	18.8%
YTD Median Sale Price	\$381,641	\$420,000	10.1%
MIDDLESEX			
Number of Sales	1,041	1,007	-3.3%
YTD Number of Sales	3,675	3,793	3.2%
Median Sale Price	\$830,000	\$885,510	6.7%
YTD Median Sale Price	\$765,000	\$830,000	8.5%
NANTUCKET			
Number of Sales	7	2	-71.4%
YTD Number of Sales	40	37	-7.5%
Median Sale Price	\$3,750,000	\$2,875,000	-23.3%

YTD Median Sale Price	\$2,265,000	\$2,950,000	30.2%
NORFOLK			
Number of Sales	587	543	-7.5%
YTD Number of Sales	2,085	2,071	-0.7%
Median Sale Price	\$735,000	\$830,000	12.9%
YTD Median Sale Price	\$685,000	\$750,000	9.5%
PLYMOUTH			
Number of Sales	495	428	-13.5%
YTD Number of Sales	1,936	1,822	-5.9%
Median Sale Price	\$615,000	\$630,000	2.4%
YTD Median Sale Price	\$550,000	\$599,000	8.9%
SUFFOLK			
Number of Sales	141	125	-11.3%
YTD Number of Sales	518	535	3.3%
Median Sale Price	\$780,000	\$770,000	-1.3%
YTD Median Sale Price	\$700,000	\$745,000	6.4%
WORCESTER			
Number of Sales	699	638	-8.7%
YTD Number of Sales	2,657	2,663	0.2%
Median Sale Price	\$462,000	\$500,000	8.2%
YTD Median Sale Price	\$420,000	\$450,000	7.1%
MASSACHUSETTS TOTAL			
Number of Sales	4,876	4,441	-8.9%
YTD Number of Sales	18,597	18,451	-0.8%
Median Sale Price	\$615,000	\$665,000	8.1%
YTD Median Sale Price	\$555,400	\$609,900	9.8%

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

	Jun 2023	Jun 2024	Percent Change
BARNSTABLE			
Number of Sales	93	92	-1.1%
YTD Number of Sales	421	411	-2.4%
Median Sale Price	\$449,900	\$525,000	16.7%
YTD Median Sale Price	\$430,900	\$470,000	9.1%
BERKSHIRE			
Number of Sales	17	9	-47.1%
YTD Number of Sales	70	75	7.1%
Median Sale Price	\$275,000	\$250,000	-9.1%
YTD Median Sale Price	\$300,000	\$276,000	-8.0%
BRISTOL			
Number of Sales	93	68	-26.9%
YTD Number of Sales	354	323	-8.8%
Median Sale Price	\$330,000	\$360,000	9.1%
YTD Median Sale Price	\$330,000	\$341,000	3.3%
DUKES			
Number of Sales	3	2	-33.3%
YTD Number of Sales	8	17	112.5%
Median Sale Price	\$935,000	\$669,500	-28.4%
YTD Median Sale Price	\$892,500	\$25,000	-97.2%
ESSEX			
Number of Sales	235	219	-6.8%

YTD Number of Sales	1,052	1,031	-2.0%
Median Sale Price	\$430,000	\$449,000	4.4%
YTD Median Sale Price	\$423,800	\$449,000	5.9%
FRANKLIN			
Number of Sales	5	3	-40.0%
YTD Number of Sales	13	17	30.8%
Median Sale Price	\$310,000	\$264,500	-14.7%
YTD Median Sale Price	\$265,000	\$264,500	-0.2%
HAMPDEN			
Number of Sales	63	36	-42.9%
YTD Number of Sales	256	214	-16.4%
Median Sale Price	\$240,000	\$249,750	4.1%
YTD Median Sale Price	\$215,000	\$220,000	2.3%
HAMPSHIRE			
Number of Sales	37	29	-21.6%
YTD Number of Sales	125	115	-8.0%
Median Sale Price	\$350,000	\$348,000	-0.6%
YTD Median Sale Price	\$295,000	\$342,000	15.9%
MIDDLESEX			
Number of Sales	644	529	-17.9%
YTD Number of Sales	2,519	2,441	-3.1%
Median Sale Price	\$660,000	\$685,000	3.8%
YTD Median Sale Price	\$605,000	\$651,000	7.6%
NANTUCKET			
Number of Sales	3	1	-66.7%
YTD Number of Sales	6	6	0.0%
Median Sale Price	\$1,200,000	\$415,000	-65.4%
YTD Median Sale Price	\$479,404	\$657,500	37.1%
NORFOLK			
Number of Sales	262	221	-15.6%
YTD Number of Sales	1,026	949	-7.5%
Median Sale Price	\$546,950	\$601,000	9.9%
YTD Median Sale Price	\$545,000	\$565,000	3.7%
PLYMOUTH			
Number of Sales	112	99	-11.6%
YTD Number of Sales	538	492	-8.6%
Median Sale Price	\$420,000	\$505,000	20.2%
YTD Median Sale Price	\$408,750	\$475,000	16.2%
SUFFOLK			
Number of Sales	554	475	-14.3%
YTD Number of Sales	2,215	2,119	-4.3%
Median Sale Price	\$732,500	\$746,000	1.8%
YTD Median Sale Price	\$700,000	\$712,000	1.7%
WORCESTER			
Number of Sales	203	155	-23.6%
YTD Number of Sales	772	744	-3.6%
Median Sale Price	\$395,000	\$401,500	1.6%
YTD Median Sale Price	\$344,500	\$370,000	7.4%
MASSACHUSETTS TOTAL			
Number of Sales	2,324	1,938	-16.6%
YTD Number of Sales	9,375	8,954	-4.5%

Median Sale Price	\$542,000	\$570,000	5.2%
YTD Median Sale Price	\$510,000	\$540,000	5.9%