

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

	May 2023	May 2024	Percent Change
BARNSTABLE			
Number of Sales	288	304	5.6%
YTD Number of Sales	1,090	1,091	0.1%
Median Sale Price	\$650,000	\$715,000	10.0%
YTD Median Sale Price	\$648,000	\$699,000	7.9%
BERKSHIRE			
Number of Sales	85	112	31.8%
YTD Number of Sales	359	399	11.1%
Median Sale Price	\$325,000	\$320,000	-1.5%
YTD Median Sale Price	\$295,000	\$310,000	5.1%
BRISTOL			
Number of Sales	298	295	-1.0%
YTD Number of Sales	1,202	1,172	-2.5%
Median Sale Price	\$450,000	\$505,000	12.2%
YTD Median Sale Price	\$430,000	\$475,750	10.6%
DUKES			
Number of Sales	11	14	27.3%
YTD Number of Sales	76	51	-32.9%
Median Sale Price	\$1,600,000	\$1,216,250	-24.0%
YTD Median Sale Price	\$1,300,000	\$1,350,000	3.8%
ESSEX			
Number of Sales	359	425	18.4%
YTD Number of Sales	1,359	1,384	1.8%
Median Sale Price	\$665,000	\$693,700	4.3%
YTD Median Sale Price	\$613,500	\$665,000	8.4%
FRANKLIN			
Number of Sales	48	44	-8.3%
YTD Number of Sales	168	174	3.6%
Median Sale Price	\$300,000	\$310,000	3.3%
YTD Median Sale Price	\$289,000	\$310,000	7.3%
HAMPDEN			
Number of Sales	300	313	4.3%
YTD Number of Sales	1,238	1,242	0.3%
Median Sale Price	\$295,500	\$312,000	5.6%
YTD Median Sale Price	\$278,000	\$300,000	7.9%
HAMPSHIRE			
Number of Sales	82	89	8.5%
YTD Number of Sales	288	314	9.0%
Median Sale Price	\$405,500	\$460,000	13.4%
YTD Median Sale Price	\$380,000	\$410,000	7.9%
MIDDLESEX			
Number of Sales	741	823	11.1%
YTD Number of Sales	2,634	2,786	5.8%
Median Sale Price	\$850,000	\$867,500	2.1%
YTD Median Sale Price	\$730,000	\$810,000	11.0%
NANTUCKET			
Number of Sales	9	5	-44.4%
YTD Number of Sales	33	35	6.1%
Median Sale Price	\$1,650,000	\$1,900,000	15.2%

YTD Median Sale Price	\$1,900,000	\$2,950,000	55.3%
NORFOLK			
Number of Sales	410	418	2.0%
YTD Number of Sales	1,498	1,528	2.0%
Median Sale Price	\$732,500	\$769,500	5.1%
YTD Median Sale Price	\$674,950	\$725,000	7.4%
PLYMOUTH			
Number of Sales	391	364	-6.9%
YTD Number of Sales	1,441	1,394	-3.3%
Median Sale Price	\$570,000	\$607,500	6.6%
YTD Median Sale Price	\$532,000	\$589,200	10.8%
SUFFOLK			
Number of Sales	104	119	14.4%
YTD Number of Sales	377	410	8.8%
Median Sale Price	\$735,000	\$830,000	12.9%
YTD Median Sale Price	\$685,000	\$740,000	8.0%
WORCESTER			
Number of Sales	490	562	14.7%
YTD Number of Sales	1,958	2,025	3.4%
Median Sale Price	\$435,000	\$455,000	4.6%
YTD Median Sale Price	\$410,000	\$440,000	7.3%
MASSACHUSETTS TOTAL			
Number of Sales	3,616	3,887	7.5%
YTD Number of Sales	13,721	14,005	2.1%
Median Sale Price	\$589,450	\$636,000	7.9%
YTD Median Sale Price	\$540,000	\$590,000	9.3%

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

	May 2023	May 2024	Percent Change
BARNSTABLE			
Number of Sales	83	84	1.2%
YTD Number of Sales	328	319	-2.7%
Median Sale Price	\$445,000	\$482,500	8.4%
YTD Median Sale Price	\$425,000	\$460,000	8.2%
BERKSHIRE			
Number of Sales	11	16	45.5%
YTD Number of Sales	53	66	24.5%
Median Sale Price	\$295,000	\$238,000	-19.3%
YTD Median Sale Price	\$300,000	\$285,500	-4.8%
BRISTOL			
Number of Sales	67	57	-14.9%
YTD Number of Sales	261	255	-2.3%
Median Sale Price	\$368,000	\$340,000	-7.6%
YTD Median Sale Price	\$330,000	\$339,000	2.7%
DUKES			
Number of Sales	0	6	
YTD Number of Sales	5	15	200.0%
Median Sale Price	\$0	\$8,500	
YTD Median Sale Price	\$819,000	\$25,000	-96.9%
ESSEX			
Number of Sales	196	216	10.2%

YTD Number of Sales	817	812	-0.6%
Median Sale Price	\$444,500	\$456,250	2.6%
YTD Median Sale Price	\$423,500	\$449,500	6.1%
FRANKLIN			
Number of Sales	2	7	250.0%
YTD Number of Sales	8	14	75.0%
Median Sale Price	\$289,000	\$195,000	-32.5%
YTD Median Sale Price	\$262,500	\$252,500	-3.8%
HAMPDEN			
Number of Sales	51	46	-9.8%
YTD Number of Sales	193	178	-7.8%
Median Sale Price	\$210,000	\$235,000	11.9%
YTD Median Sale Price	\$205,000	\$218,188	6.4%
HAMPSHIRE			
Number of Sales	19	20	5.3%
YTD Number of Sales	88	86	-2.3%
Median Sale Price	\$245,000	\$352,500	43.9%
YTD Median Sale Price	\$256,500	\$337,500	31.6%
MIDDLESEX			
Number of Sales	513	550	7.2%
YTD Number of Sales	1,875	1,912	2.0%
Median Sale Price	\$615,000	\$650,500	5.8%
YTD Median Sale Price	\$586,438	\$649,700	10.8%
NANTUCKET			
Number of Sales	0	0	
YTD Number of Sales	3	5	66.7%
Median Sale Price	\$0	\$0	
YTD Median Sale Price	\$344,457	\$900,000	161.3%
NORFOLK			
Number of Sales	204	182	-10.8%
YTD Number of Sales	764	728	-4.7%
Median Sale Price	\$535,000	\$575,000	7.5%
YTD Median Sale Price	\$544,250	\$550,000	1.1%
PLYMOUTH			
Number of Sales	106	101	-4.7%
YTD Number of Sales	426	393	-7.7%
Median Sale Price	\$420,000	\$470,000	11.9%
YTD Median Sale Price	\$405,000	\$470,000	16.0%
SUFFOLK			
Number of Sales	445	482	8.3%
YTD Number of Sales	1,661	1,644	-1.0%
Median Sale Price	\$725,000	\$725,000	0.0%
YTD Median Sale Price	\$695,000	\$700,000	0.7%
WORCESTER			
Number of Sales	146	155	6.2%
YTD Number of Sales	569	589	3.5%
Median Sale Price	\$342,750	\$380,000	10.9%
YTD Median Sale Price	\$335,000	\$360,000	7.5%
MASSACHUSETTS TOTAL			
Number of Sales	1,843	1,922	4.3%
YTD Number of Sales	7,051	7,016	-0.5%

Median Sale Price	\$526,000	\$550,000	4.6%
YTD Median Sale Price	\$500,000	\$530,000	6.0%