

MA September 2024 Sales, Prices By County For Single-Family Homes -- The Warren Group 2024			
	Sep 2023	Sep 2024	Percent Change

BARNSTABLE

Number of Sales	253	257	1.6%
YTD Number of Sales	2,153	2,188	1.6%
Median Sale Price	\$705,000	\$720,000	2.1%
YTD Median Sale Price	\$660,000	\$705,000	6.8%

BERKSHIRE

Number of Sales	142	97	-31.7%
YTD Number of Sales	907	828	-8.7%
Median Sale Price	\$336,500	\$290,000	-13.8%
YTD Median Sale Price	\$310,000	\$320,000	3.2%

BRISTOL

Number of Sales	308	292	-5.2%
YTD Number of Sales	2,556	2,432	-4.9%
Median Sale Price	\$454,000	\$500,000	10.1%
YTD Median Sale Price	\$450,000	\$495,000	10.0%

DUKES

Number of Sales	22	18	-18.2%
YTD Number of Sales	151	116	-23.2%
Median Sale Price	\$1,175,000	\$1,667,500	41.9%
YTD Median Sale Price	\$1,275,000	\$1,355,000	6.3%

ESSEX

Number of Sales	364	391	7.4%
YTD Number of Sales	3,087	3,272	6.0%
Median Sale Price	\$662,500	\$691,000	4.3%
YTD Median Sale Price	\$650,000	\$700,000	7.7%

FRANKLIN

Number of Sales	54	41	-24.1%
YTD Number of Sales	403	386	-4.2%
Median Sale Price	\$312,500	\$305,000	-2.4%
YTD Median Sale Price	\$302,000	\$337,500	11.8%

HAMPDEN

Number of Sales	339	283	-16.5%
YTD Number of Sales	2,644	2,581	-2.4%
Median Sale Price	\$300,000	\$324,500	8.2%
YTD Median Sale Price	\$295,000	\$315,000	6.8%

HAMPSHIRE

Number of Sales	94	84	-10.6%
YTD Number of Sales	738	716	-3.0%
Median Sale Price	\$392,500	\$422,500	7.6%
YTD Median Sale Price	\$400,000	\$426,250	6.6%

MIDDLESEX

Number of Sales	649	614	-5.4%
YTD Number of Sales	6,094	6,343	4.1%
Median Sale Price	\$769,000	\$750,000	-2.5%
YTD Median Sale Price	\$785,000	\$825,000	5.1%

NANTUCKET

Number of Sales	10	13	30.0%
YTD Number of Sales	67	66	-1.5%
Median Sale Price	\$3,325,000	\$3,150,000	-5.3%

YTD Median Sale Price	\$2,500,000	\$2,937,500	17.5%
NORFOLK			
Number of Sales	341	366	7.3%
YTD Number of Sales	3,393	3,464	2.1%
Median Sale Price	\$700,000	\$729,000	4.1%
YTD Median Sale Price	\$710,000	\$755,000	6.3%
PLYMOUTH			
Number of Sales	376	439	16.8%
YTD Number of Sales	3,184	3,178	-0.2%
Median Sale Price	\$565,000	\$610,000	8.0%
YTD Median Sale Price	\$560,000	\$610,000	8.9%
SUFFOLK			
Number of Sales	84	84	0.0%
YTD Number of Sales	819	834	1.8%
Median Sale Price	\$727,500	\$735,000	1.0%
YTD Median Sale Price	\$715,000	\$750,000	4.9%
WORCESTER			
Number of Sales	581	503	-13.4%
YTD Number of Sales	4,512	4,454	-1.3%
Median Sale Price	\$445,000	\$467,500	5.1%
YTD Median Sale Price	\$430,000	\$460,000	7.0%
MASSACHUSETTS TOTAL			
Number of Sales	3,617	3,482	-3.7%
YTD Number of Sales	30,708	30,858	0.5%
Median Sale Price	\$565,000	\$600,000	6.2%
YTD Median Sale Price	\$570,000	\$617,500	8.3%

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

	Sep 2023	Sep 2024	Percent Change
BARNSTABLE			
Number of Sales	92	78	-15.2%
YTD Number of Sales	668	618	-7.5%
Median Sale Price	\$433,500	\$517,000	19.3%
YTD Median Sale Price	\$433,750	\$474,500	9.4%
BERKSHIRE			
Number of Sales	14	13	-7.1%
YTD Number of Sales	109	110	0.9%
Median Sale Price	\$284,000	\$310,000	9.2%
YTD Median Sale Price	\$295,000	\$292,500	-0.8%
BRISTOL			
Number of Sales	61	48	-21.3%
YTD Number of Sales	563	499	-11.4%
Median Sale Price	\$360,000	\$380,500	5.7%
YTD Median Sale Price	\$342,500	\$352,000	2.8%
DUKES			
Number of Sales	6	2	-66.7%
YTD Number of Sales	21	29	38.1%
Median Sale Price	\$242,782	\$24,250	-90.0%
YTD Median Sale Price	\$819,000	\$25,000	-96.9%
ESSEX			
Number of Sales	214	157	-26.6%

YTD Number of Sales	1,672	1,622	-3.0%
Median Sale Price	\$441,000	\$457,500	3.7%
YTD Median Sale Price	\$435,000	\$455,000	4.6%
FRANKLIN			
Number of Sales	6	5	-16.7%
YTD Number of Sales	22	29	31.8%
Median Sale Price	\$280,000	\$315,000	12.5%
YTD Median Sale Price	\$262,500	\$310,000	18.1%
HAMPDEN			
Number of Sales	44	42	-4.5%
YTD Number of Sales	387	356	-8.0%
Median Sale Price	\$217,000	\$240,500	10.8%
YTD Median Sale Price	\$215,000	\$227,250	5.7%
HAMPSHIRE			
Number of Sales	25	22	-12.0%
YTD Number of Sales	213	186	-12.7%
Median Sale Price	\$320,000	\$265,838	-16.9%
YTD Median Sale Price	\$315,000	\$327,500	4.0%
MIDDLESEX			
Number of Sales	426	410	-3.8%
YTD Number of Sales	3,915	3,911	-0.1%
Median Sale Price	\$634,000	\$592,500	-6.5%
YTD Median Sale Price	\$618,000	\$645,000	4.4%
NANTUCKET			
Number of Sales	4	2	-50.0%
YTD Number of Sales	14	15	7.1%
Median Sale Price	\$949,500	\$3,300,000	247.6%
YTD Median Sale Price	\$738,756	\$1,100,000	48.9%
NORFOLK			
Number of Sales	184	151	-17.9%
YTD Number of Sales	1,610	1,533	-4.8%
Median Sale Price	\$553,915	\$558,000	0.7%
YTD Median Sale Price	\$560,000	\$560,000	0.0%
PLYMOUTH			
Number of Sales	108	87	-19.4%
YTD Number of Sales	842	772	-8.3%
Median Sale Price	\$415,500	\$465,000	11.9%
YTD Median Sale Price	\$420,000	\$468,500	11.5%
SUFFOLK			
Number of Sales	331	326	-1.5%
YTD Number of Sales	3,502	3,318	-5.3%
Median Sale Price	\$660,000	\$660,000	0.0%
YTD Median Sale Price	\$699,000	\$715,000	2.3%
WORCESTER			
Number of Sales	153	147	-3.9%
YTD Number of Sales	1,262	1,196	-5.2%
Median Sale Price	\$350,000	\$346,000	-1.1%
YTD Median Sale Price	\$350,000	\$365,000	4.3%
MASSACHUSETTS TOTAL			
Number of Sales	1,668	1,490	-10.7%
YTD Number of Sales	14,800	14,194	-4.1%

Median Sale Price	\$500,000	\$515,000	3.0%
YTD Median Sale Price	\$517,500	\$540,000	4.3%