



PRESS RELEASE:

MA Median Single-Family Home, Condo Prices Reach New All-Time Highs in June, New Data Reveals

Single-family home sales down 20.5 percent on a year-over-year basis.

PEABODY, July 25, 2023 – Sales activity for both single-family homes and condominiums declined in June on a year-over-year basis, as median sale prices reached new all-time highs, according to a new report from [The Warren Group](#), a leading provider of national real estate and transaction data.

Single-Family Homes

MA Single-Family Homes	June 2022	June 2023	% Change 2022-2023
Single-Family Home Sales	6,297	5,004	-20.5%
YTD Single-Family Sales	24,720	18,706	-24.3%
Median Single-Family Home Price	\$606,006	\$612,250	1.0%
YTD Median Single-Family Home Price	\$550,000	\$555,000	0.9%

Last month, there were 5,004 single-family home sales in Massachusetts, a 20.5 percent decrease from June 2022 when there were 6,297 transactions. Meanwhile, the median single-family sale price increased 1 percent on a year-over-year basis to \$612,250, a new record for single-family homes.

“Despite interest rates nearly double what they were this time last year, the Massachusetts single-family housing market broke another record in June,” said Cassidy Norton, Associate Publisher and Media Relations Director of The Warren Group. “Last month, the median sale price of \$612,250 marked a new all-time high for single-family homes. Just three years ago, single-family home sale monthly median prices were consistently below \$500,000 and interest rates were hovering around three percent. Single-family homes in Massachusetts have never been less affordable.”

Year-to-date, there have been 18,706 single-family home sales in Massachusetts, a 24.3 percent decrease from the first six months of 2022. Meanwhile, the year-to-date median single family home price increased 0.9 percent on the same basis to \$555,000.

Condominiums

MA Condominiums	June 2022	June 2023	% Change 2022-2023
Condominium Sales	2,765	2,372	-14.2%
YTD Condominium Sales	12,282	9,432	-23.2%
Median Condominium Price	\$535,000	\$545,000	1.9%
YTD Median Condominium Price	\$499,000	\$510,000	2.2%

There were 2,372 condominium sales in June 2023, compared to 2,765 in June 2022 – a 14.2 percent decrease. Meanwhile, the median sale price increased 1.9 percent on a year-over-year basis to \$545,000, up from \$535,000 in June 2022, marking a new all-time high for the statewide median condo price.

“Condos followed similar trends to single-family homes last month,” Norton added. “The median sale price of \$545,000 also marked a new all-time high. Historically, condos have been a more affordable alternative to single-family homes, but that’s no longer necessarily the case.”

Year-to-date, there have been 9,432 condo sales, a 23.2 percent decrease from the first six months of 2022 with a median sale price of \$510,000, a 2.2 percent increase on the same basis.

TOWN & COUNTY STATISTICS: Click for breakdown of [town sales](#) and [county sales](#) statistics.

Greater Boston Single-Family Home and Condo Markets

Included in this release is an overview of activity in the Greater Boston housing market. This analysis encompasses the 139 towns located within 495. [Click here for a full list of the communities included in the analysis.](#)

Greater Boston Single-Family Homes	June 2022	June 2023	% Change 2022-2023
Single-Family Home Sales	3,331	2,556	-23.3%
YTD Single-Family Sales	12,105	9,034	-25.4%
Median Single-Family Home Price	\$750,000	\$765,000	2.0%
YTD Median Single-Family Home Price	\$700,000	\$700,000	0.0%

There were 3,331 single-family home sales in the Greater Boston housing market in June 2023, which marked a 23.3 percent decrease from June 2022 when there were 3,331 transactions. Meanwhile, the median single-family sale price increased 2.0 percent on a year-over-year basis to \$765,000.

Greater Boston Condominiums	June 2022	June 2023	% Change 2022-2023
Condominium Sales	2,088	1,743	-16.5%
YTD Condominium Sales	8,938	6,882	-23.0%
Median Condominium Price	\$620,000	\$635,000	2.4%
YTD Median Condominium Price	\$590,000	\$599,900	1.7%

In June, there were 1,743 condo sales, down from 2,088 sales in June 2022, marking a 16.5 percent decrease on a year-over-year basis. Meanwhile, the median condo price increased 2.4 percent on the same basis to \$635,000, down from \$620,000 a year earlier.

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