



**PRESS RELEASE:**

## MA Single-Family Home, Condo Sales Increase for Second Straight Month

*Median single-family home sales up 7.5 percent on a year-over-year basis.*

PEABODY, June 18, 2024 – Massachusetts single-family home and condo sales increased 7.5 percent and 4.3 percent, respectively, in May as median prices reached new highs, according to a new report from [The Warren Group](#), a leading provider of real estate and transaction data.

### Single-Family Homes

MA Single-Family Homes	May 2023	May 2024	% Change 2023-2024
Single-Family Home Sales	3,616	3,887	7.5%
YTD Single-Family Sales	13,721	14,005	2.1%
Median Single-Family Home Price	\$589,450	\$636,000	7.9%
YTD Median Single-Family Home Price	\$540,000	\$590,000	9.3%

Last month, there were 3,887 single-family home sales in Massachusetts, a 7.5 percent increase from May 2023. Meanwhile, the median single-family sale price increased 7.9 percent on a year-over-year basis to \$636,000, up from \$589,450 in May 2023 – a new all-time high.

" Massachusetts single-family home sales surged by 7.5 percent year over year in May, marking the second consecutive month of increases," said Cassidy Norton, Associate Publisher and Media Relations Director of The Warren Group. "Remarkably, during the same period, the median sale price climbed almost 8 percent to reach an all-time high of \$636,000. Typically, increased sales would temper price growth, but the pent-up demand from homebuyers is redefining market dynamics."

Year-to-date, there have been 14,005 single-family home sales in Massachusetts, a 2.1 percent increase from the first five months of 2023. Meanwhile, the year-to-date median single-family home price increased 9.3 percent on the same basis to \$590,000.

## Condominiums

MA Condominiums	May 2023	May 2024	% Change 2023-2024
Condominium Sales	1,843	1,922	4.3%
YTD Condominium Sales	7,051	7,016	-0.5%
Median Condominium Price	\$526,000	\$550,000	4.6%
YTD Median Condominium Price	\$500,000	\$530,000	6.0%

There were 1,922 condominium sales in May 2024, compared to 1,843 in May 2023 – a 4.3 percent increase. Meanwhile, the median sale price rose 4.6 percent on a year-over-year basis to \$550,000 – a new all-time high for the month of May.

"Massachusetts condominium sales activity saw a robust uptick in May, with 1,922 units sold in May 2024 compared to 1,843 in May 2023, marking a 4.3 percent increase," Norton added. "The market's strength is further evidenced by the median sale price rising 4.6 percent year-over-year to \$550,000, setting a new all-time high for the month of May."

Year-to-date, there have been 7,016 condo sales, a 0.5 percent decrease from the first five months of 2023 with a median sale price of \$530,000, a 6.0 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	May 2023	May 2024	% Change 2023-2024
Single-Family Home Sales	1,798	1,929	7.3%
YTD Single-Family Sales	6,505	6,660	2.4%
Median Single-Family Home Price	\$750,000	\$800,000	6.7%
YTD Median Single-Family Home Price	\$680,000	\$745,000	9.6%

There were 1,929 single-family home sales in the Greater Boston housing market in May 2024, which marked a 7.3 percent increase from May 2023 when there were 1,798 transactions. Meanwhile, the median single-family sale price increased 6.7 percent on a year-over-year basis to \$800,000.

<b>Greater Boston Condominiums</b>	<b>May 2023</b>	<b>May 2024</b>	<b>% Change 2023-2024</b>
<b>Condominium Sales</b>	1,362	1,423	4.5%
<b>YTD Condominium Sales</b>	5,128	5,133	0.1%
<b>Median Condominium Price</b>	\$615,000	\$635,000	3.3%
<b>YTD Median Condominium Price</b>	\$585,000	\$620,000	6.0%

In May, there were 1,423 condo sales, up from 1,362 sales in May 2023, marking a 4.5 percent increase on a year-over-year basis. Meanwhile, the median condo price rose 3.3 percent on the same basis to \$635,000, up from \$615,000 a year earlier.

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