

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

	Aug 2023	Aug 2024	Percent Change
BARNSTABLE			
Number of Sales	259	308	18.9%
YTD Number of Sales	1,900	1,931	1.6%
Median Sale Price	\$635,000	\$694,950	9.4%
YTD Median Sale Price	\$651,750	\$705,000	8.2%
BERKSHIRE			
Number of Sales	144	130	-9.7%
YTD Number of Sales	765	731	-4.4%
Median Sale Price	\$350,000	\$319,000	-8.9%
YTD Median Sale Price	\$310,000	\$322,000	3.9%
BRISTOL			
Number of Sales	381	323	-15.2%
YTD Number of Sales	2,248	2,140	-4.8%
Median Sale Price	\$490,000	\$500,000	2.0%
YTD Median Sale Price	\$450,000	\$495,000	10.0%
DUKES			
Number of Sales	19	17	-10.5%
YTD Number of Sales	129	98	-24.0%
Median Sale Price	\$1,325,000	\$1,370,000	3.4%
YTD Median Sale Price	\$1,285,000	\$1,312,500	2.1%
ESSEX			
Number of Sales	437	532	21.7%
YTD Number of Sales	2,723	2,881	5.8%
Median Sale Price	\$700,000	\$750,000	7.1%
YTD Median Sale Price	\$650,000	\$700,000	7.7%
FRANKLIN			
Number of Sales	60	71	18.3%
YTD Number of Sales	349	345	-1.1%
Median Sale Price	\$350,000	\$405,000	15.7%
YTD Median Sale Price	\$301,790	\$340,000	12.7%
HAMPDEN			
Number of Sales	353	368	4.2%
YTD Number of Sales	2,305	2,298	-0.3%
Median Sale Price	\$315,000	\$322,500	2.4%
YTD Median Sale Price	\$295,000	\$315,000	6.8%
HAMPSHIRE			
Number of Sales	124	112	-9.7%
YTD Number of Sales	644	632	-1.9%
Median Sale Price	\$427,500	\$450,000	5.3%
YTD Median Sale Price	\$400,000	\$426,750	6.7%
MIDDLESEX			
Number of Sales	889	907	2.0%
YTD Number of Sales	5,445	5,729	5.2%
Median Sale Price	\$810,000	\$812,111	0.3%
YTD Median Sale Price	\$790,000	\$833,000	5.4%
NANTUCKET			
Number of Sales	9	12	33.3%
YTD Number of Sales	57	53	-7.0%
Median Sale Price	\$2,185,000	\$2,395,000	9.6%

YTD Median Sale Price	\$2,185,000	\$2,900,000	32.7%
NORFOLK			
Number of Sales	504	482	-4.4%
YTD Number of Sales	3,052	3,098	1.5%
Median Sale Price	\$782,500	\$772,500	-1.3%
YTD Median Sale Price	\$710,000	\$756,000	6.5%
PLYMOUTH			
Number of Sales	470	475	1.1%
YTD Number of Sales	2,808	2,739	-2.5%
Median Sale Price	\$580,750	\$640,000	10.2%
YTD Median Sale Price	\$560,000	\$609,900	8.9%
SUFFOLK			
Number of Sales	102	109	6.9%
YTD Number of Sales	735	750	2.0%
Median Sale Price	\$717,500	\$795,000	10.8%
YTD Median Sale Price	\$710,000	\$750,000	5.6%
WORCESTER			
Number of Sales	653	653	0.0%
YTD Number of Sales	3,931	3,951	0.5%
Median Sale Price	\$450,000	\$476,000	5.8%
YTD Median Sale Price	\$429,000	\$460,000	7.2%
MASSACHUSETTS TOTAL			
Number of Sales	4,404	4,499	2.2%
YTD Number of Sales	27,091	27,376	1.1%
Median Sale Price	\$600,000	\$630,000	5.0%
YTD Median Sale Price	\$570,000	\$620,000	8.8%

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

	Aug 2023	Aug 2024	Percent Change
BARNSTABLE			
Number of Sales	82	69	-15.9%
YTD Number of Sales	576	540	-6.3%
Median Sale Price	\$467,500	\$435,000	-7.0%
YTD Median Sale Price	\$433,750	\$470,000	8.4%
BERKSHIRE			
Number of Sales	17	12	-29.4%
YTD Number of Sales	95	97	2.1%
Median Sale Price	\$310,000	\$312,750	0.9%
YTD Median Sale Price	\$300,000	\$290,000	-3.3%
BRISTOL			
Number of Sales	71	61	-14.1%
YTD Number of Sales	502	451	-10.2%
Median Sale Price	\$365,000	\$391,000	7.1%
YTD Median Sale Price	\$340,000	\$350,000	2.9%
DUKES			
Number of Sales	6	5	-16.7%
YTD Number of Sales	15	27	80.0%
Median Sale Price	\$520,000	\$876,000	68.5%
YTD Median Sale Price	\$850,000	\$25,000	-97.1%
ESSEX			
Number of Sales	221	213	-3.6%

YTD Number of Sales	1,458	1,465	0.5%
Median Sale Price	\$450,000	\$475,000	5.6%
YTD Median Sale Price	\$435,000	\$455,000	4.6%
FRANKLIN			
Number of Sales	3	5	66.7%
YTD Number of Sales	16	24	50.0%
Median Sale Price	\$250,000	\$331,000	32.4%
YTD Median Sale Price	\$262,500	\$264,750	0.9%
HAMPDEN			
Number of Sales	40	44	10.0%
YTD Number of Sales	343	314	-8.5%
Median Sale Price	\$190,500	\$250,500	31.5%
YTD Median Sale Price	\$215,000	\$225,500	4.9%
HAMPSHIRE			
Number of Sales	38	19	-50.0%
YTD Number of Sales	188	164	-12.8%
Median Sale Price	\$328,500	\$312,000	-5.0%
YTD Median Sale Price	\$314,950	\$336,500	6.8%
MIDDLESEX			
Number of Sales	475	513	8.0%
YTD Number of Sales	3,489	3,501	0.3%
Median Sale Price	\$611,000	\$645,000	5.6%
YTD Median Sale Price	\$615,000	\$650,000	5.7%
NANTUCKET			
Number of Sales	3	2	-33.3%
YTD Number of Sales	10	13	30.0%
Median Sale Price	\$710,000	\$916,250	29.0%
YTD Median Sale Price	\$657,500	\$900,000	36.9%
NORFOLK			
Number of Sales	195	213	9.2%
YTD Number of Sales	1,426	1,382	-3.1%
Median Sale Price	\$595,000	\$525,000	-11.8%
YTD Median Sale Price	\$563,548	\$560,000	-0.6%
PLYMOUTH			
Number of Sales	95	102	7.4%
YTD Number of Sales	734	685	-6.7%
Median Sale Price	\$425,000	\$452,000	6.4%
YTD Median Sale Price	\$420,400	\$470,000	11.8%
SUFFOLK			
Number of Sales	455	404	-11.2%
YTD Number of Sales	3,171	2,992	-5.6%
Median Sale Price	\$670,000	\$702,500	4.9%
YTD Median Sale Price	\$700,000	\$718,250	2.6%
WORCESTER			
Number of Sales	170	142	-16.5%
YTD Number of Sales	1,109	1,049	-5.4%
Median Sale Price	\$371,000	\$360,000	-3.0%
YTD Median Sale Price	\$350,000	\$370,000	5.7%
MASSACHUSETTS TOTAL			
Number of Sales	1,871	1,804	-3.6%
YTD Number of Sales	13,132	12,704	-3.3%

Median Sale Price	\$525,000	\$542,635	3.4%
YTD Median Sale Price	\$520,000	\$545,000	4.8%