

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

BARNSTABLE

Number of Sales	285	315	10.5%
YTD Number of Sales	2,438	2,503	2.7%
Median Sale Price	\$720,000	\$775,000	7.6%
YTD Median Sale Price	\$662,500	\$715,000	7.9%

BERKSHIRE

Number of Sales	123	122	-0.8%
YTD Number of Sales	1,030	950	-7.8%
Median Sale Price	\$350,000	\$316,500	-9.6%
YTD Median Sale Price	\$320,000	\$320,000	0.0%

BRISTOL

Number of Sales	276	273	-1.1%
YTD Number of Sales	2,832	2,705	-4.5%
Median Sale Price	\$480,000	\$490,000	2.1%
YTD Median Sale Price	\$455,000	\$495,000	8.8%

DUKES

Number of Sales	18	27	50.0%
YTD Number of Sales	169	143	-15.4%
Median Sale Price	\$1,775,000	\$1,520,000	-14.4%
YTD Median Sale Price	\$1,300,000	\$1,370,000	5.4%

ESSEX

Number of Sales	372	460	23.7%
YTD Number of Sales	3,459	3,732	7.9%
Median Sale Price	\$700,000	\$710,000	1.4%
YTD Median Sale Price	\$650,000	\$700,000	7.7%

FRANKLIN

Number of Sales	43	49	14.0%
YTD Number of Sales	446	435	-2.5%
Median Sale Price	\$316,000	\$323,500	2.4%
YTD Median Sale Price	\$306,000	\$335,000	9.5%

HAMPDEN

Number of Sales	313	317	1.3%
YTD Number of Sales	2,957	2,898	-2.0%
Median Sale Price	\$306,000	\$331,500	8.3%
YTD Median Sale Price	\$299,000	\$319,900	7.0%

HAMPSHIRE

Number of Sales	77	77	0.0%
YTD Number of Sales	815	793	-2.7%
Median Sale Price	\$400,000	\$425,000	6.3%
YTD Median Sale Price	\$400,000	\$426,000	6.5%

MIDDLESEX

Number of Sales	666	764	14.7%
YTD Number of Sales	6,760	7,107	5.1%
Median Sale Price	\$749,950	\$775,000	3.3%
YTD Median Sale Price	\$780,000	\$820,000	5.1%

NANTUCKET

Number of Sales	15	21	40.0%
YTD Number of Sales	82	87	6.1%
Median Sale Price	\$2,800,000	\$2,825,000	0.9%

YTD Median Sale Price	\$2,500,000	\$2,925,000	17.0%
NORFOLK			
Number of Sales	361	408	13.0%
YTD Number of Sales	3,754	3,872	3.1%
Median Sale Price	\$688,000	\$700,000	1.7%
YTD Median Sale Price	\$705,300	\$750,000	6.3%
PLYMOUTH			
Number of Sales	340	398	17.1%
YTD Number of Sales	3,524	3,576	1.5%
Median Sale Price	\$565,000	\$586,500	3.8%
YTD Median Sale Price	\$560,000	\$604,450	7.9%
SUFFOLK			
Number of Sales	78	97	24.4%
YTD Number of Sales	897	931	3.8%
Median Sale Price	\$729,500	\$725,000	-0.6%
YTD Median Sale Price	\$715,000	\$750,000	4.9%
WORCESTER			
Number of Sales	551	598	8.5%
YTD Number of Sales	5,063	5,052	-0.2%
Median Sale Price	\$450,000	\$460,000	2.2%
YTD Median Sale Price	\$432,000	\$460,000	6.5%
MASSACHUSETTS TOTAL			
Number of Sales	3,518	3,926	11.6%
YTD Number of Sales	34,226	34,784	1.6%
Median Sale Price	\$575,570	\$615,000	6.9%
YTD Median Sale Price	\$570,000	\$616,925	8.2%

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

	Oct 2023	Oct 2024	Percent Change
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BARNSTABLE			
Number of Sales	92	83	-9.8%
YTD Number of Sales	760	701	-7.8%
Median Sale Price	\$440,000	\$550,000	25.0%
YTD Median Sale Price	\$435,000	\$480,000	10.3%
BERKSHIRE			
Number of Sales	20	16	-20.0%
YTD Number of Sales	129	126	-2.3%
Median Sale Price	\$330,000	\$582,500	76.5%
YTD Median Sale Price	\$300,000	\$315,000	5.0%
BRISTOL			
Number of Sales	67	73	9.0%
YTD Number of Sales	630	572	-9.2%
Median Sale Price	\$310,000	\$371,600	19.9%
YTD Median Sale Price	\$340,000	\$352,750	3.8%
DUKES			
Number of Sales	0	2	
YTD Number of Sales	21	31	47.6%
Median Sale Price	\$0	\$1,533,000	
YTD Median Sale Price	\$819,000	\$25,000	-96.9%
ESSEX			
Number of Sales	203	221	8.9%

YTD Number of Sales	1,875	1,843	-1.7%
Median Sale Price	\$415,000	\$480,000	15.7%
YTD Median Sale Price	\$430,000	\$459,900	7.0%
FRANKLIN			
Number of Sales	3	9	200.0%
YTD Number of Sales	25	38	52.0%
Median Sale Price	\$300,000	\$185,000	-38.3%
YTD Median Sale Price	\$265,000	\$249,000	-6.0%
HAMPDEN			
Number of Sales	31	53	71.0%
YTD Number of Sales	418	409	-2.2%
Median Sale Price	\$233,000	\$246,250	5.7%
YTD Median Sale Price	\$215,000	\$230,000	7.0%
HAMPSHIRE			
Number of Sales	24	24	0.0%
YTD Number of Sales	237	210	-11.4%
Median Sale Price	\$305,000	\$259,500	-14.9%
YTD Median Sale Price	\$314,900	\$317,250	0.7%
MIDDLESEX			
Number of Sales	451	434	-3.8%
YTD Number of Sales	4,366	4,345	-0.5%
Median Sale Price	\$630,000	\$615,500	-2.3%
YTD Median Sale Price	\$620,000	\$640,000	3.2%
NANTUCKET			
Number of Sales	1	2	100.0%
YTD Number of Sales	15	17	13.3%
Median Sale Price	\$965,000	\$527,500	-45.3%
YTD Median Sale Price	\$767,511	\$1,050,000	36.8%
NORFOLK			
Number of Sales	173	193	11.6%
YTD Number of Sales	1,783	1,726	-3.2%
Median Sale Price	\$515,000	\$540,000	4.9%
YTD Median Sale Price	\$555,000	\$560,000	0.9%
PLYMOUTH			
Number of Sales	82	92	12.2%
YTD Number of Sales	924	864	-6.5%
Median Sale Price	\$420,000	\$431,000	2.6%
YTD Median Sale Price	\$420,000	\$462,250	10.1%
SUFFOLK			
Number of Sales	278	305	9.7%
YTD Number of Sales	3,780	3,623	-4.2%
Median Sale Price	\$710,000	\$725,000	2.1%
YTD Median Sale Price	\$699,000	\$715,000	2.3%
WORCESTER			
Number of Sales	137	142	3.6%
YTD Number of Sales	1,399	1,338	-4.4%
Median Sale Price	\$357,500	\$359,000	0.4%
YTD Median Sale Price	\$350,000	\$364,950	4.3%
MASSACHUSETTS TOTAL			
Number of Sales	1,562	1,649	5.6%
YTD Number of Sales	16,362	15,843	-3.2%

Median Sale Price	\$500,000	\$511,000	2.2%
YTD Median Sale Price	\$515,000	\$539,900	4.8%