



PRESS RELEASE:

MA Median Single-Family Home Price Reaches \$600,000 in November

Single-family home sales up 2.7 percent from November 2023.

PEABODY, December 17, 2024 – The Massachusetts median single-family home sale price reached a new all-time high for the month of November, rising 3.4 percent on a year-over-year basis to \$600,000, 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	November 2023	November 2024	% Change 2023-2024
Single-Family Home Sales	3,452	3,545	2.7%
YTD Single-Family Sales	37,678	38,329	1.7%
Median Single-Family Home Price	\$580,000	\$600,000	3.4%
YTD Median Single-Family Home Price	\$573,000	\$615,000	7.3%

Last month, there were 3,545 single-family home sales in Massachusetts, a 2.7 percent increase from November 2023. Meanwhile, the median single-family sale price increased 3.4 percent on a year-over-year basis to \$600,000, up from \$580,000 in November 2023 – a new high for the month of November and the first time the median single-family home price has reached \$600,000 during the month of November.

"The Massachusetts single-family housing market continues to demonstrate strong demand, with the median sale price hitting \$600,000 in November — a record for the month and the eighth consecutive month at or above this threshold," said Cassidy Norton, Associate Publisher and Media Relations Director of The Warren Group. "This marks a 3.4 percent year-over-year increase, a smaller increase than we've seen in the past, but still an increase. The recent data suggests that mortgage rates are likely to remain relatively high, perpetuating the issue of potential sellers with lower interest rates reluctant to enter the market, contributing to the state's supply issue."

Year-to-date, there have been 38,329 single-family home sales in Massachusetts, a 1.7 percent increase from the first 11 months of 2023. Meanwhile, the year-to-date median single-family home price increased 7.3 percent on the same basis to \$615,000.

Condominiums

MA Condominiums	November 2023	November 2024	% Change 2023-2024
Condominium Sales	1,487	1,449	-2.6%
YTD Condominium Sales	17,849	17,293	-3.1%
Median Condominium Price	\$500,000	\$511,955	2.4%
YTD Median Condominium Price	\$512,900	\$535,662	4.4%

There were 1,449 condominium sales in November 2024, compared to 1,487 in November 2023 – a 2.6 percent decrease. Meanwhile, the median sale price rose 2.4 percent on a year-over-year basis to \$511,955 – a new all-time high for the month of November.

“The Massachusetts condo market set a new record in November, with the median price reaching \$511,955,” Norton added. “Much like the single-family market, price growth is slowing significantly. This trend reflects the impact of elevated interest rates, which are tempering the pace of increases even as prices continue to edge upward.”

Year-to-date, there have been 17,293 condo sales, a 3.1 percent decrease from the first 11 months of 2023 with a median sale price of \$535,662, a 4.4 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	November 2023	November 2024	% Change 2023-2024
Single-Family Home Sales	1,677	1,642	-2.1%
YTD Single-Family Sales	18,176	18,656	2.6%
Median Single-Family Home Price	\$700,000	\$742,500	6.1%
YTD Median Single-Family Home Price	\$716,000	\$761,000	6.3%

There were 1,642 single-family home sales in the Greater Boston housing market in November 2024, which marked a 2.1 percent decrease from November 2023 when there were 1,677 transactions. Meanwhile, the median single-family sale price increased 6.1 percent on a year-over-year basis to \$742,500.

Greater Boston Condominiums	November 2023	November 2024	% Change 2023-2024
Condominium Sales	1,042	1,004	-3.6%
YTD Condominium Sales	12,902	12,538	-2.8%
Median Condominium Price	\$550,000	\$600,000	9.1%
YTD Median Condominium Price	\$600,000	\$622,750	3.8%

In November, there were 1,004 condo sales in the Greater Boston housing market, down from 1,042 sales in November 2023, marking a 3.6 percent decrease on a year-over-year basis. Meanwhile, the median condo price increased 9.1 percent on the same basis to \$600,000.

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