



PRESS RELEASE:

MA Median Single-Family Home Price Reaches \$615,000 in 2024

Single-family home sales up 2.9 percent from 2023.

PEABODY, January 21, 2025 – The Massachusetts median single-family home price reached a new all-time high in 2024, rising 7.9 percent on a year-over-year basis to \$615,000, 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	December 2023	December 2024	% Change 2023-2024
Single-Family Home Sales	3,150	3,657	16.1%
YTD Single-Family Sales	40,828	42,019	2.9%
Median Single-Family Home Price	\$540,000	\$600,000	11.1%
YTD Median Single-Family Home Price	\$570,000	\$615,000	7.9%

In December, there were 3,657 single-family home sales in Massachusetts, a 16.1 percent increase from December 2023 when there were 3,150 transactions. Meanwhile, the median single-family home price increased 11.1 percent on a year-over-year basis to \$600,000, a new all-time high for the month of December.

During the course of 2024, there were 42,019 single-family home sales in Massachusetts, a 2.9 percent increase from 2023. In addition, the year-end median single-family home price increased 7.9 percent on the same basis to \$615,000 – a new all-time high.

"Massachusetts saw a total of 42,019 single-family home sales in 2024, marking a 2.9 percent increase from 2023," said Cassidy Norton, Associate Publisher and Media Relations Director of The Warren Group. "The year also set new records, with the year-end median home price reaching an all-time high of \$615,000, up 7.9 percent year-over-year. December alone experienced a 16.1 percent surge in sales compared to December 2023, with 3,657 transactions and a median price of \$600,000, another record for the month."

Condominiums

MA Condominiums	December 2023	December 2024	% Change 2023-2024
Condominium Sales	1,350	1,492	10.5%
YTD Condominium Sales	19,199	18,783	-2.2%
Median Condominium Price	\$496,744	\$521,750	5.0%
YTD Median Condominium Price	\$510,000	\$535,000	4.9%

There were 1,492 condominium sales in December 2024, compared to 1,350 in December 2023 – a 10.5 percent increase. Meanwhile, the median condo price increased 5.0 percent on a year-over-year basis to \$521,750, up from \$496,744 in December 2023, marking a new all-time high for December condo prices.

During the course of 2024, there were 18,783 condo sales, a 2.2 percent decrease from 2023, which marked the fewest condo sales for a year since 2011. Meanwhile, the year-end median sale price increased 4.9 percent from 2023 to \$535,000 – a new all-time high.

"In 2024, there were 18,783 condominium sales, marking a 2.2 percent decrease from the previous year and the fewest annual condo sales since 2011," Norton added. As a result, the median sale price reached an all-time high of \$535,000, up 4.9 percent from 2023. December alone saw a 10.5 percent increase in sales year-over-year, with the median condo price hitting \$521,750, another record high for the month."

TOWN & COUNTY STATISTICS: Click for a breakdown of [town sales statistics](#) 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	December 2023	December 2024	% Change 2023-2024
Single-Family Home Sales	1,466	1,719	17.3%
YTD Single-Family Sales	19,642	20,383	3.8%
Median Single-Family Home Price	\$700,000	\$750,000	7.1%
YTD Median Single-Family Home Price	\$715,000	\$760,000	6.3%

There were 1,719 single-family home sales in the Greater Boston housing market in December 2024, which marked a 17.3 percent increase from December 2023 when there were 1,466 transactions. Meanwhile, the median single-family sale price increased 7.1 percent on a year-over-year basis to \$750,000. Year-to-date, there were 20,383 single-family home sales in the Greater Boston housing market in 2024 – up 3.8 percent from 2023 – with a median sale price of \$760,000 – up 6.3 percent from 2023.

Greater Boston Condominiums	December 2023	December 2024	% Change 2023-2024
Condominium Sales	964	1,044	8.3%
YTD Condominium Sales	13,866	13,580	-2.1%
Median Condominium Price	\$580,000	\$602,950	4.0%
YTD Median Condominium Price	\$599,900	\$620,000	3.4%

In December, there were 1,044 condo sales in the Greater Boston housing market, up from 964 sales in December 2023, marking an 8.3 percent increase. Meanwhile, the median condo price increased 4.0 percent on the same basis to \$602,950, up from \$580,000 a year earlier. Year-to-date, there were 13,580 condo sales in the Greater Boston housing market in 2024 – down 2.1 percent from 2023 – with a median sale price of \$620,000 – up 3.4 percent from 2023.

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