

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

	Dec 2023	Dec 2024	Percent Change
BARNSTABLE			
Number of Sales	214	248	15.9%
YTD Number of Sales	2,896	3,014	4.1%
Median Sale Price	\$670,000	\$720,000	7.5%
YTD Median Sale Price	\$665,000	\$712,723	7.2%
BERKSHIRE			
Number of Sales	97	113	16.5%
YTD Number of Sales	1,224	1,188	-2.9%
Median Sale Price	\$279,000	\$375,000	34.4%
YTD Median Sale Price	\$310,000	\$325,000	4.8%
BRISTOL			
Number of Sales	261	301	15.3%
YTD Number of Sales	3,374	3,306	-2.0%
Median Sale Price	\$461,000	\$495,000	7.4%
YTD Median Sale Price	\$455,750	\$494,250	8.4%
DUKES			
Number of Sales	13	25	92.3%
YTD Number of Sales	197	184	-6.6%
Median Sale Price	\$950,000	\$1,786,000	88.0%
YTD Median Sale Price	\$1,300,001	\$1,397,500	7.5%
ESSEX			
Number of Sales	356	400	12.4%
YTD Number of Sales	4,216	4,519	7.2%
Median Sale Price	\$625,000	\$671,000	7.4%
YTD Median Sale Price	\$650,000	\$700,000	7.7%
FRANKLIN			
Number of Sales	46	52	13.0%
YTD Number of Sales	551	530	-3.8%
Median Sale Price	\$344,000	\$341,450	-0.7%
YTD Median Sale Price	\$307,000	\$335,000	9.1%
HAMPDEN			
Number of Sales	280	307	9.6%
YTD Number of Sales	3,538	3,555	0.5%
Median Sale Price	\$290,000	\$315,000	8.6%
YTD Median Sale Price	\$296,000	\$319,900	8.1%
HAMPSHIRE			
Number of Sales	69	96	39.1%
YTD Number of Sales	973	965	-0.8%
Median Sale Price	\$370,000	\$421,250	13.9%
YTD Median Sale Price	\$395,000	\$425,000	7.6%
MIDDLESEX			
Number of Sales	569	691	21.4%
YTD Number of Sales	8,003	8,447	5.5%
Median Sale Price	\$735,000	\$783,200	6.6%
YTD Median Sale Price	\$775,000	\$812,000	4.8%
NANTUCKET			
Number of Sales	9	9	0.0%
YTD Number of Sales	98	108	10.2%
Median Sale Price	\$2,361,700	\$2,250,000	-4.7%

YTD Median Sale Price	\$2,537,500	\$2,812,500	10.8%
NORFOLK			
Number of Sales	340	406	19.4%
YTD Number of Sales	4,468	4,640	3.8%
Median Sale Price	\$667,500	\$732,500	9.7%
YTD Median Sale Price	\$701,750	\$750,000	6.9%
PLYMOUTH			
Number of Sales	306	349	14.1%
YTD Number of Sales	4,165	4,289	3.0%
Median Sale Price	\$540,000	\$586,000	8.5%
YTD Median Sale Price	\$560,000	\$605,000	8.0%
SUFFOLK			
Number of Sales	81	101	24.7%
YTD Number of Sales	1,048	1,132	8.0%
Median Sale Price	\$655,000	\$730,000	11.5%
YTD Median Sale Price	\$709,125	\$750,000	5.8%
WORCESTER			
Number of Sales	509	559	9.8%
YTD Number of Sales	6,077	6,142	1.1%
Median Sale Price	\$405,000	\$450,000	11.1%
YTD Median Sale Price	\$430,000	\$460,000	7.0%
MASSACHUSETTS TOTAL			
Number of Sales	3,150	3,657	16.1%
YTD Number of Sales	40,828	42,019	2.9%
Median Sale Price	\$540,000	\$600,000	11.1%
YTD Median Sale Price	\$570,000	\$615,000	7.9%

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

	Dec 2023	Dec 2024	Percent Change
BARNSTABLE			
Number of Sales	73	78	6.8%
YTD Number of Sales	921	850	-7.7%
Median Sale Price	\$410,000	\$494,500	20.6%
YTD Median Sale Price	\$440,000	\$492,500	11.9%
BERKSHIRE			
Number of Sales	12	17	41.7%
YTD Number of Sales	151	153	1.3%
Median Sale Price	\$297,750	\$317,000	6.5%
YTD Median Sale Price	\$300,000	\$317,000	5.7%
BRISTOL			
Number of Sales	47	53	12.8%
YTD Number of Sales	738	688	-6.8%
Median Sale Price	\$314,900	\$390,000	23.8%
YTD Median Sale Price	\$340,000	\$359,000	5.6%
DUKES			
Number of Sales	4	7	75.0%
YTD Number of Sales	30	39	30.0%
Median Sale Price	\$410,250	\$12,000	-97.1%
YTD Median Sale Price	\$545,000	\$25,000	-95.4%
ESSEX			
Number of Sales	182	199	9.3%

YTD Number of Sales	2,245	2,223	-1.0%
Median Sale Price	\$430,000	\$460,000	7.0%
YTD Median Sale Price	\$430,000	\$459,900	7.0%
FRANKLIN			
Number of Sales	5	3	-40.0%
YTD Number of Sales	33	42	27.3%
Median Sale Price	\$205,000	\$200,117	-2.4%
YTD Median Sale Price	\$265,000	\$243,500	-8.1%
HAMPDEN			
Number of Sales	42	41	-2.4%
YTD Number of Sales	502	497	-1.0%
Median Sale Price	\$232,500	\$230,000	-1.1%
YTD Median Sale Price	\$219,000	\$230,000	5.0%
HAMPSHIRE			
Number of Sales	14	26	85.7%
YTD Number of Sales	267	265	-0.7%
Median Sale Price	\$300,500	\$284,250	-5.4%
YTD Median Sale Price	\$309,000	\$317,500	2.8%
MIDDLESEX			
Number of Sales	339	374	10.3%
YTD Number of Sales	5,130	5,075	-1.1%
Median Sale Price	\$595,600	\$577,500	-3.0%
YTD Median Sale Price	\$615,000	\$635,000	3.3%
NANTUCKET			
Number of Sales	2	5	150.0%
YTD Number of Sales	21	27	28.6%
Median Sale Price	\$1,145,000	\$1,435,000	25.3%
YTD Median Sale Price	\$899,000	\$1,100,000	22.4%
NORFOLK			
Number of Sales	157	138	-12.1%
YTD Number of Sales	2,104	2,036	-3.2%
Median Sale Price	\$520,000	\$550,000	5.8%
YTD Median Sale Price	\$546,250	\$557,500	2.1%
PLYMOUTH			
Number of Sales	83	98	18.1%
YTD Number of Sales	1,103	1,043	-5.4%
Median Sale Price	\$440,000	\$485,750	10.4%
YTD Median Sale Price	\$424,900	\$460,000	8.3%
SUFFOLK			
Number of Sales	277	323	16.6%
YTD Number of Sales	4,304	4,243	-1.4%
Median Sale Price	\$700,000	\$745,000	6.4%
YTD Median Sale Price	\$699,000	\$717,000	2.6%
WORCESTER			
Number of Sales	113	130	15.0%
YTD Number of Sales	1,650	1,602	-2.9%
Median Sale Price	\$350,000	\$370,500	5.9%
YTD Median Sale Price	\$351,000	\$364,950	4.0%
MASSACHUSETTS TOTAL			
Number of Sales	1,350	1,492	10.5%
YTD Number of Sales	19,199	18,783	-2.2%

Median Sale Price	\$496,744	\$521,750	5.0%
YTD Median Sale Price	\$510,000	\$535,000	4.9%