

Massachusetts Association of Realtors Reports June Housing Statistics
Single-family closed sales and median sales price increase from May

FOXBOROUGH, Mass. – July 15, 2024 – [The Massachusetts Association of Realtors®](#) (MAR) released its housing statistics for June 2024. Massachusetts saw a 12% increase in closed sales and a 6.0% increase in median sales price for single-family homes from May to June, however new listings witnessed a 14.1% decline, the first since December 2023.

MAR data provided the following key indicators for June:

- The median sale price for single-family homes increased by 7.7% to \$699,900 and by 5.5% to \$580,000 for condominiums from this time last year.
- New listings increased by 10.1% for single-family homes and 7.5% for condominiums year-over-year.
- Closed sales decreased by 9.8% for single-family homes and by 14.4% for condominiums year-over-year.

From March to June this year, closed sales and median sales price for single-family homes increased month-over-month. However new listings decreased as sellers remain cautious about leaving existing mortgages due to rate increases and limited housing stock. Subsequently, this has impacted the housing affordability index, following its month-over-month since December 2023, marking a new low in 2024.

“We’re continuing to see high levels of buyer interest, and market competition remains strong for the inventory available,” said Amy Wallick, 2024 president of MAR and sales agent at Lamacchia Realty. “In order to help Massachusetts residents achieve the American dream of home ownership, we need to see an increase in housing production and sellers entering the market to help alleviate the burden on prospective buyers looking for a home.”

For a complete breakdown of statewide housing data, please visit <http://www.marealtor.com/market-data>.

June 2024 Data

	June 2024 Closed Sales	June 2023 Closed Sales	June 2024 Median Price	% Change Closed Sales (year over year)
Single-Family	4,105	4,551	699,900	-9.8%
Condominium	1,718	2,007	580,000	-14.4%

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About the Massachusetts Association of Realtors

Organized in 1924, the [Massachusetts Association of Realtors](#) is a professional trade organization with more than 25,000+ members. The term Realtor is registered as the exclusive designation of members of the National Association of Realtors who subscribe to a strict code of ethics and enjoy continuing education programs.

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