

MA April 2025 Sales, Prices By County For Single-Family Homes -- The Warren Group 2025

	Apr 2024	Apr 2025	Percent Change
BARNSTABLE			
Number of Sales	247	228	-7.7%
YTD Number of Sales	788	753	-4.4%
Median Sale Price	\$745,000	\$705,000	-5.4%
YTD Median Sale Price	\$690,556	\$705,000	2.1%
BERKSHIRE			
Number of Sales	76	76	0.0%
YTD Number of Sales	287	314	9.4%
Median Sale Price	\$330,100	\$325,190	-1.5%
YTD Median Sale Price	\$309,900	\$325,000	4.9%
BRISTOL			
Number of Sales	262	261	-0.4%
YTD Number of Sales	879	894	1.7%
Median Sale Price	\$485,000	\$490,000	1.0%
YTD Median Sale Price	\$470,000	\$490,000	4.3%
DUKES			
Number of Sales	10	11	10.0%
YTD Number of Sales	37	50	35.1%
Median Sale Price	\$1,785,000	\$1,837,500	2.9%
YTD Median Sale Price	\$1,370,000	\$1,499,500	9.5%
ESSEX			
Number of Sales	295	335	13.6%
YTD Number of Sales	959	1,057	10.2%
Median Sale Price	\$650,000	\$700,000	7.7%
YTD Median Sale Price	\$650,000	\$690,000	6.2%
FRANKLIN			
Number of Sales	36	32	-11.1%
YTD Number of Sales	130	134	3.1%
Median Sale Price	\$300,000	\$379,000	26.3%
YTD Median Sale Price	\$312,500	\$344,500	10.2%
HAMPDEN			
Number of Sales	285	249	-12.6%
YTD Number of Sales	934	912	-2.4%
Median Sale Price	\$309,900	\$330,000	6.5%
YTD Median Sale Price	\$300,000	\$315,000	5.0%
HAMPSHIRE			
Number of Sales	65	74	13.8%
YTD Number of Sales	225	258	14.7%
Median Sale Price	\$420,000	\$429,500	2.3%
YTD Median Sale Price	\$394,500	\$404,000	2.4%
MIDDLESEX			
Number of Sales	643	679	5.6%
YTD Number of Sales	1,963	2,015	2.6%
Median Sale Price	\$850,000	\$885,000	4.1%
YTD Median Sale Price	\$775,000	\$835,000	7.7%
NANTUCKET			
Number of Sales	6	11	83.3%
YTD Number of Sales	30	28	-6.7%
Median Sale Price	\$2,165,000	\$1,950,000	-9.9%

YTD Median Sale Price	\$3,115,000	\$2,017,500	-35.2%
NORFOLK			
Number of Sales	338	304	-10.1%
YTD Number of Sales	1,110	1,079	-2.8%
Median Sale Price	\$770,000	\$760,000	-1.3%
YTD Median Sale Price	\$710,000	\$750,000	5.6%
PLYMOUTH			
Number of Sales	326	317	-2.8%
YTD Number of Sales	1,035	1,100	6.3%
Median Sale Price	\$596,950	\$611,000	2.4%
YTD Median Sale Price	\$580,000	\$586,000	1.0%
SUFFOLK			
Number of Sales	89	70	-21.3%
YTD Number of Sales	291	246	-15.5%
Median Sale Price	\$753,500	\$820,000	8.8%
YTD Median Sale Price	\$710,000	\$790,000	11.3%
WORCESTER			
Number of Sales	435	460	5.7%
YTD Number of Sales	1,467	1,508	2.8%
Median Sale Price	\$455,000	\$460,000	1.1%
YTD Median Sale Price	\$435,000	\$459,950	5.7%
MASSACHUSETTS TOTAL			
Number of Sales	3,113	3,107	-0.2%
YTD Number of Sales	10,135	10,348	2.1%
Median Sale Price	\$610,000	\$630,000	3.3%
YTD Median Sale Price	\$575,000	\$600,000	4.3%

MA April 2025 Sales, Prices By County For Condos -- The Warren Group 2025

	Apr 2024	Apr 2025	Percent Change
BARNSTABLE			
Number of Sales	62	79	27.4%
YTD Number of Sales	235	244	3.8%
Median Sale Price	\$512,500	\$459,000	-10.4%
YTD Median Sale Price	\$450,000	\$459,500	2.1%
BERKSHIRE			
Number of Sales	22	13	-40.9%
YTD Number of Sales	50	49	-2.0%
Median Sale Price	\$269,950	\$500,000	85.2%
YTD Median Sale Price	\$302,500	\$439,000	45.1%
BRISTOL			
Number of Sales	61	71	16.4%
YTD Number of Sales	198	253	27.8%
Median Sale Price	\$339,500	\$385,000	13.4%
YTD Median Sale Price	\$335,500	\$355,000	5.8%
DUKES			
Number of Sales	2	5	150.0%
YTD Number of Sales	9	8	-11.1%
Median Sale Price	\$651,250	\$640,000	-1.7%
YTD Median Sale Price	\$25,000	\$752,500	2910.0%
ESSEX			
Number of Sales	183	180	-1.6%

YTD Number of Sales	596	573	-3.9%
Median Sale Price	\$450,000	\$450,000	0.0%
YTD Median Sale Price	\$445,000	\$450,000	1.1%
FRANKLIN			
Number of Sales	4	6	50.0%
YTD Number of Sales	7	20	185.7%
Median Sale Price	\$278,000	\$309,950	11.5%
YTD Median Sale Price	\$312,700	\$317,500	1.5%
HAMPDEN			
Number of Sales	37	45	21.6%
YTD Number of Sales	132	164	24.2%
Median Sale Price	\$217,000	\$240,000	10.6%
YTD Median Sale Price	\$211,000	\$225,000	6.6%
HAMPSHIRE			
Number of Sales	18	20	11.1%
YTD Number of Sales	66	76	15.2%
Median Sale Price	\$326,500	\$342,500	4.9%
YTD Median Sale Price	\$326,500	\$305,000	-6.6%
MIDDLESEX			
Number of Sales	412	464	12.6%
YTD Number of Sales	1,362	1,490	9.4%
Median Sale Price	\$610,000	\$687,500	12.7%
YTD Median Sale Price	\$645,500	\$650,000	0.7%
NANTUCKET			
Number of Sales	2	0	-100.0%
YTD Number of Sales	5	8	60.0%
Median Sale Price	\$1,497,500	\$0	-100.0%
YTD Median Sale Price	\$900,000	\$860,000	-4.4%
NORFOLK			
Number of Sales	175	165	-5.7%
YTD Number of Sales	546	523	-4.2%
Median Sale Price	\$554,500	\$520,000	-6.2%
YTD Median Sale Price	\$540,000	\$539,000	-0.2%
PLYMOUTH			
Number of Sales	89	102	14.6%
YTD Number of Sales	292	274	-6.2%
Median Sale Price	\$475,000	\$445,000	-6.3%
YTD Median Sale Price	\$470,000	\$455,000	-3.2%
SUFFOLK			
Number of Sales	410	415	1.2%
YTD Number of Sales	1,162	1,226	5.5%
Median Sale Price	\$684,000	\$725,000	6.0%
YTD Median Sale Price	\$689,000	\$723,000	4.9%
WORCESTER			
Number of Sales	136	158	16.2%
YTD Number of Sales	434	469	8.1%
Median Sale Price	\$375,500	\$404,533	7.7%
YTD Median Sale Price	\$350,000	\$385,000	10.0%
MASSACHUSETTS TOTAL			
Number of Sales	1,613	1,723	6.8%
YTD Number of Sales	5,094	5,377	5.6%

Median Sale Price	\$532,500	\$539,990	1.4%
YTD Median Sale Price	\$525,000	\$533,475	1.6%