

MA February 2025 Sales, Prices By County For Single-Family Homes -- The Warren Group 2025			
	Feb 2024	Feb 2025	Percent Change

BARNSTABLE

Number of Sales	167	142	-15.0%
YTD Number of Sales	334	354	6.0%
Median Sale Price	\$699,000	\$682,500	-2.4%
YTD Median Sale Price	\$672,000	\$690,000	2.7%

BERKSHIRE

Number of Sales	68	72	5.9%
YTD Number of Sales	143	169	18.2%
Median Sale Price	\$312,450	\$311,500	-0.3%
YTD Median Sale Price	\$309,000	\$325,000	5.2%

BRISTOL

Number of Sales	192	205	6.8%
YTD Number of Sales	384	409	6.5%
Median Sale Price	\$449,500	\$490,000	9.0%
YTD Median Sale Price	\$453,000	\$485,000	7.1%

DUKES

Number of Sales	12	12	0.0%
YTD Number of Sales	18	31	72.2%
Median Sale Price	\$1,483,964	\$1,375,000	-7.3%
YTD Median Sale Price	\$1,783,964	\$1,500,000	-15.9%

ESSEX

Number of Sales	171	197	15.2%
YTD Number of Sales	436	462	6.0%
Median Sale Price	\$670,000	\$665,000	-0.7%
YTD Median Sale Price	\$640,000	\$675,000	5.5%

FRANKLIN

Number of Sales	31	31	0.0%
YTD Number of Sales	64	70	9.4%
Median Sale Price	\$320,000	\$300,000	-6.3%
YTD Median Sale Price	\$319,000	\$315,000	-1.3%

HAMPDEN

Number of Sales	208	193	-7.2%
YTD Number of Sales	437	427	-2.3%
Median Sale Price	\$296,000	\$311,000	5.1%
YTD Median Sale Price	\$290,000	\$310,000	6.9%

HAMPSHIRE

Number of Sales	35	50	42.9%
YTD Number of Sales	92	115	25.0%
Median Sale Price	\$350,000	\$390,000	11.4%
YTD Median Sale Price	\$375,000	\$380,000	1.3%

MIDDLESEX

Number of Sales	381	396	3.9%
YTD Number of Sales	830	858	3.4%
Median Sale Price	\$750,000	\$790,500	5.4%
YTD Median Sale Price	\$720,000	\$802,250	11.4%

NANTUCKET

Number of Sales	7	7	0.0%
YTD Number of Sales	18	13	-27.8%
Median Sale Price	\$4,295,000	\$2,085,000	-51.5%

YTD Median Sale Price	\$4,007,500	\$2,295,000	-42.7%
NORFOLK			
Number of Sales	217	226	4.1%
YTD Number of Sales	473	512	8.2%
Median Sale Price	\$665,000	\$750,000	12.8%
YTD Median Sale Price	\$685,000	\$737,460	7.7%
PLYMOUTH			
Number of Sales	197	235	19.3%
YTD Number of Sales	440	525	19.3%
Median Sale Price	\$550,000	\$569,000	3.5%
YTD Median Sale Price	\$567,450	\$570,100	0.5%
SUFFOLK			
Number of Sales	50	47	-6.0%
YTD Number of Sales	115	116	0.9%
Median Sale Price	\$636,500	\$740,000	16.3%
YTD Median Sale Price	\$650,000	\$790,000	21.5%
WORCESTER			
Number of Sales	314	323	2.9%
YTD Number of Sales	669	704	5.2%
Median Sale Price	\$420,000	\$470,000	11.9%
YTD Median Sale Price	\$425,000	\$450,000	5.9%
MASSACHUSETTS TOTAL			
Number of Sales	2,050	2,136	4.2%
YTD Number of Sales	4,453	4,765	7.0%
Median Sale Price	\$548,250	\$575,000	4.9%
YTD Median Sale Price	\$550,000	\$580,000	5.5%

MA February 2025 Sales, Prices By County For Condos -- The Warren Group 2025			
	Feb 2024	Feb 2025	Percent Change

BARNSTABLE			
Number of Sales	54	47	-13.0%
YTD Number of Sales	105	93	-11.4%
Median Sale Price	\$427,450	\$425,000	-0.6%
YTD Median Sale Price	\$425,000	\$425,000	0.0%
BERKSHIRE			
Number of Sales	5	7	40.0%
YTD Number of Sales	17	20	17.6%
Median Sale Price	\$411,500	\$307,500	-25.3%
YTD Median Sale Price	\$335,000	\$323,100	-3.6%
BRISTOL			
Number of Sales	48	61	27.1%
YTD Number of Sales	86	119	38.4%
Median Sale Price	\$340,000	\$330,000	-2.9%
YTD Median Sale Price	\$325,000	\$330,000	1.5%
DUKES			
Number of Sales	4	0	-100.0%
YTD Number of Sales	7	1	-85.7%
Median Sale Price	\$135,000	\$0	-100.0%
YTD Median Sale Price	\$25,000	\$950,000	3700.0%
ESSEX			
Number of Sales	126	128	1.6%

YTD Number of Sales	246	258	4.9%
Median Sale Price	\$403,750	\$425,000	5.3%
YTD Median Sale Price	\$422,500	\$425,000	0.6%
FRANKLIN			
Number of Sales	2	3	50.0%
YTD Number of Sales	2	7	250.0%
Median Sale Price	\$236,350	\$262,000	10.9%
YTD Median Sale Price	\$236,350	\$262,000	10.9%
HAMPDEN			
Number of Sales	26	32	23.1%
YTD Number of Sales	56	78	39.3%
Median Sale Price	\$190,700	\$225,000	18.0%
YTD Median Sale Price	\$206,875	\$225,000	8.8%
HAMPSHIRE			
Number of Sales	18	16	-11.1%
YTD Number of Sales	33	36	9.1%
Median Sale Price	\$292,450	\$325,000	11.1%
YTD Median Sale Price	\$295,000	\$287,000	-2.7%
MIDDLESEX			
Number of Sales	295	296	0.3%
YTD Number of Sales	541	626	15.7%
Median Sale Price	\$592,000	\$565,000	-4.6%
YTD Median Sale Price	\$627,000	\$618,500	-1.4%
NANTUCKET			
Number of Sales	2	6	200.0%
YTD Number of Sales	3	8	166.7%
Median Sale Price	\$868,750	\$825,000	-5.0%
YTD Median Sale Price	\$350,000	\$860,000	145.7%
NORFOLK			
Number of Sales	118	100	-15.3%
YTD Number of Sales	222	220	-0.9%
Median Sale Price	\$504,000	\$567,500	12.6%
YTD Median Sale Price	\$533,525	\$575,100	7.8%
PLYMOUTH			
Number of Sales	73	51	-30.1%
YTD Number of Sales	129	115	-10.9%
Median Sale Price	\$382,500	\$435,000	13.7%
YTD Median Sale Price	\$422,400	\$440,000	4.2%
SUFFOLK			
Number of Sales	225	270	20.0%
YTD Number of Sales	426	490	15.0%
Median Sale Price	\$655,000	\$731,500	11.7%
YTD Median Sale Price	\$676,375	\$700,000	3.5%
WORCESTER			
Number of Sales	81	91	12.3%
YTD Number of Sales	177	195	10.2%
Median Sale Price	\$357,500	\$360,000	0.7%
YTD Median Sale Price	\$339,900	\$365,000	7.4%
MASSACHUSETTS TOTAL			
Number of Sales	1,077	1,108	2.9%
YTD Number of Sales	2,050	2,266	10.5%

Median Sale Price	\$490,000	\$511,000	4.3%
YTD Median Sale Price	\$499,950	\$525,000	5.0%