MA February 2025 Sales, Price		ingle-Family Ho	mes 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	φοισ,σοσ	40,0,000	3.3,0	
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	7515,000	Ψ313,000	1.370	
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	7250,000	7510,000	0.370	
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	7373,000	7380,000	1.370	
Number of Sales	381	396	3.9%	
YTD Number of Sales	830	858	3.4%	
Median Sale Price	\$750,000	\$790,500	5.4% 5.4%	
YTD Median Sale Price	\$730,000	\$802,250	11.4%	
NANTUCKET	۶ <i>1</i> ۷۵,000	2002,230	11.4/0	
Number of Sales	7	7	0.0%	
YTD Number of Sales	18	13	-27.8%	
Median Sale Price	\$4,295,000	\$2,085,000	-27.8% -51.5%	
Wichian Jaie Fille	7 7 ,233,000	72,003,000	51.5/0	

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%	
	\$307,430	\$570,100	0.5%	
SUFFOLK	50	47	C 00/	
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	Ψ 123)000	ψ .50,000	3.370	
Number of Sales	2,050	2,136	4.2%	
YTD Number of Sales			7.0%	
	4,453	4,765		
Median Sale Price	\$548,250	\$575,000	4.9%	
YTD Median Sale Price	\$550,000	\$580,000	5.5%	
MA February 2025 Sales Price	s Ry County For Co	andos The Warre	en Group 2025	
MA February 2025 Sales, Prices			-	
	s By County For Co Feb 2024		en Group 2025 rcent Change	
BARNSTABLE	Feb 2024	Feb 2025 Pe	rcent Change	
BARNSTABLE Number of Sales	Feb 2024 54	Feb 2025 Pe 47	rcent Change -13.0%	
BARNSTABLE Number of Sales YTD Number of Sales	Feb 2024 54 105	Feb 2025 Pe 47 93	-13.0% -11.4%	
BARNSTABLE Number of Sales YTD Number of Sales Median Sale Price	Feb 2024 54 105 \$427,450	Feb 2025 Pe 47 93 \$425,000	-13.0% -11.4% -0.6%	
BARNSTABLE Number of Sales YTD Number of Sales Median Sale Price YTD Median Sale Price	Feb 2024 54 105	Feb 2025 Pe 47 93	-13.0% -11.4%	
BARNSTABLE Number of Sales YTD Number of Sales Median Sale Price YTD Median Sale Price BERKSHIRE	54 105 \$427,450 \$425,000	Feb 2025 Pe 47 93 \$425,000 \$425,000	-13.0% -11.4% -0.6% 0.0%	
BARNSTABLE Number of Sales YTD Number of Sales Median Sale Price YTD Median Sale Price BERKSHIRE Number of Sales	Feb 2024 54 105 \$427,450 \$425,000	Feb 2025 Pe 47 93 \$425,000 \$425,000	-13.0% -11.4% -0.6% 0.0%	
BARNSTABLE Number of Sales YTD Number of Sales Median Sale Price YTD Median Sale Price BERKSHIRE Number of Sales YTD Number of Sales	Feb 2024 54 105 \$427,450 \$425,000 5 17	Feb 2025 Pe 47 93 \$425,000 \$425,000 7 20	-13.0% -11.4% -0.6% 0.0% 40.0% 17.6%	
BARNSTABLE Number of Sales YTD Number of Sales Median Sale Price YTD Median Sale Price BERKSHIRE Number of Sales YTD Number of Sales Median Sale Price	54 105 \$427,450 \$425,000 5 17 \$411,500	Feb 2025 Pe 47 93 \$425,000 \$425,000	-13.0% -11.4% -0.6% 0.0%	
BARNSTABLE Number of Sales YTD Number of Sales Median Sale Price YTD Median Sale Price BERKSHIRE Number of Sales YTD Number of Sales	Feb 2024 54 105 \$427,450 \$425,000 5 17	Feb 2025 Pe 47 93 \$425,000 \$425,000 7 20	-13.0% -11.4% -0.6% 0.0% 40.0% 17.6%	
BARNSTABLE Number of Sales YTD Number of Sales Median Sale Price YTD Median Sale Price BERKSHIRE Number of Sales YTD Number of Sales Median Sale Price	54 105 \$427,450 \$425,000 5 17 \$411,500	Feb 2025 Pe 47 93 \$425,000 \$425,000 7 20 \$307,500	-13.0% -11.4% -0.6% 0.0% 40.0% 17.6% -25.3%	
BARNSTABLE Number of Sales YTD Number of Sales Median Sale Price YTD Median Sale Price BERKSHIRE Number of Sales YTD Number of Sales Median Sale Price YTD Median Sale Price	54 105 \$427,450 \$425,000 5 17 \$411,500	Feb 2025 Pe 47 93 \$425,000 \$425,000 7 20 \$307,500	-13.0% -11.4% -0.6% 0.0% 40.0% 17.6% -25.3%	
BARNSTABLE Number of Sales YTD Number of Sales Median Sale Price YTD Median Sale Price BERKSHIRE Number of Sales YTD Number of Sales Median Sale Price YTD Median Sale Price BRISTOL Number of Sales	54 105 \$427,450 \$425,000 5 17 \$411,500 \$335,000	Feb 2025 Pe 47 93 \$425,000 \$425,000 7 20 \$307,500 \$323,100	-13.0% -11.4% -0.6% 0.0% 40.0% 17.6% -25.3% -3.6%	
BARNSTABLE Number of Sales YTD Number of Sales Median Sale Price YTD Median Sale Price BERKSHIRE Number of Sales YTD Number of Sales Median Sale Price YTD Median Sale Price YTD Median Sale Price BRISTOL Number of Sales YTD Number of Sales	54 105 \$427,450 \$425,000 5 17 \$411,500 \$335,000	Feb 2025 Pe 47 93 \$425,000 \$425,000 7 20 \$307,500 \$323,100 61 119	-13.0% -11.4% -0.6% 0.0% 40.0% 17.6% -25.3% -3.6% 27.1% 38.4%	
BARNSTABLE Number of Sales YTD Number of Sales Median Sale Price YTD Median Sale Price BERKSHIRE Number of Sales YTD Number of Sales Median Sale Price YTD Median Sale Price YTD Median Sale Price BRISTOL Number of Sales YTD Number of Sales Median Sale Price	54 105 \$427,450 \$425,000 5 17 \$411,500 \$335,000 48 86 \$340,000	Feb 2025 Pe 47 93 \$425,000 \$425,000 7 20 \$307,500 \$323,100 61 119 \$330,000	-13.0% -11.4% -0.6% 0.0% 40.0% 17.6% -25.3% -3.6% 27.1% 38.4% -2.9%	
BARNSTABLE Number of Sales YTD Number of Sales Median Sale Price YTD Median Sale Price BERKSHIRE Number of Sales YTD Number of Sales Median Sale Price YTD Median Sale Price BRISTOL Number of Sales YTD Number of Sales Median Sale Price YTD Median Sale Price	54 105 \$427,450 \$425,000 5 17 \$411,500 \$335,000	Feb 2025 Pe 47 93 \$425,000 \$425,000 7 20 \$307,500 \$323,100 61 119	-13.0% -11.4% -0.6% 0.0% 40.0% 17.6% -25.3% -3.6% 27.1% 38.4%	
BARNSTABLE Number of Sales YTD Number of Sales Median Sale Price YTD Median Sale Price BERKSHIRE Number of Sales YTD Number of Sales Median Sale Price YTD Median Sale Price BRISTOL Number of Sales YTD Number of Sales Median Sale Price YTD Median Sale Price DUKES	54 105 \$427,450 \$425,000 5 17 \$411,500 \$335,000 48 86 \$340,000 \$325,000	Feb 2025 Pe 47 93 \$425,000 \$425,000 7 20 \$307,500 \$323,100 61 119 \$330,000 \$330,000	-13.0% -11.4% -0.6% 0.0% 40.0% 17.6% -25.3% -3.6% 27.1% 38.4% -2.9% 1.5%	
BARNSTABLE Number of Sales YTD Number of Sales Median Sale Price YTD Median Sale Price BERKSHIRE Number of Sales YTD Number of Sales Median Sale Price YTD Median Sale Price YTD Median Sale Price BRISTOL Number of Sales YTD Number of Sales YTD Number of Sales YTD Number of Sales Median Sale Price YTD Median Sale Price YTD Median Sale Price YTD Median Sale Price DUKES Number of Sales	54 105 \$427,450 \$425,000 5 17 \$411,500 \$335,000 48 86 \$340,000 \$325,000	Feb 2025 Pe 47 93 \$425,000 \$425,000 7 20 \$307,500 \$323,100 61 119 \$330,000 \$330,000 0	-13.0% -11.4% -0.6% 0.0% 40.0% 17.6% -25.3% -3.6% 27.1% 38.4% -2.9% 1.5% -100.0%	
BARNSTABLE Number of Sales YTD Number of Sales Median Sale Price YTD Median Sale Price BERKSHIRE Number of Sales YTD Number of Sales Median Sale Price YTD Median Sale Price YTD Median Sale Price BRISTOL Number of Sales YTD Number of Sales YTD Number of Sales Median Sale Price YTD Median Sale Price YTD Median Sale Price YTD Median Sale Price YTD Median Sale Price DUKES Number of Sales YTD Number of Sales	54 105 \$427,450 \$427,450 \$425,000 5 17 \$411,500 \$335,000 48 86 \$340,000 \$325,000	Feb 2025 Pe 47 93 \$425,000 \$425,000 7 20 \$307,500 \$323,100 61 119 \$330,000 \$330,000 0 1	-13.0% -11.4% -0.6% 0.0% 40.0% 17.6% -25.3% -3.6% 27.1% 38.4% -2.9% 1.5% -100.0% -85.7%	
BARNSTABLE Number of Sales YTD Number of Sales Median Sale Price YTD Median Sale Price BERKSHIRE Number of Sales YTD Number of Sales Median Sale Price YTD Median Sale Price YTD Median Sale Price BRISTOL Number of Sales YTD Number of Sales Median Sale Price YTD Median Sale Price YTD Median Sale Price YTD Median Sale Price YTD Median Sale Price DUKES Number of Sales YTD Number of Sales Median Sale Price	54 105 \$427,450 \$427,450 \$425,000 5 17 \$411,500 \$335,000 48 86 \$340,000 \$325,000	Feb 2025 Pe 47 93 \$425,000 \$425,000 7 20 \$307,500 \$323,100 61 119 \$330,000 \$330,000 0 1 \$0	-13.0% -11.4% -0.6% 0.0% 40.0% 17.6% -25.3% -3.6% 27.1% 38.4% -2.9% 1.5% -100.0% -85.7% -100.0%	
BARNSTABLE Number of Sales YTD Number of Sales Median Sale Price YTD Median Sale Price BERKSHIRE Number of Sales YTD Number of Sales Median Sale Price YTD Median Sale Price YTD Median Sale Price BRISTOL Number of Sales YTD Number of Sales Median Sale Price YTD Median Sale Price YTD Median Sale Price YTD Median Sale Price DUKES Number of Sales YTD Number of Sales Median Sale Price YTD Median Sale Price	54 105 \$427,450 \$427,450 \$425,000 5 17 \$411,500 \$335,000 48 86 \$340,000 \$325,000	Feb 2025 Pe 47 93 \$425,000 \$425,000 7 20 \$307,500 \$323,100 61 119 \$330,000 \$330,000 0 1	-13.0% -11.4% -0.6% 0.0% 40.0% 17.6% -25.3% -3.6% 27.1% 38.4% -2.9% 1.5% -100.0% -85.7%	
BARNSTABLE Number of Sales YTD Number of Sales Median Sale Price YTD Median Sale Price BERKSHIRE Number of Sales YTD Number of Sales Median Sale Price YTD Median Sale Price BRISTOL Number of Sales YTD Number of Sales YTD Number of Sales YTD Number of Sales YTD Number of Sales Median Sale Price YTD Median Sale Price DUKES Number of Sales YTD Number of Sales Median Sale Price YTD Median Sale Price	54 105 \$427,450 \$425,000 5 17 \$411,500 \$335,000 48 86 \$340,000 \$325,000 4 7 \$135,000 \$25,000	Feb 2025 Pe 47 93 \$425,000 \$425,000 7 20 \$307,500 \$323,100 61 119 \$330,000 \$330,000 \$330,000 0 1 \$0 \$950,000	-13.0% -11.4% -0.6% 0.0% 40.0% 17.6% -25.3% -3.6% 27.1% 38.4% -2.9% 1.5% -100.0% -85.7% -100.0% 3700.0%	
BARNSTABLE Number of Sales YTD Number of Sales Median Sale Price YTD Median Sale Price BERKSHIRE Number of Sales YTD Number of Sales Median Sale Price YTD Median Sale Price YTD Median Sale Price BRISTOL Number of Sales YTD Number of Sales Median Sale Price YTD Median Sale Price YTD Median Sale Price YTD Median Sale Price DUKES Number of Sales YTD Number of Sales Median Sale Price YTD Median Sale Price	54 105 \$427,450 \$427,450 \$425,000 5 17 \$411,500 \$335,000 48 86 \$340,000 \$325,000	Feb 2025 Pe 47 93 \$425,000 \$425,000 7 20 \$307,500 \$323,100 61 119 \$330,000 \$330,000 0 1 \$0	-13.0% -11.4% -0.6% 0.0% 40.0% 17.6% -25.3% -3.6% 27.1% 38.4% -2.9% 1.5% -100.0% -85.7% -100.0%	

YTD Number of Sales Median Sale Price	246 \$403,750	258 \$425,000	4.9% 5.3%
YTD Median Sale Price	\$422,500	\$425,000	0.6%
FRANKLIN		_	
Number of Sales	2	3	50.0%
YTD Number of Sales	ć226.250	7	250.0%
Median Sale Price	\$236,350	\$262,000	10.9%
YTD Median Sale Price HAMPDEN	\$236,350	\$262,000	10.9%
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	Ψ=00,070	Ψ==0,000	0.070
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	2	6 8	166.7%
Median Sale Price	\$868,750	\$825,000	-5.0%
YTD Median Sale Price	\$350,000	\$860,000	145.7%
NORFOLK	4330,000	4000,000	113.770
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	225 426	490	20.0% 15.0%
Median Sale Price	\$655,000	\$731,500	11.7%
YTD Median Sale Price	\$676,375	\$700,000	3.5%
WORCESTER	<i>4010,313</i>	Ψ7.00,000	3.370
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%