

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

BARNSTABLE

Number of Sales	167	212	26.9%
YTD Number of Sales	167	212	26.9%
Median Sale Price	\$642,000	\$699,710	9.0%
YTD Median Sale Price	\$642,000	\$699,710	9.0%

BERKSHIRE

Number of Sales	75	97	29.3%
YTD Number of Sales	75	97	29.3%
Median Sale Price	\$308,000	\$330,650	7.4%
YTD Median Sale Price	\$308,000	\$330,650	7.4%

BRISTOL

Number of Sales	192	202	5.2%
YTD Number of Sales	192	202	5.2%
Median Sale Price	\$460,000	\$477,900	3.9%
YTD Median Sale Price	\$460,000	\$477,900	3.9%

DUKES

Number of Sales	6	19	216.7%
YTD Number of Sales	6	19	216.7%
Median Sale Price	\$2,003,750	\$1,650,000	-17.7%
YTD Median Sale Price	\$2,003,750	\$1,650,000	-17.7%

ESSEX

Number of Sales	265	264	-0.4%
YTD Number of Sales	265	264	-0.4%
Median Sale Price	\$620,000	\$675,000	8.9%
YTD Median Sale Price	\$620,000	\$675,000	8.9%

FRANKLIN

Number of Sales	33	39	18.2%
YTD Number of Sales	33	39	18.2%
Median Sale Price	\$315,000	\$320,000	1.6%
YTD Median Sale Price	\$315,000	\$320,000	1.6%

HAMPDEN

Number of Sales	229	234	2.2%
YTD Number of Sales	229	234	2.2%
Median Sale Price	\$289,000	\$307,000	6.2%
YTD Median Sale Price	\$289,000	\$307,000	6.2%

HAMPSHIRE

Number of Sales	57	65	14.0%
YTD Number of Sales	57	65	14.0%
Median Sale Price	\$380,000	\$380,000	0.0%
YTD Median Sale Price	\$380,000	\$380,000	0.0%

MIDDLESEX

Number of Sales	449	462	2.9%
YTD Number of Sales	449	462	2.9%
Median Sale Price	\$700,000	\$813,500	16.2%
YTD Median Sale Price	\$700,000	\$813,500	16.2%

NANTUCKET

Number of Sales	11	6	-45.5%
YTD Number of Sales	11	6	-45.5%
Median Sale Price	\$3,500,000	\$2,475,000	-29.3%

YTD Median Sale Price	\$3,500,000	\$2,475,000	-29.3%
NORFOLK			
Number of Sales	256	286	11.7%
YTD Number of Sales	256	286	11.7%
Median Sale Price	\$700,500	\$735,000	4.9%
YTD Median Sale Price	\$700,500	\$735,000	4.9%
PLYMOUTH			
Number of Sales	243	290	19.3%
YTD Number of Sales	243	290	19.3%
Median Sale Price	\$590,000	\$578,750	-1.9%
YTD Median Sale Price	\$590,000	\$578,750	-1.9%
SUFFOLK			
Number of Sales	65	69	6.2%
YTD Number of Sales	65	69	6.2%
Median Sale Price	\$670,000	\$800,000	19.4%
YTD Median Sale Price	\$670,000	\$800,000	19.4%
WORCESTER			
Number of Sales	355	381	7.3%
YTD Number of Sales	355	381	7.3%
Median Sale Price	\$425,000	\$439,900	3.5%
YTD Median Sale Price	\$425,000	\$439,900	3.5%
MASSACHUSETTS TOTAL			
Number of Sales	2,403	2,626	9.3%
YTD Number of Sales	2,403	2,626	9.3%
Median Sale Price	\$550,000	\$585,000	6.4%
YTD Median Sale Price	\$550,000	\$585,000	6.4%

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

BARNSTABLE			
Number of Sales	51	46	-9.8%
YTD Number of Sales	51	46	-9.8%
Median Sale Price	\$419,000	\$446,250	6.5%
YTD Median Sale Price	\$419,000	\$446,250	6.5%
BERKSHIRE			
Number of Sales	12	13	8.3%
YTD Number of Sales	12	13	8.3%
Median Sale Price	\$275,000	\$400,000	45.5%
YTD Median Sale Price	\$275,000	\$400,000	45.5%
BRISTOL			
Number of Sales	38	58	52.6%
YTD Number of Sales	38	58	52.6%
Median Sale Price	\$314,700	\$322,500	2.5%
YTD Median Sale Price	\$314,700	\$322,500	2.5%
DUKES			
Number of Sales	3	1	-66.7%
YTD Number of Sales	3	1	-66.7%
Median Sale Price	\$6,500	\$950,000	14515.4%
YTD Median Sale Price	\$6,500	\$950,000	14515.4%
ESSEX			
Number of Sales	120	130	8.3%

YTD Number of Sales	120	130	8.3%
Median Sale Price	\$425,000	\$427,500	0.6%
YTD Median Sale Price	\$425,000	\$427,500	0.6%
FRANKLIN			
Number of Sales	0	4	
YTD Number of Sales	0	4	
Median Sale Price	\$0	\$353,000	
YTD Median Sale Price	\$0	\$353,000	
HAMPDEN			
Number of Sales	30	46	53.3%
YTD Number of Sales	30	46	53.3%
Median Sale Price	\$210,250	\$219,500	4.4%
YTD Median Sale Price	\$210,250	\$219,500	4.4%
HAMPSHIRE			
Number of Sales	15	20	33.3%
YTD Number of Sales	15	20	33.3%
Median Sale Price	\$317,500	\$272,000	-14.3%
YTD Median Sale Price	\$317,500	\$272,000	-14.3%
MIDDLESEX			
Number of Sales	246	330	34.1%
YTD Number of Sales	246	330	34.1%
Median Sale Price	\$643,000	\$649,950	1.1%
YTD Median Sale Price	\$643,000	\$649,950	1.1%
NANTUCKET			
Number of Sales	1	2	100.0%
YTD Number of Sales	1	2	100.0%
Median Sale Price	\$6,000	\$2,325,000	38650.0%
YTD Median Sale Price	\$6,000	\$2,325,000	38650.0%
NORFOLK			
Number of Sales	104	120	15.4%
YTD Number of Sales	104	120	15.4%
Median Sale Price	\$589,500	\$579,450	-1.7%
YTD Median Sale Price	\$589,500	\$579,450	-1.7%
PLYMOUTH			
Number of Sales	56	65	16.1%
YTD Number of Sales	56	65	16.1%
Median Sale Price	\$480,000	\$442,500	-7.8%
YTD Median Sale Price	\$480,000	\$442,500	-7.8%
SUFFOLK			
Number of Sales	201	220	9.5%
YTD Number of Sales	201	220	9.5%
Median Sale Price	\$689,000	\$690,000	0.1%
YTD Median Sale Price	\$689,000	\$690,000	0.1%
WORCESTER			
Number of Sales	96	104	8.3%
YTD Number of Sales	96	104	8.3%
Median Sale Price	\$324,500	\$370,000	14.0%
YTD Median Sale Price	\$324,500	\$370,000	14.0%
MASSACHUSETTS TOTAL			
Number of Sales	973	1,159	19.1%
YTD Number of Sales	973	1,159	19.1%

Median Sale Price	\$507,000	\$530,000	4.5%
YTD Median Sale Price	\$507,000	\$530,000	4.5%