

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

	Jul 2024	Jul 2025	Percent Change
BARNSTABLE			
Number of Sales	263	262	-0.4%
YTD Number of Sales	1,624	1,597	-1.7%
Median Sale Price	\$716,700	\$769,500	7.4%
YTD Median Sale Price	\$705,000	\$735,000	4.3%
BERKSHIRE			
Number of Sales	100	126	26.0%
YTD Number of Sales	601	658	9.5%
Median Sale Price	\$365,000	\$336,500	-7.8%
YTD Median Sale Price	\$322,500	\$325,190	0.8%
BRISTOL			
Number of Sales	329	377	14.6%
YTD Number of Sales	1,824	1,884	3.3%
Median Sale Price	\$525,000	\$545,000	3.8%
YTD Median Sale Price	\$493,500	\$515,000	4.4%
DUKES			
Number of Sales	13	10	-23.1%
YTD Number of Sales	81	92	13.6%
Median Sale Price	\$1,300,000	\$1,497,500	15.2%
YTD Median Sale Price	\$1,300,000	\$1,341,600	3.2%
ESSEX			
Number of Sales	471	519	10.2%
YTD Number of Sales	2,354	2,535	7.7%
Median Sale Price	\$720,000	\$775,000	7.6%
YTD Median Sale Price	\$695,000	\$734,300	5.7%
FRANKLIN			
Number of Sales	54	56	3.7%
YTD Number of Sales	274	313	14.2%
Median Sale Price	\$354,000	\$391,500	10.6%
YTD Median Sale Price	\$325,000	\$364,700	12.2%
HAMPDEN			
Number of Sales	343	376	9.6%
YTD Number of Sales	1,936	1,940	0.2%
Median Sale Price	\$338,000	\$360,000	6.5%
YTD Median Sale Price	\$312,375	\$330,000	5.6%
HAMPSHIRE			
Number of Sales	96	120	25.0%
YTD Number of Sales	520	591	13.7%
Median Sale Price	\$456,000	\$467,500	2.5%
YTD Median Sale Price	\$423,000	\$429,000	1.4%
MIDDLESEX			
Number of Sales	1,030	1,016	-1.4%
YTD Number of Sales	4,824	4,949	2.6%
Median Sale Price	\$855,000	\$890,000	4.1%
YTD Median Sale Price	\$838,000	\$875,000	4.4%
NANTUCKET			
Number of Sales	4	8	100.0%
YTD Number of Sales	42	56	33.3%
Median Sale Price	\$1,742,500	\$1,750,000	0.4%

YTD Median Sale Price	\$2,912,500	\$2,026,250	-30.4%
NORFOLK			
Number of Sales	546	569	4.2%
YTD Number of Sales	2,618	2,723	4.0%
Median Sale Price	\$769,500	\$830,000	7.9%
YTD Median Sale Price	\$752,250	\$800,000	6.3%
PLYMOUTH			
Number of Sales	449	486	8.2%
YTD Number of Sales	2,294	2,382	3.8%
Median Sale Price	\$630,000	\$650,000	3.2%
YTD Median Sale Price	\$600,000	\$621,000	3.5%
SUFFOLK			
Number of Sales	107	138	29.0%
YTD Number of Sales	647	608	-6.0%
Median Sale Price	\$775,000	\$805,500	3.9%
YTD Median Sale Price	\$750,000	\$800,000	6.7%
WORCESTER			
Number of Sales	638	656	2.8%
YTD Number of Sales	3,313	3,456	4.3%
Median Sale Price	\$480,500	\$500,000	4.1%
YTD Median Sale Price	\$458,000	\$480,000	4.8%
MASSACHUSETTS TOTAL			
Number of Sales	4,443	4,719	6.2%
YTD Number of Sales	22,952	23,784	3.6%
Median Sale Price	\$650,000	\$665,000	2.3%
YTD Median Sale Price	\$619,900	\$640,000	3.2%

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

	Jul 2024	Jul 2025	Percent Change
BARNSTABLE			
Number of Sales	60	85	41.7%
YTD Number of Sales	471	491	4.2%
Median Sale Price	\$520,700	\$469,700	-9.8%
YTD Median Sale Price	\$470,000	\$450,000	-4.3%
BERKSHIRE			
Number of Sales	10	15	50.0%
YTD Number of Sales	85	90	5.9%
Median Sale Price	\$302,250	\$355,000	17.5%
YTD Median Sale Price	\$278,500	\$370,000	32.9%
BRISTOL			
Number of Sales	67	49	-26.9%
YTD Number of Sales	390	437	12.1%
Median Sale Price	\$350,000	\$372,000	6.3%
YTD Median Sale Price	\$345,500	\$374,900	8.5%
DUKES			
Number of Sales	5	2	-60.0%
YTD Number of Sales	22	16	-27.3%
Median Sale Price	\$2,000	\$1,105,500	55175.0%
YTD Median Sale Price	\$19,000	\$663,000	3389.5%
ESSEX			
Number of Sales	221	188	-14.9%

YTD Number of Sales	1,252	1,212	-3.2%
Median Sale Price	\$494,000	\$487,500	-1.3%
YTD Median Sale Price	\$450,000	\$450,000	0.0%
FRANKLIN			
Number of Sales	2	6	200.0%
YTD Number of Sales	19	37	94.7%
Median Sale Price	\$294,500	\$264,500	-10.2%
YTD Median Sale Price	\$264,500	\$270,000	2.1%
HAMPDEN			
Number of Sales	56	48	-14.3%
YTD Number of Sales	270	307	13.7%
Median Sale Price	\$230,000	\$227,000	-1.3%
YTD Median Sale Price	\$221,000	\$227,000	2.7%
HAMPSHIRE			
Number of Sales	30	22	-26.7%
YTD Number of Sales	145	161	11.0%
Median Sale Price	\$350,000	\$389,500	11.3%
YTD Median Sale Price	\$342,000	\$350,000	2.3%
MIDDLESEX			
Number of Sales	547	504	-7.9%
YTD Number of Sales	2,988	3,079	3.0%
Median Sale Price	\$632,000	\$632,500	0.1%
YTD Median Sale Price	\$650,000	\$665,000	2.3%
NANTUCKET			
Number of Sales	5	3	-40.0%
YTD Number of Sales	11	16	45.5%
Median Sale Price	\$1,115,000	\$1,425,000	27.8%
YTD Median Sale Price	\$900,000	\$1,197,500	33.1%
NORFOLK			
Number of Sales	220	198	-10.0%
YTD Number of Sales	1,169	1,160	-0.8%
Median Sale Price	\$583,500	\$580,000	-0.6%
YTD Median Sale Price	\$570,000	\$550,000	-3.5%
PLYMOUTH			
Number of Sales	90	90	0.0%
YTD Number of Sales	582	571	-1.9%
Median Sale Price	\$450,000	\$529,500	17.7%
YTD Median Sale Price	\$470,500	\$475,000	1.0%
SUFFOLK			
Number of Sales	467	508	8.8%
YTD Number of Sales	2,587	2,740	5.9%
Median Sale Price	\$740,000	\$679,500	-8.2%
YTD Median Sale Price	\$720,000	\$699,500	-2.8%
WORCESTER			
Number of Sales	163	156	-4.3%
YTD Number of Sales	907	936	3.2%
Median Sale Price	\$375,000	\$405,000	8.0%
YTD Median Sale Price	\$370,000	\$388,000	4.9%
MASSACHUSETTS TOTAL			
Number of Sales	1,943	1,874	-3.6%
YTD Number of Sales	10,898	11,253	3.3%

Median Sale Price	\$565,000	\$560,000	-0.9%
YTD Median Sale Price	\$545,000	\$549,900	0.9%