

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

	Jun 2024	Jun 2025	Percent Change
BARNSTABLE			
Number of Sales	269	306	13.8%
YTD Number of Sales	1,361	1,335	-1.9%
Median Sale Price	\$749,900	\$750,000	0.0%
YTD Median Sale Price	\$700,000	\$725,000	3.6%
BERKSHIRE			
Number of Sales	102	109	6.9%
YTD Number of Sales	501	532	6.2%
Median Sale Price	\$347,500	\$332,000	-4.5%
YTD Median Sale Price	\$320,000	\$325,000	1.6%
BRISTOL			
Number of Sales	319	315	-1.3%
YTD Number of Sales	1,495	1,507	0.8%
Median Sale Price	\$510,000	\$556,500	9.1%
YTD Median Sale Price	\$485,000	\$505,000	4.1%
DUKES			
Number of Sales	17	15	-11.8%
YTD Number of Sales	68	82	20.6%
Median Sale Price	\$1,245,000	\$1,325,000	6.4%
YTD Median Sale Price	\$1,337,500	\$1,315,500	-1.6%
ESSEX			
Number of Sales	496	526	6.0%
YTD Number of Sales	1,883	2,016	7.1%
Median Sale Price	\$750,000	\$765,000	2.0%
YTD Median Sale Price	\$685,000	\$725,000	5.8%
FRANKLIN			
Number of Sales	46	65	41.3%
YTD Number of Sales	220	257	16.8%
Median Sale Price	\$385,000	\$375,000	-2.6%
YTD Median Sale Price	\$319,500	\$354,000	10.8%
HAMPDEN			
Number of Sales	344	363	5.5%
YTD Number of Sales	1,593	1,564	-1.8%
Median Sale Price	\$327,450	\$340,000	3.8%
YTD Median Sale Price	\$309,500	\$325,000	5.0%
HAMPSHIRE			
Number of Sales	110	121	10.0%
YTD Number of Sales	424	471	11.1%
Median Sale Price	\$465,650	\$460,000	-1.2%
YTD Median Sale Price	\$420,000	\$421,000	0.2%
MIDDLESEX			
Number of Sales	1,007	1,069	6.2%
YTD Number of Sales	3,794	3,933	3.7%
Median Sale Price	\$885,510	\$905,000	2.2%
YTD Median Sale Price	\$830,000	\$871,000	4.9%
NANTUCKET			
Number of Sales	2	10	400.0%
YTD Number of Sales	38	48	26.3%
Median Sale Price	\$2,875,000	\$2,027,500	-29.5%

YTD Median Sale Price	\$2,937,500	\$2,117,500	-27.9%
NORFOLK			
Number of Sales	543	590	8.7%
YTD Number of Sales	2,072	2,154	4.0%
Median Sale Price	\$830,000	\$850,750	2.5%
YTD Median Sale Price	\$750,000	\$790,000	5.3%
PLYMOUTH			
Number of Sales	436	394	-9.6%
YTD Number of Sales	1,845	1,896	2.8%
Median Sale Price	\$631,000	\$650,000	3.0%
YTD Median Sale Price	\$600,000	\$615,000	2.5%
SUFFOLK			
Number of Sales	127	113	-11.0%
YTD Number of Sales	540	470	-13.0%
Median Sale Price	\$770,000	\$815,000	5.8%
YTD Median Sale Price	\$746,000	\$800,000	7.2%
WORCESTER			
Number of Sales	641	710	10.8%
YTD Number of Sales	2,675	2,800	4.7%
Median Sale Price	\$500,000	\$513,000	2.6%
YTD Median Sale Price	\$450,000	\$479,000	6.4%
MASSACHUSETTS TOTAL			
Number of Sales	4,459	4,706	5.5%
YTD Number of Sales	18,509	19,065	3.0%
Median Sale Price	\$667,000	\$687,500	3.1%
YTD Median Sale Price	\$610,000	\$635,000	4.1%

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

	Jun 2024	Jun 2025	Percent Change
BARNSTABLE			
Number of Sales	92	79	-14.1%
YTD Number of Sales	411	406	-1.2%
Median Sale Price	\$525,000	\$499,000	-5.0%
YTD Median Sale Price	\$470,000	\$445,000	-5.3%
BERKSHIRE			
Number of Sales	9	12	33.3%
YTD Number of Sales	75	75	0.0%
Median Sale Price	\$250,000	\$300,000	20.0%
YTD Median Sale Price	\$276,000	\$371,000	34.4%
BRISTOL			
Number of Sales	68	71	4.4%
YTD Number of Sales	323	388	20.1%
Median Sale Price	\$360,000	\$380,000	5.6%
YTD Median Sale Price	\$341,000	\$374,950	10.0%
DUKES			
Number of Sales	2	4	100.0%
YTD Number of Sales	17	14	-17.6%
Median Sale Price	\$669,500	\$500,750	-25.2%
YTD Median Sale Price	\$25,000	\$328,750	1215.0%
ESSEX			
Number of Sales	219	224	2.3%

YTD Number of Sales	1,031	1,024	-0.7%
Median Sale Price	\$449,000	\$471,000	4.9%
YTD Median Sale Price	\$449,000	\$446,500	-0.6%
FRANKLIN			
Number of Sales	3	5	66.7%
YTD Number of Sales	17	31	82.4%
Median Sale Price	\$264,500	\$252,000	-4.7%
YTD Median Sale Price	\$264,500	\$284,900	7.7%
HAMPDEN			
Number of Sales	36	48	33.3%
YTD Number of Sales	214	259	21.0%
Median Sale Price	\$249,750	\$235,000	-5.9%
YTD Median Sale Price	\$220,000	\$229,500	4.3%
HAMPSHIRE			
Number of Sales	29	34	17.2%
YTD Number of Sales	115	139	20.9%
Median Sale Price	\$348,000	\$350,000	0.6%
YTD Median Sale Price	\$342,000	\$349,900	2.3%
MIDDLESEX			
Number of Sales	529	542	2.5%
YTD Number of Sales	2,441	2,575	5.5%
Median Sale Price	\$685,000	\$683,500	-0.2%
YTD Median Sale Price	\$651,000	\$670,000	2.9%
NANTUCKET			
Number of Sales	1	2	100.0%
YTD Number of Sales	6	13	116.7%
Median Sale Price	\$415,000	\$1,435,000	245.8%
YTD Median Sale Price	\$657,500	\$1,195,000	81.7%
NORFOLK			
Number of Sales	221	247	11.8%
YTD Number of Sales	949	962	1.4%
Median Sale Price	\$601,000	\$550,000	-8.5%
YTD Median Sale Price	\$565,000	\$550,000	-2.7%
PLYMOUTH			
Number of Sales	99	100	1.0%
YTD Number of Sales	492	481	-2.2%
Median Sale Price	\$505,000	\$497,500	-1.5%
YTD Median Sale Price	\$475,000	\$461,000	-2.9%
SUFFOLK			
Number of Sales	475	514	8.2%
YTD Number of Sales	2,120	2,232	5.3%
Median Sale Price	\$746,000	\$695,000	-6.8%
YTD Median Sale Price	\$712,000	\$705,000	-1.0%
WORCESTER			
Number of Sales	155	174	12.3%
YTD Number of Sales	744	780	4.8%
Median Sale Price	\$401,500	\$386,500	-3.7%
YTD Median Sale Price	\$370,000	\$385,000	4.1%
MASSACHUSETTS TOTAL			
Number of Sales	1,938	2,056	6.1%
YTD Number of Sales	8,955	9,379	4.7%

Median Sale Price	\$570,000	\$568,250	-0.3%
YTD Median Sale Price	\$540,000	\$545,000	0.9%