

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

	Mar 2024	Mar 2025	Percent Change
BARNSTABLE			
Number of Sales	207	171	-17.4%
YTD Number of Sales	541	525	-3.0%
Median Sale Price	\$665,000	\$740,000	11.3%
YTD Median Sale Price	\$665,000	\$704,000	5.9%
BERKSHIRE			
Number of Sales	68	69	1.5%
YTD Number of Sales	211	238	12.8%
Median Sale Price	\$279,950	\$360,000	28.6%
YTD Median Sale Price	\$305,000	\$325,000	6.6%
BRISTOL			
Number of Sales	233	220	-5.6%
YTD Number of Sales	617	633	2.6%
Median Sale Price	\$480,000	\$500,000	4.2%
YTD Median Sale Price	\$465,000	\$490,000	5.4%
DUKES			
Number of Sales	9	8	-11.1%
YTD Number of Sales	27	39	44.4%
Median Sale Price	\$980,000	\$1,155,625	17.9%
YTD Median Sale Price	\$1,350,000	\$1,300,000	-3.7%
ESSEX			
Number of Sales	228	260	14.0%
YTD Number of Sales	664	722	8.7%
Median Sale Price	\$675,000	\$700,000	3.7%
YTD Median Sale Price	\$650,000	\$685,500	5.5%
FRANKLIN			
Number of Sales	30	32	6.7%
YTD Number of Sales	94	102	8.5%
Median Sale Price	\$305,500	\$352,500	15.4%
YTD Median Sale Price	\$316,500	\$325,000	2.7%
HAMPDEN			
Number of Sales	212	233	9.9%
YTD Number of Sales	649	660	1.7%
Median Sale Price	\$307,000	\$310,000	1.0%
YTD Median Sale Price	\$298,000	\$310,000	4.0%
HAMPSHIRE			
Number of Sales	68	68	0.0%
YTD Number of Sales	160	183	14.4%
Median Sale Price	\$397,250	\$398,450	0.3%
YTD Median Sale Price	\$378,500	\$387,000	2.2%
MIDDLESEX			
Number of Sales	490	477	-2.7%
YTD Number of Sales	1,320	1,336	1.2%
Median Sale Price	\$823,000	\$810,000	-1.6%
YTD Median Sale Price	\$750,000	\$807,000	7.6%
NANTUCKET			
Number of Sales	6	4	-33.3%
YTD Number of Sales	24	17	-29.2%
Median Sale Price	\$2,950,000	\$1,725,000	-41.5%

YTD Median Sale Price	\$3,610,000	\$2,085,000	-42.2%
NORFOLK			
Number of Sales	299	263	-12.0%
YTD Number of Sales	772	775	0.4%
Median Sale Price	\$700,000	\$730,000	4.3%
YTD Median Sale Price	\$691,250	\$735,000	6.3%
PLYMOUTH			
Number of Sales	269	258	-4.1%
YTD Number of Sales	709	783	10.4%
Median Sale Price	\$589,900	\$590,000	0.0%
YTD Median Sale Price	\$570,000	\$579,900	1.7%
SUFFOLK			
Number of Sales	87	60	-31.0%
YTD Number of Sales	202	176	-12.9%
Median Sale Price	\$725,000	\$772,500	6.6%
YTD Median Sale Price	\$687,500	\$780,000	13.5%
WORCESTER			
Number of Sales	363	337	-7.2%
YTD Number of Sales	1,032	1,047	1.5%
Median Sale Price	\$435,000	\$463,000	6.4%
YTD Median Sale Price	\$425,000	\$456,000	7.3%
MASSACHUSETTS TOTAL			
Number of Sales	2,569	2,460	-4.2%
YTD Number of Sales	7,022	7,236	3.0%
Median Sale Price	\$580,000	\$600,000	3.4%
YTD Median Sale Price	\$560,000	\$589,900	5.3%

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

BARNSTABLE			
Number of Sales	68	72	5.9%
YTD Number of Sales	173	165	-4.6%
Median Sale Price	\$427,000	\$495,000	15.9%
YTD Median Sale Price	\$425,000	\$460,000	8.2%
BERKSHIRE			
Number of Sales	11	16	45.5%
YTD Number of Sales	28	36	28.6%
Median Sale Price	\$310,000	\$497,250	60.4%
YTD Median Sale Price	\$325,000	\$359,500	10.6%
BRISTOL			
Number of Sales	51	63	23.5%
YTD Number of Sales	137	182	32.8%
Median Sale Price	\$345,000	\$365,000	5.8%
YTD Median Sale Price	\$325,000	\$345,000	6.2%
DUKES			
Number of Sales	0	2	
YTD Number of Sales	7	3	-57.1%
Median Sale Price	\$0	\$465,000	
YTD Median Sale Price	\$25,000	\$917,500	3570.0%
ESSEX			
Number of Sales	167	135	-19.2%

YTD Number of Sales	413	393	-4.8%
Median Sale Price	\$447,000	\$475,000	6.3%
YTD Median Sale Price	\$435,000	\$449,900	3.4%
FRANKLIN			
Number of Sales	1	7	600.0%
YTD Number of Sales	3	14	366.7%
Median Sale Price	\$335,000	\$330,000	-1.5%
YTD Median Sale Price	\$312,700	\$317,500	1.5%
HAMPDEN			
Number of Sales	39	41	5.1%
YTD Number of Sales	95	119	25.3%
Median Sale Price	\$212,000	\$229,500	8.3%
YTD Median Sale Price	\$210,000	\$225,000	7.1%
HAMPSHIRE			
Number of Sales	15	20	33.3%
YTD Number of Sales	48	56	16.7%
Median Sale Price	\$415,000	\$317,500	-23.5%
YTD Median Sale Price	\$332,500	\$296,000	-11.0%
MIDDLESEX			
Number of Sales	409	400	-2.2%
YTD Number of Sales	950	1,026	8.0%
Median Sale Price	\$681,500	\$659,950	-3.2%
YTD Median Sale Price	\$650,000	\$639,500	-1.6%
NANTUCKET			
Number of Sales	0	0	
YTD Number of Sales	3	8	166.7%
Median Sale Price	\$0	\$0	
YTD Median Sale Price	\$350,000	\$860,000	145.7%
NORFOLK			
Number of Sales	149	138	-7.4%
YTD Number of Sales	371	358	-3.5%
Median Sale Price	\$542,500	\$512,750	-5.5%
YTD Median Sale Price	\$535,000	\$549,000	2.6%
PLYMOUTH			
Number of Sales	74	57	-23.0%
YTD Number of Sales	203	172	-15.3%
Median Sale Price	\$547,850	\$490,000	-10.6%
YTD Median Sale Price	\$460,000	\$457,450	-0.6%
SUFFOLK			
Number of Sales	326	321	-1.5%
YTD Number of Sales	752	811	7.8%
Median Sale Price	\$729,450	\$735,000	0.8%
YTD Median Sale Price	\$696,000	\$720,000	3.4%
WORCESTER			
Number of Sales	121	116	-4.1%
YTD Number of Sales	298	311	4.4%
Median Sale Price	\$350,000	\$371,000	6.0%
YTD Median Sale Price	\$346,500	\$370,000	6.8%
MASSACHUSETTS TOTAL			
Number of Sales	1,431	1,388	-3.0%
YTD Number of Sales	3,481	3,654	5.0%

Median Sale Price	\$550,000	\$542,000	-1.5%
YTD Median Sale Price	\$520,000	\$530,000	1.9%