

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

	May 2024	May 2025	Percent Change
<b>BARNSTABLE</b>			
Number of Sales	304	276	-9.2%
YTD Number of Sales	1,092	1,029	-5.8%
Median Sale Price	\$715,000	\$750,000	4.9%
YTD Median Sale Price	\$699,000	\$720,000	3.0%
<b>BERKSHIRE</b>			
Number of Sales	112	109	-2.7%
YTD Number of Sales	399	423	6.0%
Median Sale Price	\$320,000	\$319,000	-0.3%
YTD Median Sale Price	\$310,000	\$325,000	4.8%
<b>BRISTOL</b>			
Number of Sales	297	298	0.3%
YTD Number of Sales	1,176	1,192	1.4%
Median Sale Price	\$510,000	\$519,000	1.8%
YTD Median Sale Price	\$477,500	\$499,450	4.6%
<b>DUKES</b>			
Number of Sales	14	17	21.4%
YTD Number of Sales	51	67	31.4%
Median Sale Price	\$1,216,250	\$1,195,000	-1.7%
YTD Median Sale Price	\$1,350,000	\$1,306,000	-3.3%
<b>ESSEX</b>			
Number of Sales	428	433	1.2%
YTD Number of Sales	1,387	1,490	7.4%
Median Sale Price	\$693,100	\$762,000	9.9%
YTD Median Sale Price	\$665,000	\$710,000	6.8%
<b>FRANKLIN</b>			
Number of Sales	44	58	31.8%
YTD Number of Sales	174	192	10.3%
Median Sale Price	\$310,000	\$362,350	16.9%
YTD Median Sale Price	\$310,000	\$348,500	12.4%
<b>HAMPDEN</b>			
Number of Sales	315	289	-8.3%
YTD Number of Sales	1,249	1,201	-3.8%
Median Sale Price	\$312,000	\$327,000	4.8%
YTD Median Sale Price	\$300,000	\$320,000	6.7%
<b>HAMPSHIRE</b>			
Number of Sales	89	92	3.4%
YTD Number of Sales	314	350	11.5%
Median Sale Price	\$460,000	\$435,000	-5.4%
YTD Median Sale Price	\$410,000	\$415,000	1.2%
<b>MIDDLESEX</b>			
Number of Sales	824	848	2.9%
YTD Number of Sales	2,787	2,863	2.7%
Median Sale Price	\$868,750	\$903,500	4.0%
YTD Median Sale Price	\$810,000	\$850,000	4.9%
<b>NANTUCKET</b>			
Number of Sales	6	10	66.7%
YTD Number of Sales	36	38	5.6%
Median Sale Price	\$1,975,000	\$2,349,500	19.0%

YTD Median Sale Price	\$2,950,000	\$2,117,500	-28.2%
<b>NORFOLK</b>			
Number of Sales	419	485	15.8%
YTD Number of Sales	1,529	1,564	2.3%
Median Sale Price	\$770,000	\$830,000	7.8%
YTD Median Sale Price	\$725,000	\$765,000	5.5%
<b>PLYMOUTH</b>			
Number of Sales	374	402	7.5%
YTD Number of Sales	1,409	1,502	6.6%
Median Sale Price	\$625,000	\$635,000	1.6%
YTD Median Sale Price	\$590,000	\$600,000	1.7%
<b>SUFFOLK</b>			
Number of Sales	122	111	-9.0%
YTD Number of Sales	413	357	-13.6%
Median Sale Price	\$830,000	\$800,000	-3.6%
YTD Median Sale Price	\$740,000	\$790,000	6.8%
<b>WORCESTER</b>			
Number of Sales	567	582	2.6%
YTD Number of Sales	2,034	2,090	2.8%
Median Sale Price	\$455,000	\$497,000	9.2%
YTD Median Sale Price	\$440,000	\$465,875	5.9%
<b>MASSACHUSETTS TOTAL</b>			
Number of Sales	3,915	4,010	2.4%
YTD Number of Sales	14,050	14,358	2.2%
Median Sale Price	\$636,000	\$666,125	4.7%
YTD Median Sale Price	\$590,000	\$620,000	5.1%

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

	May 2024	May 2025	Percent Change
<b>BARNSTABLE</b>			
Number of Sales	84	83	-1.2%
YTD Number of Sales	319	327	2.5%
Median Sale Price	\$482,500	\$425,000	-11.9%
YTD Median Sale Price	\$460,000	\$440,000	-4.3%
<b>BERKSHIRE</b>			
Number of Sales	16	14	-12.5%
YTD Number of Sales	66	63	-4.5%
Median Sale Price	\$238,000	\$335,500	41.0%
YTD Median Sale Price	\$285,500	\$400,000	40.1%
<b>BRISTOL</b>			
Number of Sales	57	64	12.3%
YTD Number of Sales	255	317	24.3%
Median Sale Price	\$340,000	\$405,113	19.2%
YTD Median Sale Price	\$339,000	\$365,000	7.7%
<b>DUKES</b>			
Number of Sales	6	2	-66.7%
YTD Number of Sales	15	10	-33.3%
Median Sale Price	\$8,500	\$10,000	17.6%
YTD Median Sale Price	\$25,000	\$328,750	1215.0%
<b>ESSEX</b>			
Number of Sales	216	227	5.1%

YTD Number of Sales	812	800	-1.5%
Median Sale Price	\$456,250	\$424,900	-6.9%
YTD Median Sale Price	\$449,500	\$440,000	-2.1%
<b>FRANKLIN</b>			
Number of Sales	7	6	-14.3%
YTD Number of Sales	14	26	85.7%
Median Sale Price	\$195,000	\$222,500	14.1%
YTD Median Sale Price	\$252,500	\$294,950	16.8%
<b>HAMPDEN</b>			
Number of Sales	46	47	2.2%
YTD Number of Sales	178	211	18.5%
Median Sale Price	\$235,000	\$225,000	-4.3%
YTD Median Sale Price	\$218,188	\$225,000	3.1%
<b>HAMPSHIRE</b>			
Number of Sales	20	29	45.0%
YTD Number of Sales	86	105	22.1%
Median Sale Price	\$352,500	\$365,400	3.7%
YTD Median Sale Price	\$337,500	\$340,000	0.7%
<b>MIDDLESEX</b>			
Number of Sales	550	543	-1.3%
YTD Number of Sales	1,912	2,033	6.3%
Median Sale Price	\$650,500	\$716,000	10.1%
YTD Median Sale Price	\$649,700	\$665,000	2.4%
<b>NANTUCKET</b>			
Number of Sales	0	3	
YTD Number of Sales	5	11	120.0%
Median Sale Price	\$0	\$1,195,000	
YTD Median Sale Price	\$900,000	\$895,000	-0.6%
<b>NORFOLK</b>			
Number of Sales	182	192	5.5%
YTD Number of Sales	728	715	-1.8%
Median Sale Price	\$575,000	\$579,500	0.8%
YTD Median Sale Price	\$550,000	\$550,000	0.0%
<b>PLYMOUTH</b>			
Number of Sales	101	107	5.9%
YTD Number of Sales	393	381	-3.1%
Median Sale Price	\$470,000	\$499,000	6.2%
YTD Median Sale Price	\$470,000	\$460,000	-2.1%
<b>SUFFOLK</b>			
Number of Sales	483	492	1.9%
YTD Number of Sales	1,645	1,718	4.4%
Median Sale Price	\$725,000	\$675,000	-6.9%
YTD Median Sale Price	\$700,000	\$706,250	0.9%
<b>WORCESTER</b>			
Number of Sales	155	137	-11.6%
YTD Number of Sales	589	606	2.9%
Median Sale Price	\$380,000	\$380,000	0.0%
YTD Median Sale Price	\$360,000	\$385,000	6.9%
<b>MASSACHUSETTS TOTAL</b>			
Number of Sales	1,923	1,946	1.2%
YTD Number of Sales	7,017	7,323	4.4%

Median Sale Price	\$550,000	\$550,000	0.0%
YTD Median Sale Price	\$530,000	\$539,900	1.9%