

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

	Oct 2024	Oct 2025	Percent Change
BARNSTABLE			
Number of Sales	315	335	6.3%
YTD Number of Sales	2,504	2,494	-0.4%
Median Sale Price	\$775,000	\$789,000	1.8%
YTD Median Sale Price	\$715,000	\$737,250	3.1%
BERKSHIRE			
Number of Sales	122	150	23.0%
YTD Number of Sales	950	1,090	14.7%
Median Sale Price	\$316,500	\$393,500	24.3%
YTD Median Sale Price	\$320,000	\$349,950	9.4%
BRISTOL			
Number of Sales	276	337	22.1%
YTD Number of Sales	2,716	2,859	5.3%
Median Sale Price	\$492,869	\$530,000	7.5%
YTD Median Sale Price	\$495,250	\$520,000	5.0%
DUKES			
Number of Sales	27	18	-33.3%
YTD Number of Sales	143	157	9.8%
Median Sale Price	\$1,520,000	\$1,472,500	-3.1%
YTD Median Sale Price	\$1,370,000	\$1,450,000	5.8%
ESSEX			
Number of Sales	461	438	-5.0%
YTD Number of Sales	3,738	3,851	3.0%
Median Sale Price	\$710,000	\$720,000	1.4%
YTD Median Sale Price	\$700,000	\$735,000	5.0%
FRANKLIN			
Number of Sales	49	46	-6.1%
YTD Number of Sales	435	472	8.5%
Median Sale Price	\$323,500	\$375,000	15.9%
YTD Median Sale Price	\$335,000	\$360,000	7.5%
HAMPDEN			
Number of Sales	318	346	8.8%
YTD Number of Sales	2,905	2,984	2.7%
Median Sale Price	\$331,750	\$340,350	2.6%
YTD Median Sale Price	\$320,000	\$335,000	4.7%
HAMPSHIRE			
Number of Sales	77	97	26.0%
YTD Number of Sales	793	878	10.7%
Median Sale Price	\$425,000	\$444,900	4.7%
YTD Median Sale Price	\$426,000	\$435,500	2.2%
MIDDLESEX			
Number of Sales	766	838	9.4%
YTD Number of Sales	7,119	7,360	3.4%
Median Sale Price	\$775,000	\$830,000	7.1%
YTD Median Sale Price	\$821,000	\$860,500	4.8%
NANTUCKET			
Number of Sales	21	21	0.0%
YTD Number of Sales	88	105	19.3%
Median Sale Price	\$2,825,000	\$3,325,000	17.7%

YTD Median Sale Price	\$2,925,000	\$2,549,000	-12.9%
NORFOLK			
Number of Sales	409	427	4.4%
YTD Number of Sales	3,877	4,046	4.4%
Median Sale Price	\$700,000	\$710,000	1.4%
YTD Median Sale Price	\$750,000	\$776,750	3.6%
PLYMOUTH			
Number of Sales	409	415	1.5%
YTD Number of Sales	3,626	3,666	1.1%
Median Sale Price	\$592,000	\$627,000	5.9%
YTD Median Sale Price	\$610,000	\$629,000	3.1%
SUFFOLK			
Number of Sales	97	87	-10.3%
YTD Number of Sales	940	919	-2.2%
Median Sale Price	\$725,000	\$800,000	10.3%
YTD Median Sale Price	\$750,000	\$800,000	6.7%
WORCESTER			
Number of Sales	600	607	1.2%
YTD Number of Sales	5,073	5,261	3.7%
Median Sale Price	\$460,000	\$470,000	2.2%
YTD Median Sale Price	\$460,000	\$480,000	4.3%
MASSACHUSETTS TOTAL			
Number of Sales	3,947	4,162	5.4%
YTD Number of Sales	34,907	36,142	3.5%
Median Sale Price	\$615,300	\$630,000	2.4%
YTD Median Sale Price	\$619,000	\$640,000	3.4%

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

	Oct 2024	Oct 2025	Percent Change
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BARNSTABLE			
Number of Sales	83	95	14.5%
YTD Number of Sales	701	775	10.6%
Median Sale Price	\$550,000	\$525,000	-4.5%
YTD Median Sale Price	\$480,000	\$470,000	-2.1%
BERKSHIRE			
Number of Sales	16	22	37.5%
YTD Number of Sales	126	137	8.7%
Median Sale Price	\$582,500	\$472,500	-18.9%
YTD Median Sale Price	\$315,000	\$380,000	20.6%
BRISTOL			
Number of Sales	73	69	-5.5%
YTD Number of Sales	572	639	11.7%
Median Sale Price	\$371,600	\$400,000	7.6%
YTD Median Sale Price	\$352,750	\$375,000	6.3%
DUKES			
Number of Sales	2	1	-50.0%
YTD Number of Sales	31	17	-45.2%
Median Sale Price	\$1,533,000	\$1,050,000	-31.5%
YTD Median Sale Price	\$25,000	\$686,000	2644.0%
ESSEX			
Number of Sales	221	224	1.4%

YTD Number of Sales	1,843	1,855	0.7%
Median Sale Price	\$480,000	\$461,500	-3.9%
YTD Median Sale Price	\$459,900	\$460,000	0.0%
FRANKLIN			
Number of Sales	9	7	-22.2%
YTD Number of Sales	38	52	36.8%
Median Sale Price	\$185,000	\$290,000	56.8%
YTD Median Sale Price	\$249,000	\$275,000	10.4%
HAMPDEN			
Number of Sales	53	53	0.0%
YTD Number of Sales	409	467	14.2%
Median Sale Price	\$246,250	\$265,000	7.6%
YTD Median Sale Price	\$230,000	\$230,000	0.0%
HAMPSHIRE			
Number of Sales	24	18	-25.0%
YTD Number of Sales	210	237	12.9%
Median Sale Price	\$259,500	\$381,500	47.0%
YTD Median Sale Price	\$317,250	\$346,000	9.1%
MIDDLESEX			
Number of Sales	434	404	-6.9%
YTD Number of Sales	4,334	4,394	1.4%
Median Sale Price	\$615,500	\$624,500	1.5%
YTD Median Sale Price	\$640,000	\$649,950	1.6%
NANTUCKET			
Number of Sales	2	1	-50.0%
YTD Number of Sales	17	24	41.2%
Median Sale Price	\$527,500	\$1,900,000	260.2%
YTD Median Sale Price	\$1,050,000	\$1,425,000	35.7%
NORFOLK			
Number of Sales	193	190	-1.6%
YTD Number of Sales	1,726	1,736	0.6%
Median Sale Price	\$540,000	\$571,501	5.8%
YTD Median Sale Price	\$560,000	\$550,000	-1.8%
PLYMOUTH			
Number of Sales	91	101	11.0%
YTD Number of Sales	861	877	1.9%
Median Sale Price	\$427,000	\$489,900	14.7%
YTD Median Sale Price	\$460,000	\$475,000	3.3%
SUFFOLK			
Number of Sales	305	341	11.8%
YTD Number of Sales	3,622	3,809	5.2%
Median Sale Price	\$725,000	\$686,000	-5.4%
YTD Median Sale Price	\$715,000	\$692,000	-3.2%
WORCESTER			
Number of Sales	142	160	12.7%
YTD Number of Sales	1,338	1,423	6.4%
Median Sale Price	\$359,000	\$375,000	4.5%
YTD Median Sale Price	\$364,950	\$383,900	5.2%
MASSACHUSETTS TOTAL			
Number of Sales	1,648	1,686	2.3%
YTD Number of Sales	15,828	16,442	3.9%

Median Sale Price	\$510,500	\$529,850	3.8%
YTD Median Sale Price	\$539,900	\$540,000	0.0%