



## PRESS RELEASE:

# MA Median Home Sale Price Reaches \$575K in February

*Single-family home sales up 4.2 percent from 2024.*

PEABODY, March 18, 2025 – The Massachusetts median single-family home price was \$575,000 in February 2025, an increase of 4.2 percent over February 2024, according to a new report from [The Warren Group](#), a leading provider of national real estate and transaction data.

## Single-Family Homes

MA Single-Family Homes	February 2024	February 2025	% Change 2024-2025
Single-Family Home Sales	2,050	2,136	4.2%
YTD Single-Family Sales	4,453	4,765	7%
Median Single-Family Home Price	\$548,250	\$575,000	4.9%
YTD Median Single-Family Home Price	\$549,125	\$580,000	5.5%

In February, there were 2,136 single-family home sales in Massachusetts, a 4.2 percent increase from February 2024 when there were 2,050 transactions. Meanwhile, the median single-family home price increased 4.9 percent on a year-over-year basis to \$575,000.

There were 4,765 single-family home sales in the first two months of 2025, a 7 percent increase from 2024. The median single-family home sale price increased 5.5 percent on the same basis to \$580,000.

“In a continuation of trends set at the end of 2024, the number of single-family home sales and the median sale price are both up slightly from a year before,” said Cassidy Norton, Associate Publisher and Media Relations Director of The Warren Group. “The median home sale price is down \$10,000 from January, which is usual for the month-over-month period. Looking at previous patterns, March should see a jump in both the number of sales and the median price versus February.”

## Condominiums

MA Condominiums	February 2024	February 2025	% Change 2024-2025
Condominium Sales	1,077	1,108	2.9%

<b>YTD Condominium Sales</b>	2,050	2,266	10.5%
<b>Median Condominium Price</b>	\$490,000	\$511,000	4.3%
<b>YTD Median Condominium Price</b>	\$498,500	\$525,000	5%

There were 1,108 condominium sales in February 2025, compared to 1,077 in February 2024 – a 2.9 percent increase. Meanwhile, the median condo sale price increased 4.3 percent on a year-over-year basis to \$511,000, up from \$490,000 in February 2024.

There were 2,266 condominium sales in the first two months of 2025, a 10.5 percent increase from 2024, in which there were 2,050. Meanwhile, the year-to-date median sale price increased 5 percent from 2024 to \$525,000.

“Condominium sales followed broadly the same patterns as single-family sales,” Norton added. “The 10 percent year-to-date increase in sales may reflect an increase in inventory, potentially illustrating a loosening in the market.”

**TOWN & COUNTY STATISTICS:** Click for a breakdown of [town sales statistics](#) and [county sales statistics](#).

## Greater Boston Single-Family Home and Condo Markets

Included in this release is an overview of activity in the Greater Boston housing market. This analysis encompasses the 139 towns located within 495. [Click here for a full list of the communities included in the analysis.](#)

<b>Greater Boston Single-Family Homes</b>	<b>February 2024</b>	<b>February 2025</b>	<b>% Change 2024-2025</b>
<b>Single-Family Home Sales</b>	888	943	6.2%
<b>YTD Single-Family Sales</b>	1,999	2,173	8.7%
<b>Median Single-Family Home Price</b>	\$693,750	\$735,000	5.9%
<b>YTD Median Single-Family Home Price</b>	\$692,000	\$745,000	7.7%

There were 943 single-family home sales in the Greater Boston housing market in February 2025, which marked a 6.2 percent increase from February 2024, when there were 888 transactions. Meanwhile, the median single-family sale price increased 5.9 percent on a year-over-year basis to \$735,000. Year-to-date, there were 2,173 single-family home sales in the Greater Boston housing market in 2025 – up 5.9 percent from 2024 – with a median sale price of \$745,000 – up 7.7 percent from 2023.

<b>Greater Boston Condominiums</b>	<b>February 2024</b>	<b>February 2025</b>	<b>% Change 2024-2025</b>
<b>Condominium Sales</b>	777	774	-0.4%
<b>YTD Condominium Sales</b>	1,447	1,583	9.4%
<b>Median Condominium Price</b>	\$571,000	\$600,000	5.1%
<b>YTD Median Condominium Price</b>	\$595,000	\$610,000	2.5%

In February, there were 774 condo sales in the Greater Boston housing market, down from 777 sales in February 2024, marking a 0.4 percent decrease. Meanwhile, the median condo price increased 9.4 percent on the same basis to \$600,000, up from \$571,000 a year earlier. Year-to-date, there were 1,583 condo sales in the Greater Boston housing market in 2025 – up 9.4 percent from 2024 – with a median sale price of \$610,000 – up 2.5 percent from 2023.

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