



PRESS RELEASE:

MA Median Home Sale Price Reaches \$600K in March

Single-family home sales down 4.2 percent from 2024.

PEABODY, April 15, 2025 – The Massachusetts median single-family home price was \$600,000 in March 2025, an increase of 3.4 percent over March 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	March 2024	March 2025	% Change 2024-2025
Single-Family Home Sales	2,569	2,460	-4.2%
YTD Single-Family Sales	7,022	7,326	3%
Median Single-Family Home Price	\$580,000	\$600,000	3.4%
YTD Median Single-Family Home Price	\$560,000	\$585,000	5.3%

In March, there were 2,460 single-family home sales in Massachusetts, a 4.2 percent decrease from March 2024 when there were 2,569 transactions. Meanwhile, the median single-family home price increased 3.4 percent on a year-over-year basis to \$600,000.

There were 7,326 single-family home sales in the first three months of 2025, a 3 percent increase from 2024. The median single-family home sale price increased 5.3 percent on the same basis to \$585,000.

“Though the number of single-family home sales declined slightly on a year-over-year basis, the number of year-to-date sales is up versus 2024,” said Cassidy Norton, Associate Publisher and Media Relations Director of The Warren Group. “Hopefully that’s an indication that the number of homes on the market is increasing and easing the inventory crunch somewhat. Given the current state of the federal government, it’s impossible to predict what interest rates will do, or whether inflation will continue to constrain the buying power of prospective homeowners.”

Condominiums

MA Condominiums	March 2024	March 2025	% Change 2024-2025
Condominium Sales	1,431	1,388	-3%

YTD Condominium Sales	3,481	3,654	5%
Median Condominium Price	\$550,000	\$542,000	-1.5%
YTD Median Condominium Price	\$520,000	\$530,000	1.9%

There were 1,388 condominium sales in March 2025, compared to 1,431 in March 2024 – a 3 percent decrease. Meanwhile, the median condo sale price decreased 1.5 percent on a year-over-year basis to \$542,000, down from \$550,000 in March 2024.

There were 3,654 condominium sales in the first three months of 2025, a 5 percent increase from 2024, in which there were 3,481. Meanwhile, the year-to-date median sale price increased 1.9 percent from 2024 to \$530,000.

“Despite a promising increase in the number of condo sales in the first few months of the year, sales are down again in March,” Norton added. “However, the median sale price decreased for the first time since April of 2023, welcome news for would-be condo buyers.”

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.](#)

Greater Boston Single-Family Homes	March 2024	March 2025	% Change 2024-2025
Single-Family Home Sales	1,215	1,145	-5.8%
YTD Single-Family Sales	3,214	3,319	3.3%
Median Single-Family Home Price	\$740,000	\$756,000	2.2%
YTD Median Single-Family Home Price	\$706,750	\$750,000	6.1%

There were 1,145 single-family home sales in the Greater Boston housing market in March 2025, which marked a 5.8 percent decrease from March 2024, when there were 1,215 transactions. Meanwhile, the median single-family sale price increased 2.2 percent on a year-over-year basis to \$756,000. Year-to-date, there were 3,319 single-family home sales in the Greater Boston housing market in 2025 – up 3.3 percent from 2024 – with a median sale price of \$750,000 – up 6.1 percent from 2024.

Greater Boston Condominiums	March 2024	March 2025	% Change 2024-2025
Condominium Sales	1,076	982	-8.7%

YTD Condominium Sales	2,523	2,565	1.7%
Median Condominium Price	\$640,000	\$650,000	1.6%
YTD Median Condominium Price	\$615,000	\$625,000	1.6%

In March, there were 982 condo sales in the Greater Boston housing market, down from 1,076 sales in March 2024, marking an 8.7 percent decrease. Meanwhile, the median condo price increased 1.6 percent on the same basis to \$650,000, up from \$640,000 a year earlier. Year-to-date, there were 2,565 condo sales in the Greater Boston housing market in 2025 – up 1.7 percent from 2024 – with a median sale price of \$625,000 – up 1.6 percent from 2024.

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