



## PRESS RELEASE:

# MA Median Home Sale Price Reaches \$630K in April

*Single-family home sales on par with 2024.*

PEABODY, May 20, 2025 – The Massachusetts median single-family home price was \$630,000 in April 2025, an increase of 3.3 percent over April 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	April 2024	April 2025	% Change 2024-2025
Single-Family Home Sales	3,113	3,107	-0.2%
YTD Single-Family Sales	10,135	10,348	2.1%
Median Single-Family Home Price	\$610,000	\$630,000	3.3%
YTD Median Single-Family Home Price	\$575,000	\$600,000	4.3%

In April, there were 3,107 single-family home sales in Massachusetts, nearly even with April 2024 when there were 3,113 transactions. Meanwhile, the median single-family home price increased 3.3 percent on a year-over-year basis to \$630,000.

There were 10,348 single-family home sales in the first four months of 2025, a 2.1 percent increase from 2024. The median single-family home sale price increased 4.3 percent on the same basis to \$600,000.

“The number of single-family home sales in April was only four less than April 2024, so just about even with last year,” 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.”

## Condominiums

MA Condominiums	April 2024	April 2025	% Change 2024-2025
Condominium Sales	1,613	1,723	6.8%
YTD Condominium Sales	5,064	5,377	5.6%

<b>Median Condominium Price</b>	\$532,500	\$539,990	1.4%
<b>YTD Median Condominium Price</b>	\$525,000	\$533,475	1.6%

There were 1,723 condominium sales in April 2025, compared to 1,613 in April 2024 – a 6.8 percent increase. Meanwhile, the median condo sale price increased 1.4 percent on a year-over-year basis to \$539,990, up from \$532,500 in April 2024.

There were 5,377 condominium sales in the first four months of 2025, a 5.6 percent increase from 2024, in which there were 5,064. Meanwhile, the year-to-date median sale price increased 1.6 percent from 2024 to \$533,475.

“After a drop in year-over-year condo sale prices in March, the market came roaring back in April with a 6.8 percent increase over April 2024,” Norton continued. “The median sale price increased slightly to \$539,990, a record high for the month of April.”

**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>April 2024</b>	<b>April 2025</b>	<b>% Change 2024-2025</b>
<b>Single-Family Home Sales</b>	1,521	1,505	-1.1%
<b>YTD Single-Family Sales</b>	4,735	4,824	1.9%
<b>Median Single-Family Home Price</b>	\$760,000	\$800,000	5.3%
<b>YTD Median Single-Family Home Price</b>	\$721,000	\$765,000	6.1%

There were 1,505 single-family home sales in the Greater Boston housing market in April 2025, which marked a 1.1 percent decrease from April 2024, when there were 1,521 transactions. Meanwhile, the median single-family sale price increased 5.3 percent on a year-over-year basis to \$800,000. Year-to-date, there were 4,824 single-family home sales in the Greater Boston housing market in 2025 – up 1.9 percent from 2024 – with a median sale price of \$765,000 – up 6.1 percent from 2024.

<b>Greater Boston Condominiums</b>	<b>April 2024</b>	<b>April 2025</b>	<b>% Change 2024-2025</b>
<b>Condominium Sales</b>	1,187	1,244	4.8%
<b>YTD Condominium Sales</b>	3,710	3,809	2.7%

<b>Median Condominium Price</b>	\$602,500	\$629,000	4.4%
<b>YTD Median Condominium Price</b>	\$610,000	\$625,000	2.5%

In April, there were 1,244 condo sales in the Greater Boston housing market, up from 1,187 sales in April 2024, marking a 4.8 percent increase. Meanwhile, the median condo price increased 4.4 percent on the same basis to \$629,000, up from \$602,500 a year earlier. Year-to-date, there were 3,809 condo sales in the Greater Boston housing market in 2025 – up 2.7 percent from 2024 – with a median sale price of \$625,000 – up 2.5 percent from 2024.

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