



PRESS RELEASE:

MA Median Home Sale Price Reaches \$687K in June

Single-family home sales up 5.5 percent from 2024.

PEABODY, July 22, 2025 – The Massachusetts median single-family home price was \$687,500 in June 2025, an increase of 3.1 percent over June 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	June 2024	June 2025	% Change 2024-2025
Single-Family Home Sales	4,459	4,706	5.5%
YTD Single-Family Sales	18,509	19,065	3%
Median Single-Family Home Price	\$667,000	\$687,500	3.1%
YTD Median Single-Family Home Price	\$610,000	\$620,000	1.6%

In June, there were 4,706 single-family home sales in Massachusetts, a 5.5 percent increase from June 2024 when there were 4,459 transactions. Meanwhile, the median single-family home price increased 3.1 percent on a year-over-year basis to \$687,500.

There were 19,065 condominium sales in the first six months of 2025, a 3 percent increase from 2024, in which there were 18,509. Meanwhile, the year-to-date median sale price increased 4.1 percent from 2024 to \$620,000.

“Despite inventory increase in certain markets, median prices continue to rise, indicating no relief on prices,” said Cassidy Norton, associate publisher and media relations director at The Warren Group. “However, June historically has the highest number of sales of an individual month. It’s also usually the month where median sale prices peak. Moving into the latter half of the year, the overall median price will likely drop month-over-month, but not year-over-year.”

Condominiums

MA Condominiums	June 2024	June 2025	% Change 2024-2025
Condominium Sales	1,938	2,056	6.1%

YTD Condominium Sales	8,955	9,379	4.7%
Median Condominium Price	\$570,000	\$568,250	-0.3%
YTD Median Condominium Price	\$540,000	\$545,000	0.9%

There were 2,056 condominium sales in June 2025, compared to 1,938 in June 2024 – a 6.1 percent increase. Meanwhile, the median condo sale price dropped by 0.3 percent to \$568,250 – a reduction of \$1,750 versus the median sale price in June 2024.

There were 9,379 condominium sales in the first six months of 2025, a 4.7 percent increase from 2024, in which there were 8,955. Meanwhile, the year-to-date median sale price increased 0.9 percent from 2024 to \$545,000.

“The median sale price for condos in June dropped versus 2024, but unfortunately, \$1,750 is a statistically insignificant number,” Norton continued. “Still, price growth in the condo market is more contained than that of the single-family market, which is good news for buyers with flexibility in their choices.”

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	June 2024	June 2025	% Change 2024-2025
Single-Family Home Sales	2,351	2,437	3.7%
YTD Single-Family Sales	9,033	9,284	2.8%
Median Single-Family Home Price	\$832,000	\$850,000	2.1%
YTD Median Single-Family Home Price	\$764,950	\$800,000	4.7%

There were 2,351 single-family home sales in the Greater Boston housing market in June 2025, which marked a 3.7 percent increase from June 2024, when there were 2,437 transactions. Meanwhile, the median single-family sale price increased 2.1 percent on a year-over-year basis to \$850,000. Year-to-date, there were 9,284 single-family home sales in the Greater Boston housing market in 2025 – up 2.1 percent from 2024 – with a median sale price of \$800,000 – up 4.7 percent from 2024.

Greater Boston Condominiums	June 2024	June 2025	% Change 2024-2025
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Condominium Sales	1,439	1,533	6.5%
YTD Condominium Sales	6,573	6,827	3.9%
Median Condominium Price	\$660,000	\$640,000	-3%
YTD Median Condominium Price	\$626,500	\$630,000	0.6%

In June, there were 1,439 condo sales in the Greater Boston housing market, up from 1,533 sales in June 2024, marking a 6.5 percent increase. Meanwhile, the median condo sale price dropped 3 percent to \$640,000. Year-to-date, there were 6,573 condo sales in the Greater Boston housing market in 2025 – up 3.9 percent from 2024 – with a median sale price of \$630,000 – up 0.6 percent from 2024.

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