



PRESS RELEASE:

MA Median Home Sale Price Reaches \$665K in July

Single-family home sales rose 6.2 percent over 2024.

PEABODY, Aug. 19, 2025 — The Massachusetts median single-family home price was \$665,000 in July 2025, an increase of 2.3 percent over July 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	July 2024	July 2025	% Change 2024-2025
Single-Family Home Sales	4,443	4,719	6.2%
YTD Single-Family Sales	22,952	23,784	3.6%
Median Single-Family Home Price	\$650,000	\$665,000	2.3%
YTD Median Single-Family Home Price	\$619,900	\$640,000	3.4%

In July, there were 4,719 single-family home sales in Massachusetts, an increase of 6.2 percent from July 2024 when there were 4,443 transactions. Meanwhile, the median single-family home price increased 2.3 percent on a year-over-year basis to \$665,000.

There were 23,784 single-family home sales in the first seven months of 2025, a 3.6 percent increase from 2024. The median single-family home sale price increased 3.4 percent on the same basis to \$640,000.

“The median sale price for July increased over the year prior, but was down compared to June of this year, which is the typical annual pattern,” said Cassidy Norton, Associate Publisher and Media Relations Director of The Warren Group. “Buyers who are looking now are likely to see lower prices and reductions from earlier in the year.”

Condominiums

MA Condominiums	July 2024	July 2025	% Change 2024-2025
Condominium Sales	1,943	1,874	-3.6%
YTD Condominium Sales	10,898	11,253	3.3%

Median Condominium Price	\$565,000	\$560,000	-0.9%
YTD Median Condominium Price	\$545,000	\$549,900	0.9%

There were 1,874 condominium sales in July 2025, compared to 1,943 in July 2024 – a 3.6 percent decrease. Meanwhile, the median condo sale price decreased 0.9 percent on a year-over-year basis to \$560,000, down from \$565,000 in July 2024.

There were 11,253 condominium sales in the first seven months of 2025, a 3.3 percent increase from 2024, in which there were 10,898. Meanwhile, the year-to-date median sale price increased 0.9 percent from 2024 to \$549,900.

“The condo market underwent a bit of an adjustment earlier this year, and purchases made in May and June are reflected in the July numbers,” Norton continued. “For the first time since 2011, the condo market had four months of inventory in May. Though the number of sales was down, an increase in inventory helped hold prices down.”

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	July 2024	July 2025	% Change 2024-2025
Single-Family Home Sales	2,319	2,443	5.3%
YTD Single-Family Sales	11,352	11,727	3.3%
Median Single-Family Home Price	\$800,000	\$830,000	3.8%
YTD Median Single-Family Home Price	\$772,024	\$805,000	4.3%

There were 2,443 single-family home sales in the Greater Boston housing market in July 2025, which marked a 5.3 percent increase from July 2024, when there were 2,319 transactions. Meanwhile, the median single-family sale price increased 3.8 percent on a year-over-year basis to \$830,000. Year-to-date, there were 11,727 single-family home sales in the Greater Boston housing market in 2025 – up 3.3 percent from 2024 – with a median sale price of \$805,000 – up 4.3 percent from 2024.

Greater Boston Condominiums	July 2024	July 2025	% Change 2024-2025
Condominium Sales	1,443	1,416	-1.9%

YTD Condominium Sales	8,016	8,243	2.8%
Median Condominium Price	\$650,000	\$625,000	-3.8%
YTD Median Condominium Price	\$630,000	\$630,000	0%

In July, there were 1,416 condo sales in the Greater Boston housing market compared to 1,443 sales in July 2024, marking a 1.9 percent decrease. Meanwhile, the median condo price decreased 3.8 percent on the same basis to \$625,000, down from \$650,000 a year earlier. Year-to-date, there were 8,243 condo sales in the Greater Boston housing market in 2025 – up 2.8 percent from 2024 – with a median sale price of \$630,000 – unchanged from 2024.

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