



PRESS RELEASE:

MA Median Home Sale Price Reaches \$625K in September

Single-family home sales up 8% versus 2024

PEABODY, Oct. 21, 2025 — The Massachusetts median single-family home price was \$625,000 in September 2025, an increase of 4.2 percent over September 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	September 2024	September 2025	% Change 2024-2025
Single-Family Home Sales	3,489	3,769	8%
YTD Single-Family Sales	30,960	31,980	3%
Median Single-Family Home Price	\$600,000	\$625,000	4.2%
YTD Median Single-Family Home Price	\$619,450	\$640,000	3%

There were 3,769 single-family home sales in Massachusetts in September, an 8 percent increase from September 2024 when there were 3,489 transactions. Meanwhile, the median single-family home price increased 4.2 percent on a year-over-year basis to \$625,000.

There were 31,980 single-family home sales in the first nine months of 2025, a 3 percent increase from 2024. The median single-family home sale price increased 3 percent on the same basis to \$640,000.

“The September housing market showed continued signs of shifting dynamics,” said Cassidy Norton, Associate Publisher and Media Relations Director of The Warren Group. “A recent mortgage rate cut, increased inventory, and the approaching end of the year are all contributing to a slower, more thoughtful market. Anticipated additional rate cuts will continue the trend.”

Condominiums

MA Condominiums	September 2024	September 2025	% Change 2024-2025
Condominium Sales	1,478	1,610	8.9%
YTD Condominium Sales	14,180	14,756	4%

Median Condominium Price	\$515,000	\$503,450	-2.2%
YTD Median Condominium Price	\$540,230	\$540,000	%0

There were 1,610 condominium sales in September 2025, compared to 1,478 in September 2024 – a 8.9 percent increase. Meanwhile, the median condo sale price decreased 2.2 percent on a year-over-year basis to \$503,450, down from \$515,000 in September 2024.

There were 14,756 condominium sales in the first nine months of 2025, a 4 percent increase from 2024, in which there were 14,180. Meanwhile, the year-to-date median sale price was unchanged from 2024 at \$540,000.

“A significant increase in condo inventory earlier this year contributed to a surge in sales and helped keep prices down,” Norton continued. “Lower interest rates on mortgages also contributed to the increase in sales.”

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	September 2024	September 2025	% Change 2024-2025
Single-Family Home Sales	1,670	1,721	3.1%
YTD Single-Family Sales	15,237	15,684	2.9%
Median Single-Family Home Price	\$730,000	\$769,000	5.3%
YTD Median Single-Family Home Price	\$770,000	\$803,413	4.3%

There were 1,721 single-family home sales in the Greater Boston housing market in September 2025, which marked a 3.1 percent increase from September 2024, when there were 1,670 transactions. Meanwhile, the median single-family sale price increased 5.3 percent on a year-over-year basis to \$769,000. Year-to-date, there were 15,684 single-family home sales in the Greater Boston housing market in 2025 – up 2.9 percent from 2024 – with a median sale price of \$803,413 – up 4.3 percent from 2024.

Greater Boston Condominiums	September 2024	September 2025	% Change 2024-2025
Condominium Sales	1,019	1,105	8.4%
YTD Condominium Sales	10,366	10,708	3.3%

Median Condominium Price	\$600,000	\$580,000	-3.3%
YTD Median Condominium Price	\$625,500	\$620,000	-0.9%

There were 1,105 condo sales in the Greater Boston housing market in September, up from 1,019 sales in September 2024, marking an 8.4 percent increase. Meanwhile, the median condo price decreased 3.3 percent on the same basis to \$580,000, down from \$600,000 a year earlier. Year-to-date, there were 10,708 condo sales in the Greater Boston housing market in 2025 – up 3.3 percent from 2024 – with a median sale price of \$620,000 – down 0.9 percent from 2024.

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