



PRESS RELEASE:

MA November Median Home Price Up 5 Percent From 2024

Median condo price climbs 2.9 percent on year-over-year basis.

PEABODY, Dec. 16, 2025 — The median price of a single-family home in Massachusetts rose 5 percent year-over-year in November, reaching \$630,000. This marked a new all-time high for the month of November, but the median single-family home price was unchanged from the previous month, 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	November 2024	November 2025	% Change 2024-2025
Single-Family Home Sales	3,566	3,353	-6.0%
YTD Single-Family Sales	38,473	39,495	2.7%
Median Single-Family Home Price	\$600,000	\$630,000	5.0%
YTD Median Single-Family Home Price	\$615,000	\$640,000	4.1%

In November, there were 3,353 single-family home sales in Massachusetts, a decrease of 6 percent from November 2024 when there were 3,566 transactions. Meanwhile, the median single-family home price increased 5 percent on a year-over-year basis to \$630,000.

There were 39,495 single-family home sales in the first 11 months of 2025, a 2.7 percent increase from 2024. At the same time, the median single-family home price increased 4.1 percent on the same basis to \$640,000.

“The median price of a single-family home in Massachusetts rose 5 percent year-over-year in November, reaching a new all-time high of \$630,000,” said Cassidy Norton, Associate Publisher and Media Relations Director of The Warren Group. “While that marks a record for the month, prices were effectively flat compared to October and only \$5,000 higher than in September. There has been ongoing speculation that higher interest rates would begin to put downward pressure on home prices after nearly five years of record-setting growth across the Bay State. However, a closer look at historical trends shows that flat pricing in the fall is typical, as market activity tends to level off before the seasonal slowdown in the winter months.”

Condominiums

MA Condominiums	November 2024	November 2025	% Change 2024-2025
Condominium Sales	1,444	1,344	-6.9%
YTD Condominium Sales	17,272	17,786	3.0%
Median Condominium Price	\$510,000	\$525,000	2.9%
YTD Median Condominium Price	\$535,581	\$540,000	0.8%

There were 1,344 condominium sales in November 2025, compared to 1,444 in November 2024 – a 6.9 percent decrease. Meanwhile, the median condo price increased 2.9 percent on a year-over-year basis to \$525,000, up from \$510,000 in November 2024.

There were 17,786 condominium sales in the first 11 months of 2025, a 3 percent increase from 2024, in which there were 17,272 transactions. Meanwhile, the year-to-date median price increased 0.8 percent from 2024 to \$540,000.

“The Massachusetts condo market showed similar patterns in November, with the median price holding relatively steady for a third consecutive month while sales declined compared to a year earlier,” Norton continued. “One of the more notable takeaways is the year-to-date median condo price, which is up just 0.8 percent year-over-year, settling at \$540,000. Condos have traditionally served as a more affordable entry point into homeownership, and the recent flattening in prices could provide some welcome breathing room for prospective buyers – even as values hover near all-time highs.”

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	November 2024	November 2025	% Change 2024-2025
Single-Family Home Sales	1,657	1,663	0.4%
YTD Single-Family Sales	18,750	19,267	2.8%
Median Single-Family Home Price	\$750,000	\$760,000	1.3%
YTD Median Single-Family Home Price	\$762,000	\$800,000	5.0%

There were 1,663 single-family home sales in the Greater Boston housing market in November 2025, which marked a 0.4 percent increase from November 2024, when there were 1,657 transactions. Meanwhile, the median single-family price increased 1.3 percent on a year-over-year basis to \$760,000. Year-to-date, there were 19,267 single-family home sales in the Greater Boston housing market in 2025 – up 2.8 percent from 2024 – with a median price of \$800,000 – up 5 percent from 2024.

Greater Boston Condominiums	November 2024	November 2025	% Change 2024-2025
Condominium Sales	999	930	-6.9%
YTD Condominium Sales	12,517	12,799	2.3%
Median Condominium Price	\$600,000	\$622,500	3.8%
YTD Median Condominium Price	\$623,500	\$620,000	-0.6%

In November, there were 930 condo sales in the Greater Boston housing market compared to 999 sales in November 2024, marking a 6.9 percent decrease. Meanwhile, the median condo price increased 3.8 percent on the same basis to \$622,500, up from \$600,000 a year earlier. Year-to-date, there were 12,799 condo sales in the Greater Boston housing market in 2025, up 2.3 percent from 2024, with a median price of \$620,000, down 0.6 percent from 2024.

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