



PRESS RELEASE:

MA Median Home Sale Price Reaches \$638K in 2025

Single-family home sales up 2.6% versus 2024

PEABODY, Jan. 20, 2026 – The Massachusetts median single-family home price was \$625,000 in December 2025, an increase of 2.2 percent over December 2024, according to a new report from [The Warren Group](#), a leading provider of national real estate and transaction data.

There were 42,138 single-family home sales in 2025, a 2.6 percent increase from 2024. The median single-family home sale price increased 3.7 percent on the same basis to \$638,000.

Single-Family Homes

MA Single-Family Homes	December 2024	December 2025	% Change 2024-2025
Single-Family Home Sales	3,665	3,745	2.2%
YTD Single-Family Sales	42,138	43,240	2.6%
Median Single-Family Home Price	\$600,000	\$615,000	2.5%
YTD Median Single-Family Home Price	\$615,000	\$638,000	3.7%

There were 3,745 single-family home sales in Massachusetts in December, a 2.2 percent increase from December 2024 when there were 3,665 transactions. Meanwhile, the median single-family home price increased 2.5 percent on a year-over-year basis to \$615,000.

“The housing market showed signs of stabilizing in 2025,” said Cassidy Norton, Associate Publisher and Media Relations Director of The Warren Group. “The number of sales and median sale prices rose moderately rather than at a breakaway pace, indicating a better balance between sellers and buyers. Increased inventory and consistency in mortgage rates were significant contributors to this stabilization.”

Condominiums

MA Condominiums	December 2024	December 2025	% Change 2024-2025
Condominium Sales	1,487	1,627	9.4%
YTD Condominium Sales	18,759	19,413	3.5%

Median Condominium Price	\$521,000	\$510,000	-2.1%
YTD Median Condominium Price	\$535,000	\$537,000	0%

There were 1,627 condominium sales in December 2025, compared to 1,487 in December 2024 – a 9.4 percent increase. Meanwhile, the median condo sale price decreased 2.1 percent on a year-over-year basis to \$510,000, down from \$521,000 in December 2024.

There were 19,413 condominium sales in 2025, a 3.5 percent increase from 2024, in which there were 18,759. Meanwhile, the year-to-date median sale price was essentially unchanged from 2024 at \$537,000.

“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 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	December 2024	December 2025	% Change 2024-2025
Single-Family Home Sales	1,728	1,742	0.8%
YTD Single-Family Sales	20,478	21,009	2.6%
Median Single-Family Home Price	\$750,000	\$760,000	1.3%
YTD Median Single-Family Home Price	\$760,000	\$799,000	5.1%

There were 1,742 single-family home sales in the Greater Boston housing market in December 2025, which marked a 0.8 percent increase from December 2024, when there were 1,728 transactions. Meanwhile, the median single-family sale price increased 1.3 percent on a year-over-year basis to \$760,000. Year-to-date, there were 21,009 single-family home sales in the Greater Boston housing market in 2025 – up 2.6 percent from 2024 – with a median sale price of \$799,000 – up 5.1 percent from 2024.

Greater Boston Condominiums	December 2024	December 2025	% Change 2024-2025
------------------------------------	----------------------	----------------------	---------------------------

Condominium Sales	1,040	1,139	9.5%
YTD Condominium Sales	13,557	13,938	2.8%
Median Condominium Price	\$600,450	\$576,520	-4.0%
YTD Median Condominium Price	\$620,000	\$618,986	-0.2%

There were 1,139 condo sales in the Greater Boston housing market in December, up from 1,040 sales in December 2024, marking a 9.5 percent increase. Meanwhile, the median condo price decreased 4 percent on the same basis to \$576,520, down from \$600,450 a year earlier. Year-to-date, there were 13,938 condo sales in the Greater Boston housing market in 2025 – up 2.8 percent from 2024 – with a median sale price of \$618,986 – down 0.2 percent from 2024.

ABOUT THE WARREN GROUP

Customers use The Warren Group to identify new business opportunities through access to comprehensive real estate and mortgage data, analytics, and industry news coverage. Established in 1872, The Warren Group is now in its fourth generation of family ownership and management. It is the publisher of [Banker & Tradesman](#), [The Commercial Record](#), and [The Registry Review](#). For more information visit www.thewarrengroup.com.