

**MA December 2025 Sales, Prices By County For Single-Family Homes -- The Warren Group 2025**

	<b>Dec 2024</b>	<b>Dec 2025</b>	<b>Percent Change</b>
<b>BARNSTABLE</b>			
Number of Sales	249	269	8.0%
YTD Number of Sales	3,016	2,981	-1.2%
Median Sale Price	\$720,000	\$740,000	2.8%
YTD Median Sale Price	\$712,723	\$735,000	3.1%
<b>BERKSHIRE</b>			
Number of Sales	113	126	11.5%
YTD Number of Sales	1,188	1,344	13.1%
Median Sale Price	\$375,000	\$376,000	0.3%
YTD Median Sale Price	\$325,000	\$350,000	7.7%
<b>BRISTOL</b>			
Number of Sales	302	331	9.6%
YTD Number of Sales	3,318	3,452	4.0%
Median Sale Price	\$495,000	\$500,000	1.0%
YTD Median Sale Price	\$495,000	\$515,000	4.0%
<b>DUKES</b>			
Number of Sales	25	26	4.0%
YTD Number of Sales	184	198	7.6%
Median Sale Price	\$1,786,000	\$1,737,500	-2.7%
YTD Median Sale Price	\$1,397,500	\$1,460,000	4.5%
<b>ESSEX</b>			
Number of Sales	401	383	-4.5%
YTD Number of Sales	4,524	4,635	2.5%
Median Sale Price	\$672,000	\$710,000	5.7%
YTD Median Sale Price	\$700,000	\$728,000	4.0%
<b>FRANKLIN</b>			
Number of Sales	52	44	-15.4%
YTD Number of Sales	530	575	8.5%
Median Sale Price	\$341,450	\$365,000	6.9%
YTD Median Sale Price	\$335,000	\$365,000	9.0%
<b>HAMPDEN</b>			
Number of Sales	307	318	3.6%
YTD Number of Sales	3,557	3,571	0.4%
Median Sale Price	\$315,000	\$333,500	5.9%
YTD Median Sale Price	\$319,900	\$333,000	4.1%
<b>HAMPSHIRE</b>			
Number of Sales	97	101	4.1%
YTD Number of Sales	966	1,065	10.2%
Median Sale Price	\$425,000	\$455,000	7.1%
YTD Median Sale Price	\$425,000	\$435,000	2.4%
<b>MIDDLESEX</b>			
Number of Sales	693	724	4.5%
YTD Number of Sales	8,458	8,753	3.5%
Median Sale Price	\$785,000	\$800,000	1.9%
YTD Median Sale Price	\$814,500	\$852,500	4.7%
<b>NANTUCKET</b>			
Number of Sales	9	10	11.1%
YTD Number of Sales	108	124	14.8%
Median Sale Price	\$2,250,000	\$2,972,500	32.1%

YTD Median Sale Price	\$2,812,500	\$2,618,750	-6.9%
<b>NORFOLK</b>			
Number of Sales	406	407	0.2%
YTD Number of Sales	4,645	4,791	3.1%
Median Sale Price	\$732,500	\$751,000	2.5%
YTD Median Sale Price	\$750,000	\$775,000	3.3%
<b>PLYMOUTH</b>			
Number of Sales	351	361	2.8%
YTD Number of Sales	4,346	4,391	1.0%
Median Sale Price	\$586,000	\$641,000	9.4%
YTD Median Sale Price	\$610,000	\$629,900	3.3%
<b>SUFFOLK</b>			
Number of Sales	101	97	-4.0%
YTD Number of Sales	1,142	1,119	-2.0%
Median Sale Price	\$730,000	\$725,000	-0.7%
YTD Median Sale Price	\$750,000	\$790,000	5.3%
<b>WORCESTER</b>			
Number of Sales	559	548	-2.0%
YTD Number of Sales	6,156	6,241	1.4%
Median Sale Price	\$450,000	\$459,450	2.1%
YTD Median Sale Price	\$460,000	\$480,000	4.3%
<b>MASSACHUSETTS TOTAL</b>			
Number of Sales	3,665	3,745	2.2%
YTD Number of Sales	42,138	43,240	2.6%
Median Sale Price	\$600,000	\$615,000	2.5%
YTD Median Sale Price	\$615,000	\$638,000	3.7%

### MA December 2025 Sales, Prices By County For Condos -- The Warren Group 2025

	Dec 2024	Dec 2025	Percent Change
<b>BARNSTABLE</b>			
Number of Sales	78	74	-5.1%
YTD Number of Sales	850	924	8.7%
Median Sale Price	\$494,500	\$587,500	18.8%
YTD Median Sale Price	\$492,500	\$480,000	-2.5%
<b>BERKSHIRE</b>			
Number of Sales	17	21	23.5%
YTD Number of Sales	153	169	10.5%
Median Sale Price	\$317,000	\$215,000	-32.2%
YTD Median Sale Price	\$317,000	\$371,000	17.0%
<b>BRISTOL</b>			
Number of Sales	53	85	60.4%
YTD Number of Sales	688	775	12.6%
Median Sale Price	\$390,000	\$370,000	-5.1%
YTD Median Sale Price	\$359,000	\$375,000	4.5%
<b>DUKES</b>			
Number of Sales	7	3	-57.1%
YTD Number of Sales	39	21	-46.2%
Median Sale Price	\$12,000	\$8,500	-29.2%
YTD Median Sale Price	\$25,000	\$630,000	2420.0%
<b>ESSEX</b>			
Number of Sales	199	188	-5.5%

YTD Number of Sales	2,223	2,220	-0.1%
Median Sale Price	\$460,000	\$460,000	0.0%
YTD Median Sale Price	\$459,900	\$460,000	0.0%
<b>FRANKLIN</b>			
Number of Sales	3	3	0.0%
YTD Number of Sales	42	59	40.5%
Median Sale Price	\$200,117	\$200,750	0.3%
YTD Median Sale Price	\$243,500	\$270,000	10.9%
<b>HAMPDEN</b>			
Number of Sales	41	45	9.8%
YTD Number of Sales	497	552	11.1%
Median Sale Price	\$230,000	\$215,000	-6.5%
YTD Median Sale Price	\$230,000	\$230,000	0.0%
<b>HAMPSHIRE</b>			
Number of Sales	26	22	-15.4%
YTD Number of Sales	265	280	5.7%
Median Sale Price	\$284,250	\$323,250	13.7%
YTD Median Sale Price	\$317,500	\$330,750	4.2%
<b>MIDDLESEX</b>			
Number of Sales	373	442	18.5%
YTD Number of Sales	5,061	5,181	2.4%
Median Sale Price	\$580,000	\$600,000	3.4%
YTD Median Sale Price	\$635,000	\$643,005	1.3%
<b>NANTUCKET</b>			
Number of Sales	5	1	-80.0%
YTD Number of Sales	27	27	0.0%
Median Sale Price	\$1,435,000	\$835,000	-41.8%
YTD Median Sale Price	\$1,100,000	\$1,400,000	27.3%
<b>NORFOLK</b>			
Number of Sales	138	179	29.7%
YTD Number of Sales	2,036	2,044	0.4%
Median Sale Price	\$550,000	\$480,000	-12.7%
YTD Median Sale Price	\$557,500	\$550,000	-1.3%
<b>PLYMOUTH</b>			
Number of Sales	95	84	-11.6%
YTD Number of Sales	1,036	1,038	0.2%
Median Sale Price	\$465,000	\$444,500	-4.4%
YTD Median Sale Price	\$460,000	\$470,000	2.2%
<b>SUFFOLK</b>			
Number of Sales	323	334	3.4%
YTD Number of Sales	4,241	4,422	4.3%
Median Sale Price	\$745,000	\$684,200	-8.2%
YTD Median Sale Price	\$717,000	\$690,000	-3.8%
<b>WORCESTER</b>			
Number of Sales	129	146	13.2%
YTD Number of Sales	1,601	1,701	6.2%
Median Sale Price	\$379,000	\$361,000	-4.7%
YTD Median Sale Price	\$365,000	\$380,000	4.1%
<b>MASSACHUSETTS TOTAL</b>			
Number of Sales	1,487	1,627	9.4%
YTD Number of Sales	18,759	19,413	3.5%

Median Sale Price	\$521,000	\$510,000	-2.1%
YTD Median Sale Price	\$535,000	\$537,000	0.4%