



PRESS RELEASE:

MA Median Home Sale Price Unchanged in February

Single-family number of sales dropped by 8%

PEABODY, March 23, 2026 – Single-family home and condominium sales dropped in February due in part to exceptionally bad weather, while the median single-family sale price held steady.

The median single-family home sale price was \$570,000 in February 2026, a decrease of 0.9 percent versus February 2025, 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	February 2025	February 2026	% Change 2025-2026
Single-Family Home Sales	2,140	1,969	-8%
YTD Single-Family Sales	4,779	4,274	-10.6%
Median Single-Family Home Price	\$575,000	\$570,000	-0.9%
YTD Median Single-Family Home Price	\$580,000	\$595,000	2.6%

There were 1,969 single-family home sales in Massachusetts in February, an 8 percent decrease from February 2025, when there were 2,140 transactions. Meanwhile, the median single-family home price decreased just under 1 percent on a year-over-year basis to \$570,000.

There were 4,274 single-family home sales in the first two months of 2026, a 10.6 percent decrease from 2025. The median single-family home sale price increased 2.6 percent on the same basis to \$595,000.

“February usually has a reduced number of sales compared to other months, and last month was no exception,” said Cassidy Norton, Associate Publisher and Media Relations Director of The Warren Group. “In addition to recent market fluctuations due to the interest rate environment, tariff concerns, and lack of inventory, this February also had a series of snowstorms, consecutive days with a windchill of less than zero, and days-long power outages.”

Condominiums

MA Condominiums	February 2025	February 2026	% Change 2025-2026
Condominium Sales	1,108	905	-18.3%
YTD Condominium Sales	2,266	2,026	-10.6%
Median Condominium Price	\$511,000	\$477,500	-6.6%
YTD Median Condominium Price	\$525,000	\$505,500	-3.7%

There were 905 condominium sales in February 2026, compared to 1,108 in February 2025 – an 18.3 percent decrease. Meanwhile, the median condo sale price decreased 6.6 percent on a year-over-year basis to \$477,500, down from \$511,000 in February 2025.

There were 2,026 condominium sales in the first two months of 2026, a 10.6 percent decrease from 2025, in which there were 2,266. Meanwhile, the year-to-date median sale price decreased 3.7 percent to \$505,000, down from \$525,000 in 2025.

“In addition to the same patterns affecting the single-family market, there was a influx of condo inventory late last year that has largely been sold,” Norton continued. “Without that bump in the market, the number of sales have dropped along with the inventory.”

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	February 2025	February 2026	% Change 2025-2026
Single-Family Home Sales	946	882	-6.8%
YTD Single-Family Sales	2,181	1,940	-11%
Median Single-Family Home Price	\$737,338	\$727,500	-1.3%
YTD Median Single-Family Home Price	\$748,000	\$750,000	0.3%

There were 882 single-family home sales in the Greater Boston housing market in February 2026, which marked a 6.8 percent decrease from February 2025, when there were 946 transactions. Meanwhile, the median single-family sale price decreased 1.3 percent on a year-over-year basis to \$727,500. Year-to-date, there were 1,940 single-family home sales in the Greater Boston housing

market in 2026 – down 11 percent from 2025 – with a median sale price of \$750,000 – up 0.3 percent from 2025.

Greater Boston Condominiums	February 2025	February 2026	% Change 2025-2026
Condominium Sales	774	687	-11.2%
YTD Condominium Sales	1,583	1,480	-6.5%
Median Condominium Price	\$600,000	\$559,000	-6.8%
YTD Median Condominium Price	\$610,000	\$585,000	-4.1%

There were 687 condo sales in the Greater Boston housing market in February, down from 774 sales in February 2025, marking an 11.2 percent decrease. Meanwhile, the median condo price decreased 6.8 percent on the same basis to \$559,000, down from \$600,000 a year earlier. Year-to-date, there were 1,480 condo sales in the Greater Boston housing market in 2026 – down 6.8 percent from 2025 – with a median sale price of \$585,000 – down 4.1 percent from 2025.

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