

North Shore REALTORS® April Housing Statistics
Buyer Demand High But Inventory Still Limited

BEVERLY, MA – May 27, 2026 North Shore REALTORS® (NSR) has released housing data for April 2026.

April data provided the following key indicators:

- For the first time in three years (April 2023), single family median home prices are negative year-over-year.
- The +21.6% and +48.8% pending condominium sales in February and March respectively did not materialize into increased year-over-year closed sales in April.

“Despite ongoing affordability challenges,” says NSR President Lisa White, “buyer demand across the North Shore remains high as limited inventory continues to shape the market. We saw an 11% increase in pending single-family sales in April, stable pricing in the single-family market, and continued strength in condos—with prices up 11.8% year-over-year. Inventory remains tight, but motivated buyers are still acting quickly when well-priced homes become available.”

Historic Data Spotlight

Single Family

YEAR	MEDIAN PRICE	CLOSED SALES	% OF ORIGINAL LIST PRICE RECEIVED
2026	\$730,000	219	101.2%
2025	\$735,000	213	101.5%
2021*	\$581,500	276	105.5%
2016*	\$375,000	273	97.2%

Condominium

YEAR	MEDIAN PRICE	CLOSED SALES	% OF ORIGINAL LIST PRICE RECEIVED
2026	\$520,000	125	99.6%
2025	\$465,000	125	100.9%
2021*	\$369,000	140	103.6%
2016*	\$255,000	143	97.4%

A complete breakdown of April’s data can be found [here](#). Housing data encompasses Amesbury, Beverly, Danvers, Essex, Georgetown, Gloucester, Groveland, Hamilton, Haverhill, Ipswich, Lynn, Lynnfield, Manchester-by-the-Sea, Marblehead, Merrimac, Middleton, Nahant, Newbury, Newburyport, Peabody, Rockport, Rowley, Salisbury, Salem, Saugus, Swampscott, Topsfield, West Newbury, and Wenham.

*Does not include Amesbury, Newbury, Newburyport, Rowley, Salisbury, and West Newbury.

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About the North Shore REALTORS®

North Shore REALTORS® is a nonprofit advocacy, support, and education resource for REALTORS® and the public. As a member-based trade association, NSR brings together diverse perspectives from the real estate community across the North Shore of Massachusetts. NSR was founded in 1923 and currently serves upwards of 1,600 members.

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