

North Shore REALTORS® August Housing Statistics
Buyer's Market?

BEVERLY, MA – September 15, 2026 North Shore REALTORS® (NSR) has released housing data for August 2026.

August data provided the following key indicators:

- In August overall sale prices declined, but year to date median sale price is still up over 2% for both condominiums and single-family homes.
- New Listings, Inventory, and Days on Market are all increasing year-over-year, a great indicator for buyers.

“As we head into fall,” says NSR President Lisa White, “the market is starting to feel a little more balanced. Buyers have more options and a little more room to breathe, but well priced and well-prepared homes are still getting attention and multiple offers with favorable terms. For sellers, that means you can’t rely on the market to do all the work: pricing, preparation and strategy matter more than ever.”

Historic Data Spotlight

Single Family

YEAR	MEDIAN PRICE	CLOSED SALES	% OF ORIGINAL LIST PRICE RECEIVED
2026	\$750,000	328	99.9%
2025	\$762,000	335	99.8%
2021*	\$600,000	422	105.6%
2016*	\$399,950	448	98.6%

Condominium

YEAR	MEDIAN PRICE	CLOSED SALES	% OF ORIGINAL LIST PRICE RECEIVED
2026	\$515,000	154	98.9%
2025	\$520,000	165	99.3%
2021*	\$390,000	191	103.5%
2016*	\$260,000	182	97.7%

A complete breakdown of August’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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