North Shore REALTORS® February Housing Statistics
Waiting for Thaw

BEVERLY, MA – March 20,2026 North Shore REALTORS® (NSR) has released housing data for February 2026.

February data provided the following key indicators:

- Days on Market climbed rapidly year-over-year, potentially due to the weather. This is an indicator to watch in the months to come.
- Single Family homes and Condominiums continue to operate as different markets with Single Families rising and Condominiums stagnant at best.

"Inventory remained tight across the North Shore in February," says NSR President Lisa White, "while home values continued to hold steady. Closed sales were relatively flat, but early March has already brought a noticeable surge in buyer activity, with multiple offer scenarios returning. The spring market has officially arrived!"

Historic Data Spotlight

Single Family

YEAR	MEDIAN PRICE	CLOSED SALES	% OF ORIGINAL LIST PRICE RECEIVED
2026	$710,000	141	97.7%
2025	$690,000	136	99.7%
2021*	$560,000	180	101.2%

Condominium

YEAR	MEDIAN PRICE	CLOSED SALES	% OF ORIGINAL LIST PRICE RECEIVED
2026	$450,500	88	96.6%
2025	$469,950	94	99.6%
2021*	$365,000	107	98.8%

A complete breakdown of February'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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