

**North Shore REALTORS® January Housing Statistics**  
*A Steady Start*

**BEVERLY, MA – February 18, 2026** North Shore REALTORS® (NSR) has released housing data for January 2026.

“January reflects a steady start to the year on the North Shore,” says NSR President Lisa White. “While overall sales were down slightly compared to January 2025, inventory remains limited, which continues to support pricing, especially in the single-family market, where median prices are up 1.5% year-over-year. With interest rates stabilizing, buyers are adjusting to the current environment. Homes that are well-presented and strategically priced are continuing to move quickly and often with multiple offers and very attractive terms.”

January data provided the following key indicators:

- This month marks the first time since March 2020 that single family days on market has been 50 or more.
- Seasonality to back as January marks the third straight month of year-over-year closed sales decreasing.

**Historic Data Spotlight**

Single Family

YEAR	MEDIAN PRICE	CLOSED SALES	% OF ORIGINAL LIST PRICE RECEIVED
2026	\$726,000	178	97.1%
2021*	\$533,000	220	102.6%
2016*	\$362,000	237	94.0%

Condominium

YEAR	MEDIAN PRICE	CLOSED SALES	% OF ORIGINAL LIST PRICE RECEIVED
2026	\$459,900	93	97.9%
2021*	\$350,000	121	99.4%
2016*	\$246,000	106	94.7%

A complete breakdown of January’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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