

North Shore REALTORS® July Housing Statistics
Pending and Closing Sales Riding High

BEVERLY, MA – August 12, 2026 North Shore REALTORS® (NSR) has released housing data for July 2026.

July data provided the following key indicators:

- Single Family median sale home prices have risen 94.6% over the last 10 years while year over year median sale price increases are staying under 3%. At 3% increases, it would take roughly 23 years to see a similar percentage increase.
- Year to date new Single Family listings are up 1.9%, no thanks to July where new listings fell 9.8% year over year.

“July’s numbers show that buyer demand remains strong across the North Shore,” says NSR President Lisa White, “with significant increases in both pending and closed sales compared with last year. What stands out is that this increased activity occurred while single-family inventory and new listings declined, telling us that demand is very much still present. Homes that are positioned and priced appropriately continue to attract buyers, creating opportunities for sellers. For buyers, preparation and a strong strategy remain important in a market where choices are limited.”

Historic Data Spotlight

Single Family

YEAR	MEDIAN PRICE	CLOSED SALES	% OF ORIGINAL LIST PRICE RECEIVED
2026	\$800,000	419	101.2%
2025	\$770,000	363	100.7%
2021*	\$615,000	384	106.5%
2016*	\$411,000	409	98.8%

Condominium

YEAR	MEDIAN PRICE	CLOSED SALES	% OF ORIGINAL LIST PRICE RECEIVED
2026	\$497,000	190	99.6%
2025	\$499,000	139	99.2%
2021*	\$390,500	174	102.8%
2016*	\$269,000	167	98.0%

A complete breakdown of July’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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