

**North Shore REALTORS® March Housing Statistics**  
*Spring Sprung*

**BEVERLY, MA – April 14, 2026** North Shore REALTORS® (NSR) has released housing data for March 2026.

March data provided the following key indicators:

- Pending sales come in very strongly at +29% for single families and +48.8% for condos. April statistics will show if this translates into increased closings.
- New Listings deviate sharply from Year-to-Date totals with a 16.3% uptick for single families and a 10.3% increase for condominiums. Properties are beginning to hit the market although the overall inventory continues to dwindle.

“The Spring market has sprung,” remarks NSR President Lisa White. “We’re seeing an uptick in pending sales, which tells us buyers are stepping back in. With inventory still limited, that lack of supply is driving both pricing strength and more decisive buyer behavior when the right home hits the market.”

**Historic Data Spotlight**

Single Family

YEAR	MEDIAN PRICE	CLOSED SALES	% OF ORIGINAL LIST PRICE RECEIVED
2026	\$754,000	152	100.2%
2025	\$705,000	189	100.8%
2021*	\$555,600	202	103.7%
2016*	\$372,000	237	96.3%

Condominium

YEAR	MEDIAN PRICE	CLOSED SALES	% OF ORIGINAL LIST PRICE RECEIVED
2026	\$480,000	118	98.8%
2025	\$482,000	105	100.1%
2021*	\$399,900	133	101.4%
2016*	\$257,000	115	96.4%

A complete breakdown of March’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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