

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Shore REALTORS®

+ 1.8%

Year-Over-Year
Change in
Closed Sales
All Properties

- 0.7%

Year-Over-Year
Change in
Median Sales Price
All Properties

0.0%

Year-Over-Year
Change in
Inventory of Homes
All Properties

Single-Family Properties

	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	326	362	+ 11.0%	864	871	+ 0.8%
Closed Sales	213	219	+ 2.8%	734	697	- 5.0%
Median Sales Price*	\$735,000	\$730,000	- 0.7%	\$710,000	\$730,000	+ 2.8%
Inventory of Homes for Sale	494	463	- 6.3%	--	--	--
Months Supply of Inventory	1.8	1.7	- 6.5%	--	--	--
Cumulative Days on Market Until Sale	40	38	- 5.1%	41	45	+ 10.3%
Percent of Original List Price Received*	101.5%	101.2%	- 0.3%	100.4%	99.2%	- 1.2%
New Listings	488	499	+ 2.3%	1,198	1,179	- 1.6%

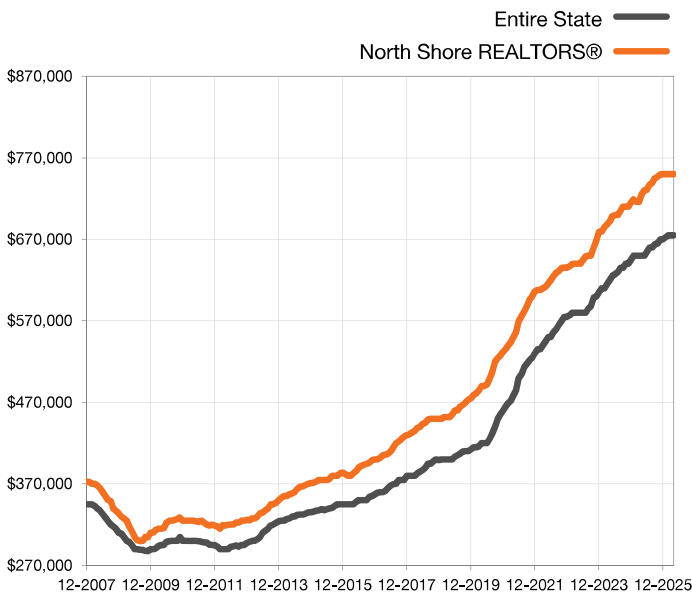
Condominium Properties

	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	160	215	+ 34.4%	485	558	+ 15.1%
Closed Sales	125	125	0.0%	422	429	+ 1.7%
Median Sales Price*	\$465,000	\$520,000	+ 11.8%	\$472,500	\$485,000	+ 2.6%
Inventory of Homes for Sale	278	309	+ 11.2%	--	--	--
Months Supply of Inventory	2.1	2.3	+ 9.8%	--	--	--
Cumulative Days on Market Until Sale	33	50	+ 52.4%	40	54	+ 32.9%
Percent of Original List Price Received*	100.9%	99.6%	- 1.3%	99.8%	98.4%	- 1.4%
New Listings	233	292	+ 25.3%	695	758	+ 9.1%

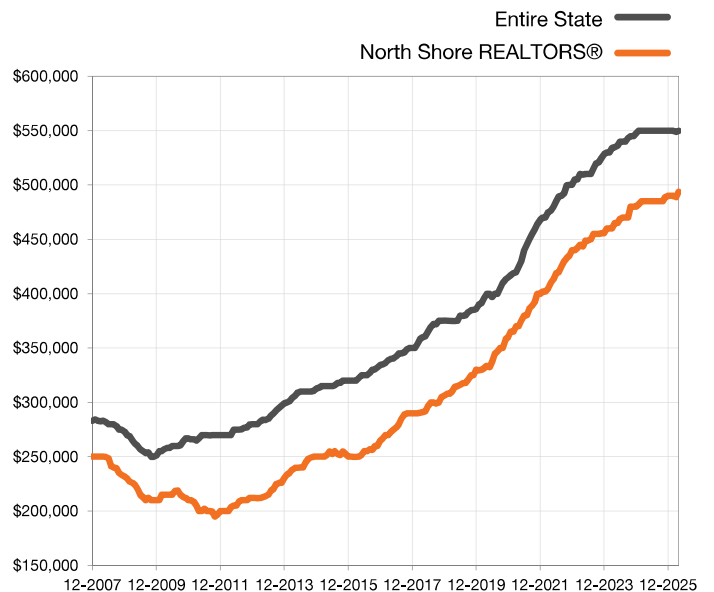
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.