

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Shore REALTORS®

- 3.6%

Year-Over-Year
Change in
Closed Sales
All Properties

- 0.4%

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

+ 3.0%

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

Single-Family Properties

	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	303	345	+ 13.9%	2,227	2,295	+ 3.1%
Closed Sales	335	328	- 2.1%	2,119	2,116	- 0.1%
Median Sales Price*	\$762,000	\$750,000	- 1.6%	\$751,000	\$769,250	+ 2.4%
Inventory of Homes for Sale	638	656	+ 2.8%	--	--	--
Months Supply of Inventory	2.3	2.4	+ 2.4%	--	--	--
Cumulative Days on Market Until Sale	33	37	+ 12.2%	33	36	+ 9.5%
Percent of Original List Price Received*	99.8%	99.9%	+ 0.1%	101.2%	100.6%	- 0.5%
New Listings	326	410	+ 25.8%	2,946	3,074	+ 4.3%

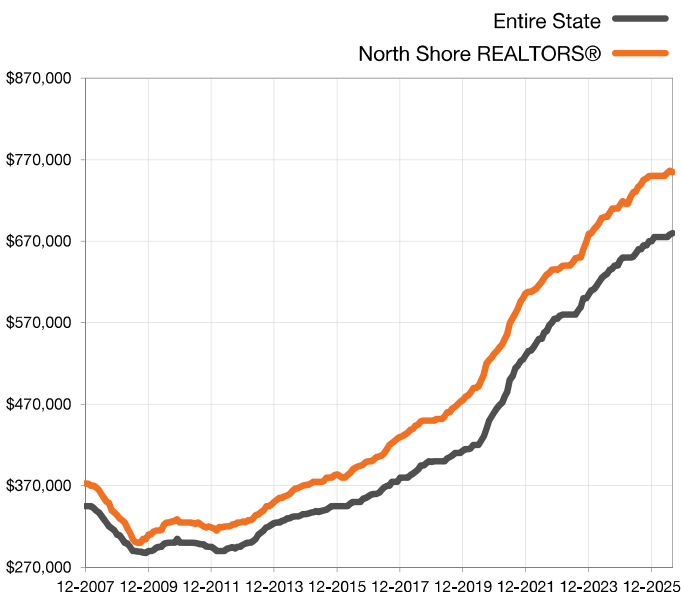
Condominium Properties

	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	139	192	+ 38.1%	1,084	1,247	+ 15.0%
Closed Sales	165	154	- 6.7%	1,045	1,115	+ 6.7%
Median Sales Price*	\$520,000	\$515,000	- 1.0%	\$489,900	\$500,000	+ 2.1%
Inventory of Homes for Sale	354	366	+ 3.4%	--	--	--
Months Supply of Inventory	2.6	2.6	- 2.2%	--	--	--
Cumulative Days on Market Until Sale	33	43	+ 32.5%	34	45	+ 32.9%
Percent of Original List Price Received*	99.3%	98.9%	- 0.4%	99.8%	99.1%	- 0.7%
New Listings	173	186	+ 7.5%	1,537	1,693	+ 10.1%

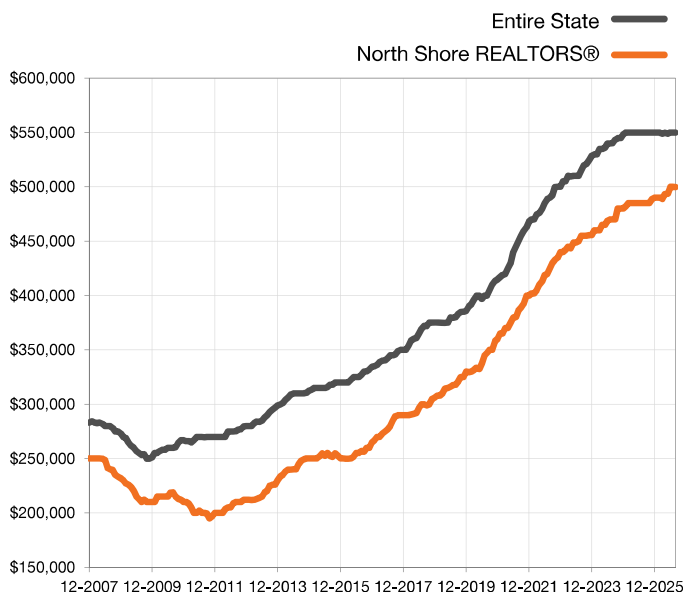
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.