

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Shore REALTORS®

- 0.9%

+ 6.6%

- 2.8%

Single-Family Properties

Pending Sales	191	214	+ 12.0%
Closed Sales	274	281	+ 2.6%
Median Sales Price*	\$710,000	\$735,000	+ 3.5%
Inventory of Homes for Sale	304	265	- 12.8%
Months Supply of Inventory	1.1	1.0	- 15.1%
Cumulative Days on Market Until Sale	44	43	- 2.6%
Percent of Original List Price Received*	99.1%	97.8%	- 1.4%
New Listings	118	117	- 0.8%

Year-Over-Year
Change in
Closed Sales
All Properties

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

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

December

Year to Date

	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	191	214	+ 12.0%	3,246	3,385	+ 4.3%
Closed Sales	274	281	+ 2.6%	3,234	3,322	+ 2.7%
Median Sales Price*	\$714,500	\$750,000	+ 5.0%			
Inventory of Homes for Sale	304	265	- 12.8%	--	--	--
Months Supply of Inventory	1.1	1.0	- 15.1%	--	--	--
Cumulative Days on Market Until Sale	44	43	- 2.6%	32	36	+ 10.0%
Percent of Original List Price Received*	99.1%	97.8%	- 1.4%	101.3%	100.3%	- 1.0%
New Listings	118	117	- 0.8%	3,920	4,161	+ 6.1%

Condominium Properties

Pending Sales	97	111	+ 14.4%
Closed Sales	153	142	- 7.2%
Median Sales Price*	\$478,500	\$491,000	+ 2.6%
Inventory of Homes for Sale	165	191	+ 15.8%
Months Supply of Inventory	1.2	1.4	+ 16.4%
Cumulative Days on Market Until Sale	43	48	+ 12.3%
Percent of Original List Price Received*	98.4%	96.6%	- 1.8%
New Listings	80	78	- 2.5%

December

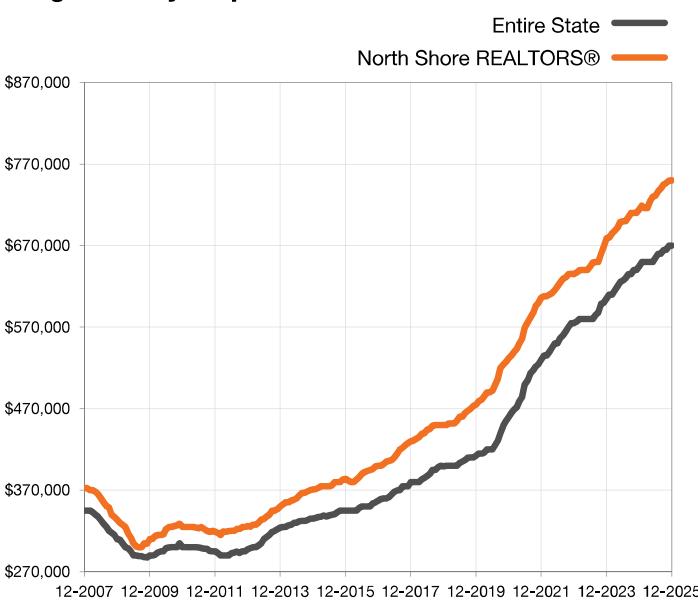
Year to Date

	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	97	111	+ 14.4%	1,632	1,662	+ 1.8%
Closed Sales	153	142	- 7.2%	1,636	1,627	- 0.6%
Median Sales Price*	\$480,500	\$490,000	+ 2.0%			
Inventory of Homes for Sale	165	191	+ 15.8%	--	--	--
Months Supply of Inventory	1.2	1.4	+ 16.4%	--	--	--
Cumulative Days on Market Until Sale	43	48	+ 12.3%	34	37	+ 9.4%
Percent of Original List Price Received*	98.4%	96.6%	- 1.8%	100.4%	99.1%	- 1.3%
New Listings	80	78	- 2.5%	1,981	2,193	+ 10.7%

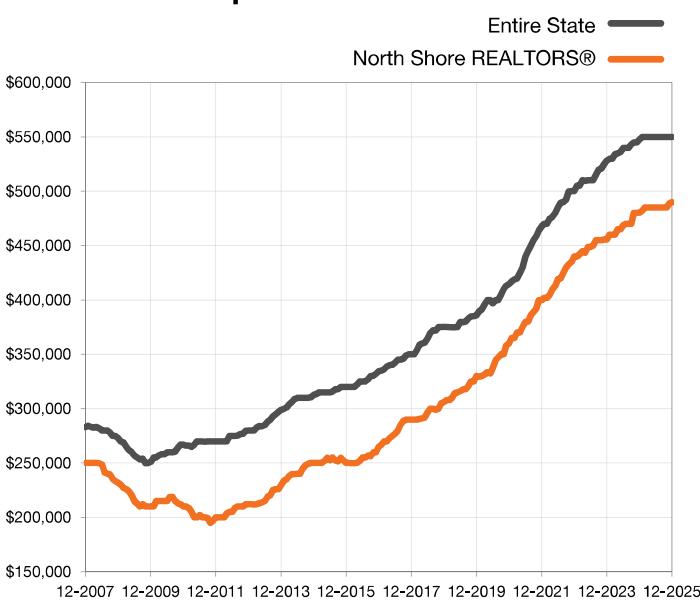
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.