

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Shore REALTORS®

- 0.9%

+ 6.6%

- 2.8%

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

Single-Family 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* | \$710,000 | \$735,000 | + 3.5% | \$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% |

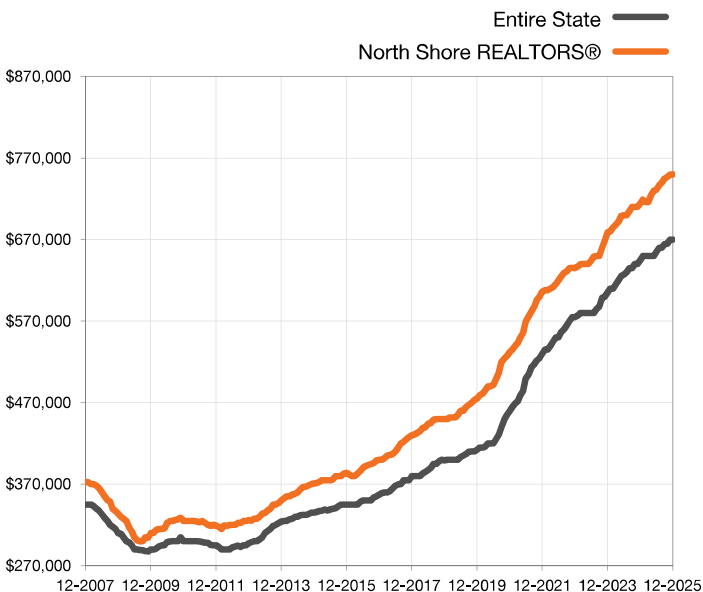
Condominium Properties

| | 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* | \$478,500 | \$491,000 | + 2.6% | \$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% |

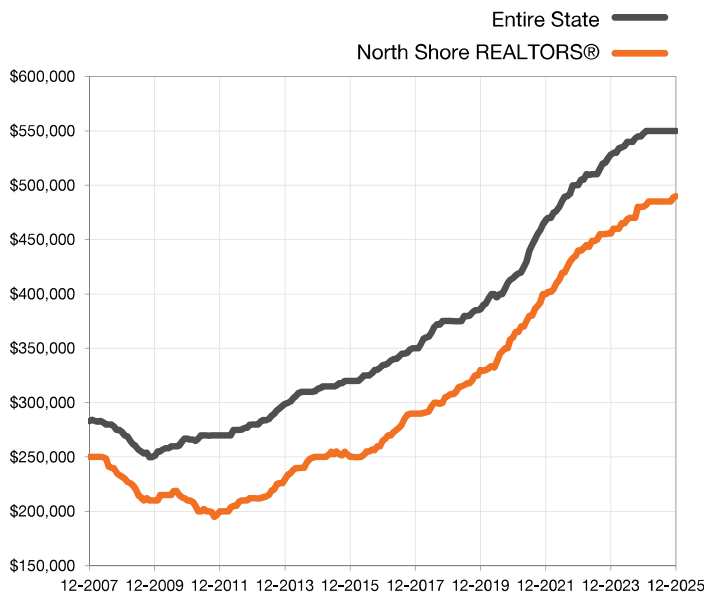
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.