

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Shore REALTORS®

- 0.4%

Year-Over-Year
Change in
Closed Sales
All Properties

- 5.7%

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

- 12.1%

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

Single-Family Properties

	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	169	197	+ 16.6%	321	322	+ 0.3%
Closed Sales	136	141	+ 3.7%	332	323	- 2.7%
Median Sales Price*	\$690,000	\$710,000	+ 2.9%	\$700,000	\$721,500	+ 3.1%
Inventory of Homes for Sale	323	251	- 22.3%	--	--	--
Months Supply of Inventory	1.2	0.9	- 24.2%	--	--	--
Cumulative Days on Market Until Sale	45	55	+ 22.3%	43	52	+ 21.0%
Percent of Original List Price Received*	99.7%	97.7%	- 2.0%	99.4%	97.4%	- 2.0%
New Listings	195	166	- 14.9%	408	346	- 15.2%

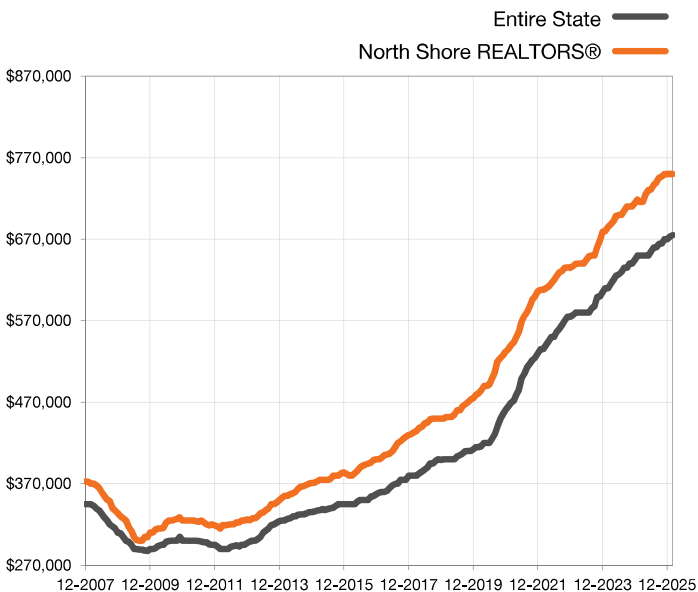
Condominium Properties

	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	102	124	+ 21.6%	202	214	+ 5.9%
Closed Sales	94	88	- 6.4%	192	183	- 4.7%
Median Sales Price*	\$469,950	\$450,500	- 4.1%	\$472,500	\$459,900	- 2.7%
Inventory of Homes for Sale	197	206	+ 4.6%	--	--	--
Months Supply of Inventory	1.4	1.5	+ 6.7%	--	--	--
Cumulative Days on Market Until Sale	45	62	+ 37.0%	47	56	+ 19.2%
Percent of Original List Price Received*	99.6%	96.6%	- 3.0%	98.9%	97.3%	- 1.7%
New Listings	109	111	+ 1.8%	283	266	- 6.0%

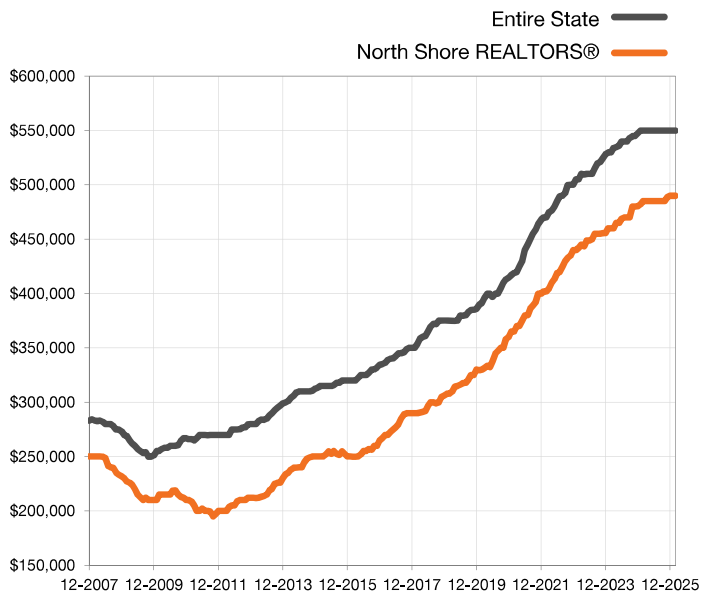
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.