

Local Market Update – January 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Shore REALTORS®

- 7.8%

- 1.5%

- 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

	January			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	152	142	- 6.6%	152	142	- 6.6%
Closed Sales	196	178	- 9.2%	196	178	- 9.2%
Median Sales Price*	\$715,000	\$726,000	+ 1.5%	\$715,000	\$726,000	+ 1.5%
Inventory of Homes for Sale	328	284	- 13.4%	--	--	--
Months Supply of Inventory	1.2	1.0	- 15.5%	--	--	--
Cumulative Days on Market Until Sale	42	50	+ 21.1%	42	50	+ 21.1%
Percent of Original List Price Received*	99.2%	97.1%	- 2.1%	99.2%	97.1%	- 2.1%
New Listings	213	180	- 15.5%	213	180	- 15.5%

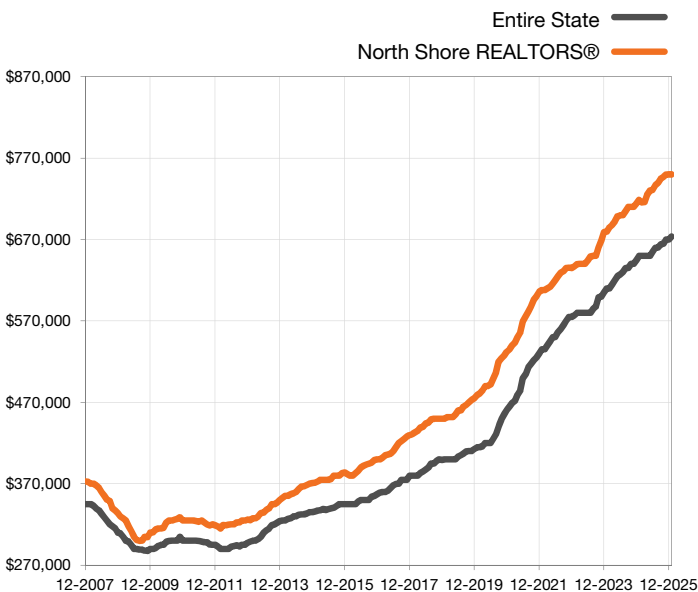
Condominium Properties

	January			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	100	99	- 1.0%	100	99	- 1.0%
Closed Sales	98	93	- 5.1%	98	93	- 5.1%
Median Sales Price*	\$481,500	\$459,900	- 4.5%	\$481,500	\$459,900	- 4.5%
Inventory of Homes for Sale	205	234	+ 14.1%	--	--	--
Months Supply of Inventory	1.5	1.7	+ 16.5%	--	--	--
Cumulative Days on Market Until Sale	48	50	+ 2.9%	48	50	+ 2.9%
Percent of Original List Price Received*	98.2%	97.9%	- 0.3%	98.2%	97.9%	- 0.3%
New Listings	174	155	- 10.9%	174	155	- 10.9%

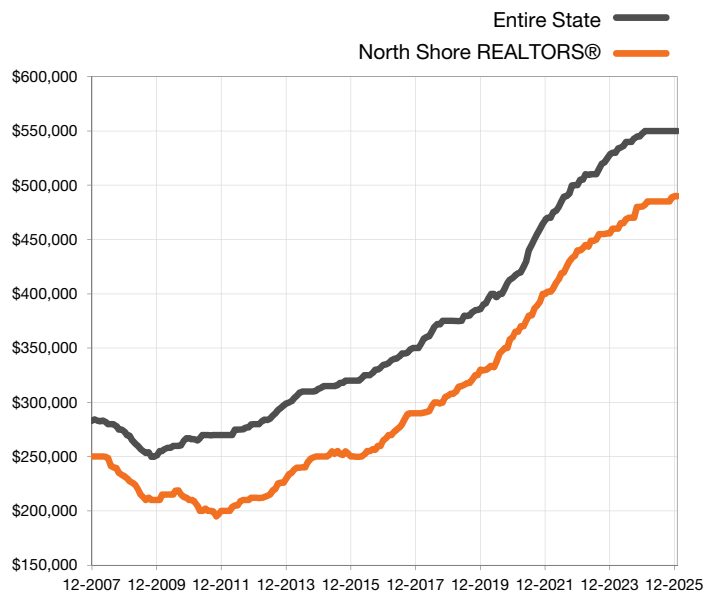
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.