

Local Market Update – July 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Shore REALTORS®

+ 21.3%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 1.4%

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

- 5.2%

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

Single-Family Properties

	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	346	432	+ 24.9%	1,924	2,010	+ 4.5%
Closed Sales	363	419	+ 15.4%	1,784	1,784	0.0%
Median Sales Price*	\$770,000	\$800,000	+ 3.9%	\$750,000	\$770,000	+ 2.7%
Inventory of Homes for Sale	686	609	- 11.2%	--	--	--
Months Supply of Inventory	2.5	2.2	- 10.8%	--	--	--
Cumulative Days on Market Until Sale	29	31	+ 4.9%	33	36	+ 9.1%
Percent of Original List Price Received*	100.7%	101.2%	+ 0.5%	101.4%	100.7%	- 0.7%
New Listings	429	387	- 9.8%	2,620	2,669	+ 1.9%

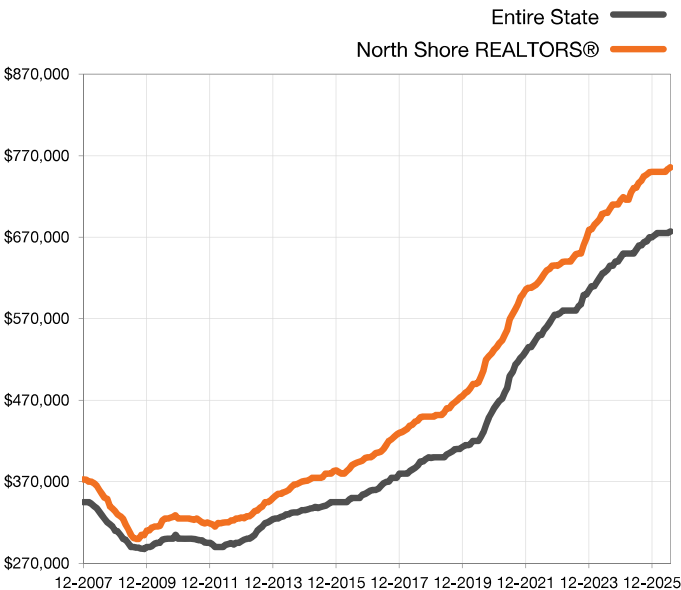
Condominium Properties

	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	155	201	+ 29.7%	945	1,090	+ 15.3%
Closed Sales	139	190	+ 36.7%	880	958	+ 8.9%
Median Sales Price*	\$499,000	\$497,000	- 0.4%	\$482,250	\$499,389	+ 3.6%
Inventory of Homes for Sale	364	386	+ 6.0%	--	--	--
Months Supply of Inventory	2.7	2.7	- 0.7%	--	--	--
Cumulative Days on Market Until Sale	30	37	+ 24.4%	34	45	+ 32.7%
Percent of Original List Price Received*	99.2%	99.6%	+ 0.4%	99.9%	99.1%	- 0.8%
New Listings	197	216	+ 9.6%	1,364	1,507	+ 10.5%

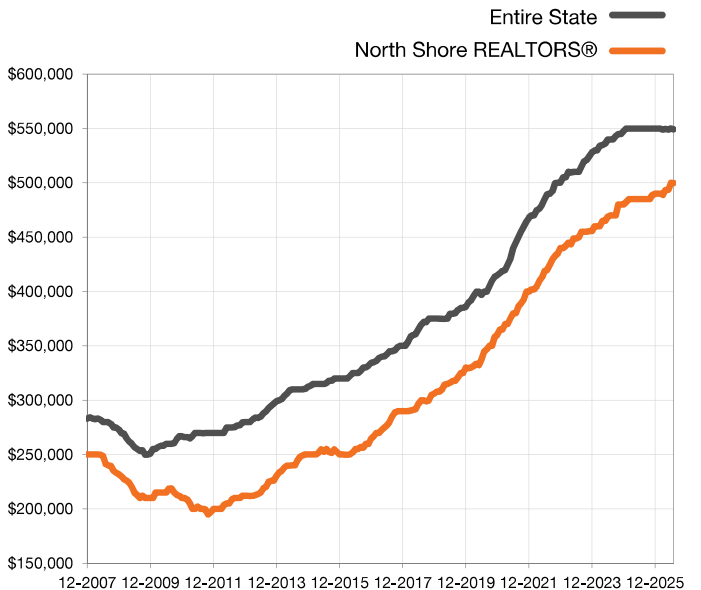
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.