

Local Market Update – June 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Shore REALTORS®

+ 7.3%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 4.5%

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

+ 2.3%

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

Single-Family Properties

	June			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	354	485	+ 37.0%	1,578	1,658	+ 5.1%
Closed Sales	375	400	+ 6.7%	1,421	1,362	- 4.2%
Median Sales Price*	\$795,000	\$805,000	+ 1.3%	\$745,000	\$765,000	+ 2.7%
Inventory of Homes for Sale	669	667	- 0.3%	--	--	--
Months Supply of Inventory	2.4	2.4	+ 1.1%	--	--	--
Cumulative Days on Market Until Sale	24	28	+ 14.6%	34	38	+ 11.2%
Percent of Original List Price Received*	102.8%	102.0%	- 0.7%	101.6%	100.6%	- 1.0%
New Listings	481	563	+ 17.0%	2,191	2,288	+ 4.4%

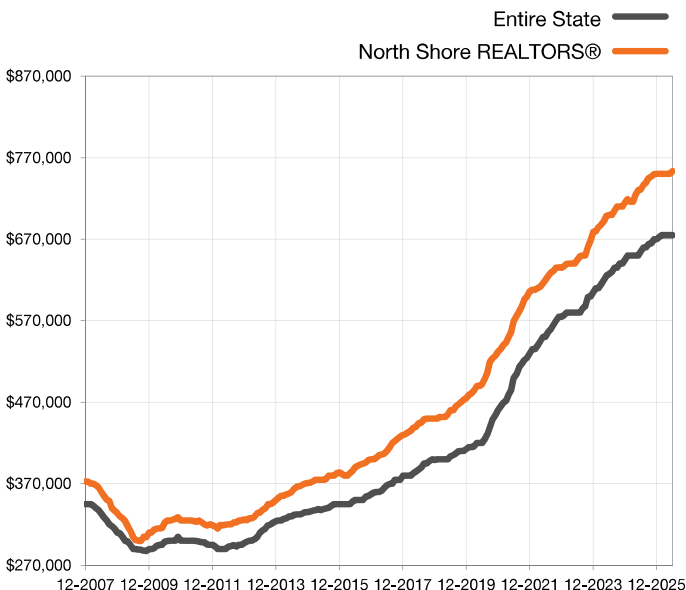
Condominium Properties

	June			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	156	228	+ 46.2%	790	924	+ 17.0%
Closed Sales	171	186	+ 8.8%	741	763	+ 3.0%
Median Sales Price*	\$480,000	\$522,750	+ 8.9%	\$480,000	\$499,000	+ 4.0%
Inventory of Homes for Sale	369	395	+ 7.0%	--	--	--
Months Supply of Inventory	2.7	2.9	+ 4.9%	--	--	--
Cumulative Days on Market Until Sale	27	37	+ 37.1%	35	47	+ 36.0%
Percent of Original List Price Received*	100.3%	99.6%	- 0.7%	100.0%	98.9%	- 1.1%
New Listings	237	273	+ 15.2%	1,167	1,290	+ 10.5%

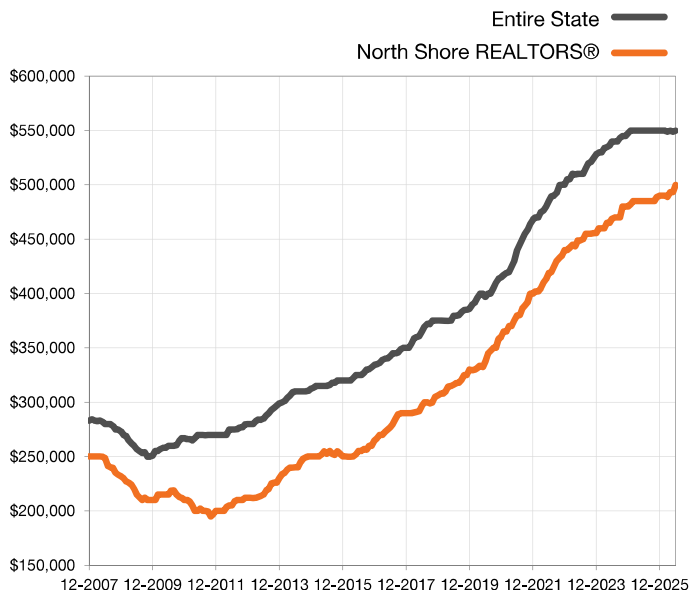
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.