

# Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## North Shore REALTORS®

**- 8.2%**

**- 3.1%**

**- 10.9%**

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

	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	217	<b>280</b>	+ 29.0%	538	<b>569</b>	+ 5.8%
Closed Sales	189	<b>152</b>	- 19.6%	521	<b>478</b>	- 8.3%
Median Sales Price*	\$705,000	<b>\$754,000</b>	+ 7.0%	\$700,000	<b>\$731,000</b>	+ 4.4%
Inventory of Homes for Sale	365	<b>313</b>	- 14.2%	--	--	--
Months Supply of Inventory	1.3	<b>1.1</b>	- 14.8%	--	--	--
Cumulative Days on Market Until Sale	40	<b>42</b>	+ 4.8%	42	<b>49</b>	+ 17.4%
Percent of Original List Price Received*	100.8%	<b>100.2%</b>	- 0.6%	99.9%	<b>98.3%</b>	- 1.6%
New Listings	302	<b>341</b>	+ 12.9%	710	<b>686</b>	- 3.4%

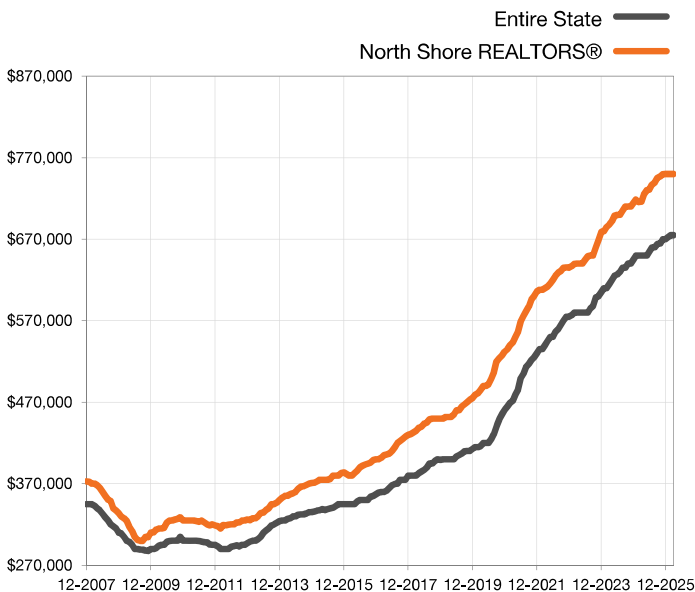
### Condominium Properties

	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	123	<b>183</b>	+ 48.8%	325	<b>382</b>	+ 17.5%
Closed Sales	105	<b>118</b>	+ 12.4%	297	<b>303</b>	+ 2.0%
Median Sales Price*	\$482,000	<b>\$480,000</b>	- 0.4%	\$475,000	<b>\$465,000</b>	- 2.1%
Inventory of Homes for Sale	230	<b>217</b>	- 5.7%	--	--	--
Months Supply of Inventory	1.7	<b>1.6</b>	- 5.9%	--	--	--
Cumulative Days on Market Until Sale	37	<b>54</b>	+ 45.4%	43	<b>55</b>	+ 26.7%
Percent of Original List Price Received*	100.1%	<b>98.8%</b>	- 1.2%	99.3%	<b>97.9%</b>	- 1.4%
New Listings	179	<b>199</b>	+ 11.2%	462	<b>466</b>	+ 0.9%

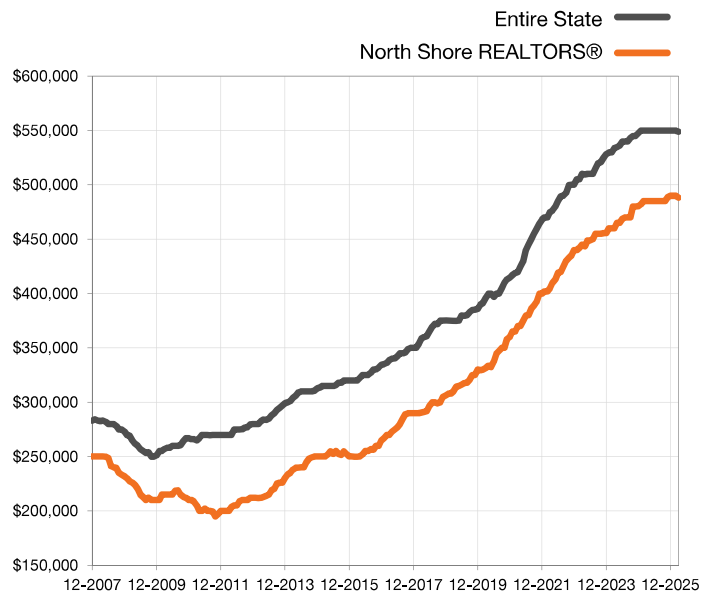
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## 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.