

Local Market Update – May 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Shore REALTORS®

- 12.2%

Year-Over-Year
Change in
Closed Sales
All Properties

- 0.8%

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

+ 4.2%

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

Single-Family Properties

	May			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	359	468	+ 30.4%	1,224	1,256	+ 2.6%
Closed Sales	312	259	- 17.0%	1,046	959	- 8.3%
Median Sales Price*	\$766,500	\$775,000	+ 1.1%	\$725,000	\$750,000	+ 3.4%
Inventory of Homes for Sale	605	587	- 3.0%	--	--	--
Months Supply of Inventory	2.2	2.2	- 1.6%	--	--	--
Cumulative Days on Market Until Sale	29	32	+ 13.0%	37	42	+ 12.2%
Percent of Original List Price Received*	103.0%	102.0%	- 1.0%	101.2%	99.9%	- 1.2%
New Listings	512	546	+ 6.6%	1,710	1,726	+ 0.9%

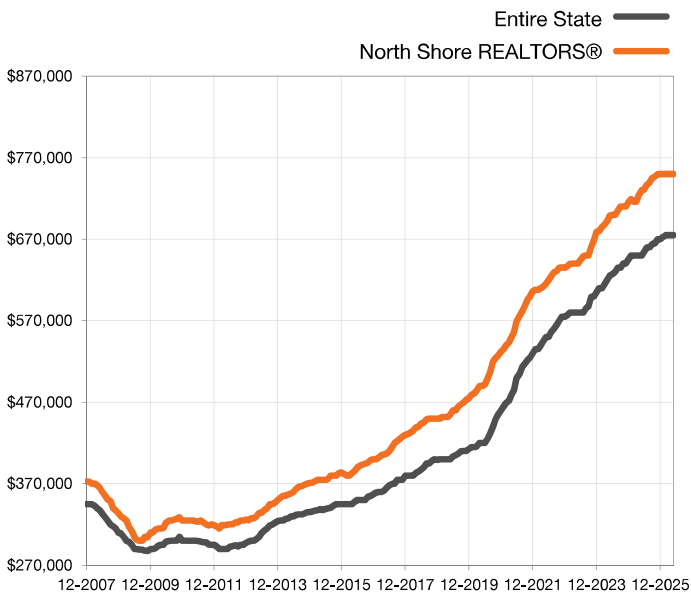
Condominium Properties

	May			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	149	209	+ 40.3%	634	727	+ 14.7%
Closed Sales	148	145	- 2.0%	570	574	+ 0.7%
Median Sales Price*	\$497,000	\$520,000	+ 4.6%	\$478,750	\$485,863	+ 1.5%
Inventory of Homes for Sale	318	375	+ 17.9%	--	--	--
Months Supply of Inventory	2.4	2.8	+ 15.0%	--	--	--
Cumulative Days on Market Until Sale	28	42	+ 50.3%	37	51	+ 36.6%
Percent of Original List Price Received*	100.4%	99.7%	- 0.7%	99.9%	98.7%	- 1.2%
New Listings	235	261	+ 11.1%	930	1,019	+ 9.6%

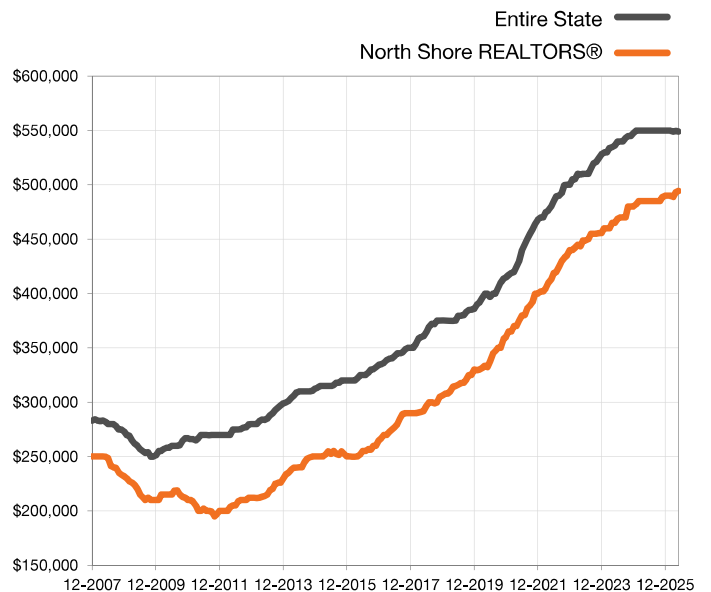
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.