

North Shore REALTORS® December Housing Statistics

End of Year Shows Prices Up

BEVERLY, MA – January 14, 2026 North Shore REALTORS® (NSR) has released housing data for December 2025. Year end data shows that for most of the North Shore prices are up between 2-6% and new listings are up as well for the second straight year.

December data provided the following key indicators:

- The condo market in the Newburyport region is still strong, outpacing the state average. The rest of the North Shore is behind on price but shows more resilience in pending and closed sales.
- The single family market continues to show resiliency and steady price growth, doubling up the prices of 10 years ago across the region.

"December 2025 data shows the North Shore market still defined by very limited supply, inventory is down 2.8% year-over-year, keeping competition elevated," says NSR President Lisa White. "Even with closed sales essentially flat (-0.9%), prices continued to climb, with the median sales price up 6.6% across all properties. Single-family homes tell the story more clearly: closed sales rose 2.6% and inventory fell 12.8%, supporting a \$735,000 median price and strong seller leverage for properly priced and well positioned listings."

Historic Data Spotlight

Single Family

YEAR	MEDIAN PRICE	CLOSED SALES	INVENTORY
2025	\$735,000	281	265
2024	\$710,000	274	304
2020	\$535,000	386	250
2015	\$370,000	383	833

Condominium

YEAR	MEDIAN PRICE	CLOSED SALES	INVENTORY
2025	\$491,000	142	191
2024	\$478,500	153	165
2020	\$365,000	215	153
2015	\$221,175	152	385

A complete breakdown of December's data can be found [here](#). Housing data encompasses Beverly, Danvers, Essex, Georgetown, Gloucester, Groveland, Hamilton, Haverhill, Ipswich, Lynn, Lynnfield, Manchester-by-the-Sea, Marblehead, Merrimac, Middleton, Nahant, Peabody, Rockport, Salem, Saugus, Swampscott, Topsfield, and Wenham.

Greater Newburyport

Single Family

YEAR	MEDIAN PRICE	CLOSED SALES	INVENTORY
2025	\$910,000	41	44
2024	\$712,500	38	60
2020	\$612,300	61	48
2015	\$417,600	65	190

Condominium

YEAR	MEDIAN PRICE	CLOSED SALES	INVENTORY
2025	\$570,000	25	33
2024	\$603,750	32	33
2020	\$500,000	31	37
2015	\$305,000	43	95

A complete breakdown of December's data for this region can be found [here](#). Housing data encompasses Amesbury, Newbury, Newburyport, Rowley, Salisbury, and West Newbury.

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About the North Shore REALTORS®

North Shore REALTORS® is a nonprofit advocacy, support, and education resource for REALTORS® and the public. As a member-based trade association, NSR brings together diverse perspectives from the real estate community across the North Shore of Massachusetts. NSR was founded in 1923 and currently serves upwards of 1,600 members.

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