

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Beverly

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	22	20	- 9.1%	322	256	- 20.5%
Closed Sales	27	22	- 18.5%	316	269	- 14.9%
Median Sales Price*	\$640,000	\$574,950	- 10.2%	\$607,500	\$631,000	+ 3.9%
Inventory of Homes for Sale	8	12	+ 50.0%	--	--	--
Months Supply of Inventory	0.3	0.6	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	24	31	+ 29.2%	22	22	0.0%
Percent of Original List Price Received*	104.3%	98.1%	- 5.9%	105.4%	104.9%	- 0.5%
New Listings	8	9	+ 12.5%	344	291	- 15.4%

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

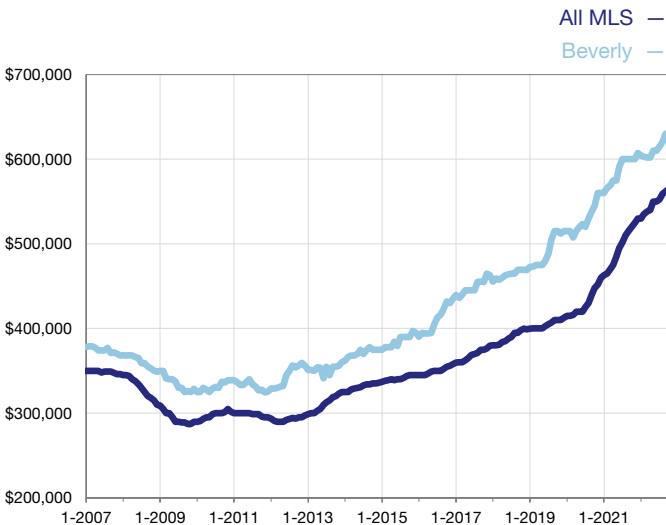
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	9	5	- 44.4%	136	118	- 13.2%
Closed Sales	12	3	- 75.0%	150	117	- 22.0%
Median Sales Price*	\$371,250	\$375,000	+ 1.0%	\$388,750	\$420,000	+ 8.0%
Inventory of Homes for Sale	6	3	- 50.0%	--	--	--
Months Supply of Inventory	0.5	0.3	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	23	29	+ 26.1%	22	24	+ 9.1%
Percent of Original List Price Received*	104.4%	99.4%	- 4.8%	103.3%	103.3%	0.0%
New Listings	4	2	- 50.0%	136	126	- 7.4%

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

Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

