Local Market Update – January 2023

Beverly

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / −	2022	2023	+ / −
Pending Sales	11	**16**	+ 45.5%	11	**16**	+ 45.5%
Closed Sales	23	**11**	- 52.2%	23	**11**	- 52.2%
Median Sales Price*	$575,000	**$530,000**	- 7.8%	$575,000	**$530,000**	- 7.8%
Inventory of Homes for Sale	8	**8**	0.0%	--	--	--
Months Supply of Inventory	0.3	**0.4**	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	27	**25**	- 7.4%	27	**25**	- 7.4%
Percent of Original List Price Received*	102.8%	**103.9%**	+ 1.1%	102.8%	**103.9%**	+ 1.1%
New Listings	12	**15**	+ 25.0%	12	**15**	+ 25.0%

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

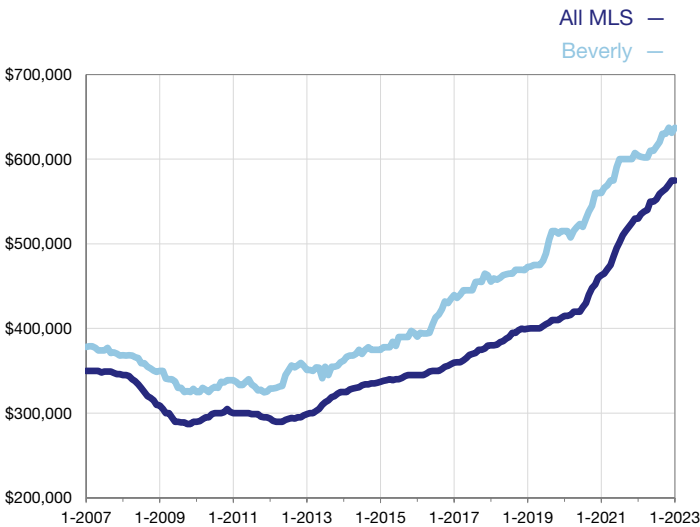## Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / −	2022	2023	+ / −
Pending Sales	5	**6**	+ 20.0%	5	**6**	+ 20.0%
Closed Sales	6	**3**	- 50.0%	6	**3**	- 50.0%
Median Sales Price*	$377,500	**$610,000**	+ 61.6%	$377,500	**$610,000**	+ 61.6%
Inventory of Homes for Sale	7	**4**	- 42.9%	--	--	--
Months Supply of Inventory	0.6	**0.4**	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	31	**55**	+ 77.4%	31	**55**	+ 77.4%
Percent of Original List Price Received*	105.3%	**94.2%**	- 10.5%	105.3%	**94.2%**	- 10.5%
New Listings	6	**5**	- 16.7%	6	**5**	- 16.7%

* 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

MASSACHUSETTS
ASSOCIATION OF REALTORS®