

Local Market Update – July 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Beverly

Single-Family Properties

Key Metrics	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	31	40	+ 29.0%	181	181	0.0%
Closed Sales	32	30	- 6.3%	143	144	+ 0.7%
Median Sales Price*	\$542,500	\$545,000	+ 0.5%	\$523,000	\$545,000	+ 4.2%
Inventory of Homes for Sale	45	15	- 66.7%	--	--	--
Months Supply of Inventory	1.9	0.6	- 68.4%	--	--	--
Cumulative Days on Market Until Sale	47	24	- 48.9%	50	33	- 34.0%
Percent of Original List Price Received*	99.3%	104.1%	+ 4.8%	98.1%	101.1%	+ 3.1%
New Listings	29	37	+ 27.6%	203	188	- 7.4%

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

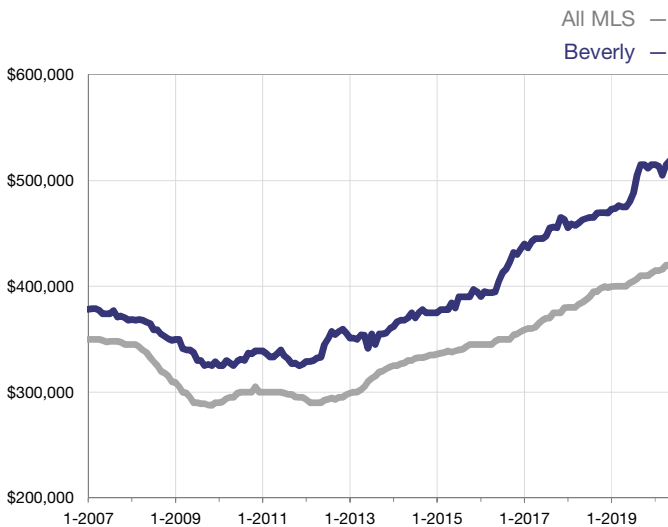
Condominium Properties

Key Metrics	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	23	21	- 8.7%	89	92	+ 3.4%
Closed Sales	14	22	+ 57.1%	73	76	+ 4.1%
Median Sales Price*	\$310,000	\$346,000	+ 11.6%	\$339,000	\$356,000	+ 5.0%
Inventory of Homes for Sale	21	7	- 66.7%	--	--	--
Months Supply of Inventory	2.0	0.6	- 70.0%	--	--	--
Cumulative Days on Market Until Sale	32	27	- 15.6%	48	39	- 18.8%
Percent of Original List Price Received*	99.3%	101.1%	+ 1.8%	98.7%	99.1%	+ 0.4%
New Listings	22	12	- 45.5%	108	94	- 13.0%

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

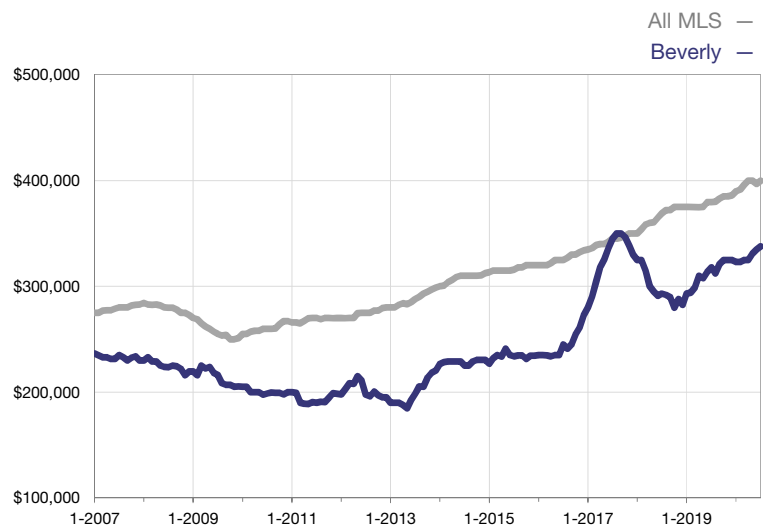
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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