

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Beverly

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	14	27	+ 92.9%	72	78	+ 8.3%
Closed Sales	22	18	- 18.2%	63	62	- 1.6%
Median Sales Price*	\$557,500	\$639,000	+ 14.6%	\$536,000	\$600,500	+ 12.0%
Inventory of Homes for Sale	22	22	0.0%	--	--	--
Months Supply of Inventory	0.9	0.8	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	44	21	- 52.3%	35	22	- 37.1%
Percent of Original List Price Received*	100.1%	109.2%	+ 9.1%	100.2%	104.8%	+ 4.6%
New Listings	17	35	+ 105.9%	82	91	+ 11.0%

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

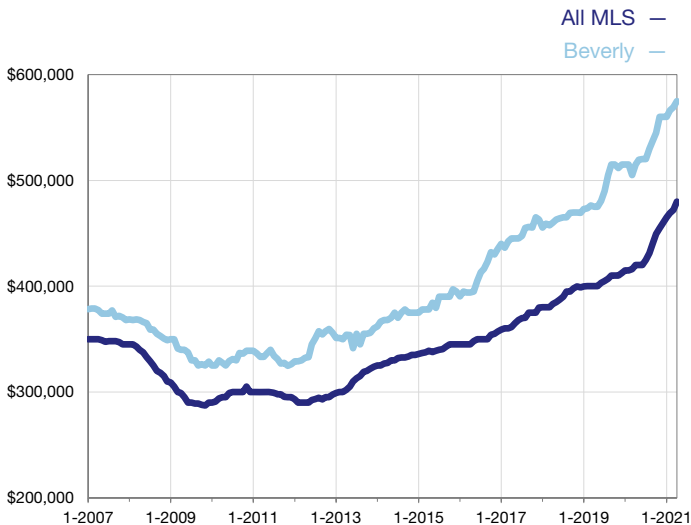
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	6	10	+ 66.7%	39	46	+ 17.9%
Closed Sales	11	15	+ 36.4%	35	51	+ 45.7%
Median Sales Price*	\$326,500	\$360,000	+ 10.3%	\$349,000	\$355,000	+ 1.7%
Inventory of Homes for Sale	19	7	- 63.2%	--	--	--
Months Supply of Inventory	1.6	0.5	- 68.8%	--	--	--
Cumulative Days on Market Until Sale	70	23	- 67.1%	50	26	- 48.0%
Percent of Original List Price Received*	96.9%	104.1%	+ 7.4%	97.4%	101.4%	+ 4.1%
New Listings	6	14	+ 133.3%	46	47	+ 2.2%

* 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

