

# Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Beverly

### Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	27	44	+ 63.0%	99	120	+ 21.2%
Closed Sales	19	22	+ 15.8%	82	84	+ 2.4%
Median Sales Price*	\$575,000	<b>\$656,000</b>	+ 14.1%	\$545,600	<b>\$613,000</b>	+ 12.4%
Inventory of Homes for Sale	23	13	- 43.5%	--	--	--
Months Supply of Inventory	1.0	0.5	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	52	16	- 69.2%	39	21	- 46.2%
Percent of Original List Price Received*	99.8%	<b>107.5%</b>	+ 7.7%	100.1%	<b>105.5%</b>	+ 5.4%
New Listings	29	39	+ 34.5%	111	128	+ 15.3%

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

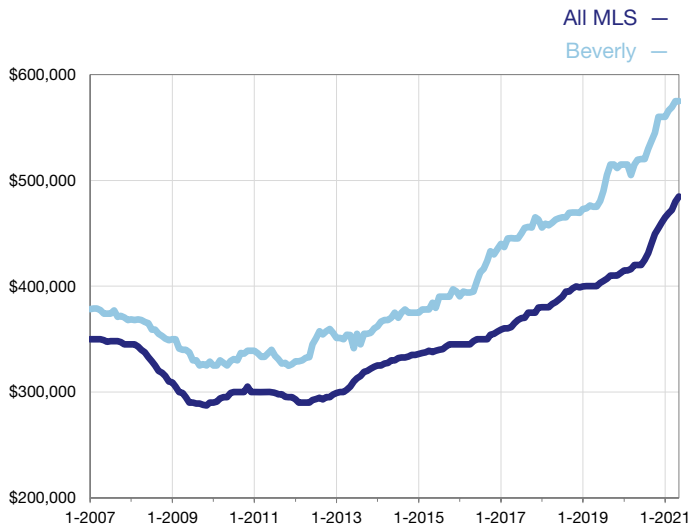
### Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	13	12	- 7.7%	52	59	+ 13.5%
Closed Sales	12	10	- 16.7%	47	61	+ 29.8%
Median Sales Price*	\$444,250	<b>\$400,000</b>	- 10.0%	\$375,000	<b>\$363,000</b>	- 3.2%
Inventory of Homes for Sale	17	1	- 94.1%	--	--	--
Months Supply of Inventory	1.4	0.1	- 92.9%	--	--	--
Cumulative Days on Market Until Sale	33	24	- 27.3%	46	25	- 45.7%
Percent of Original List Price Received*	98.9%	<b>106.0%</b>	+ 7.2%	97.8%	<b>102.1%</b>	+ 4.4%
New Listings	15	6	- 60.0%	61	54	- 11.5%

\* 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

