

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Beverly

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	31	25	- 19.4%	300	244	- 18.7%
Closed Sales	38	21	- 44.7%	289	246	- 14.9%
Median Sales Price*	\$569,500	\$650,000	+ 14.1%	\$603,500	\$637,444	+ 5.6%
Inventory of Homes for Sale	29	21	- 27.6%	--	--	--
Months Supply of Inventory	1.1	0.9	- 18.2%	--	--	--
Cumulative Days on Market Until Sale	31	25	- 19.4%	22	21	- 4.5%
Percent of Original List Price Received*	103.0%	99.8%	- 3.1%	105.5%	105.5%	0.0%
New Listings	21	23	+ 9.5%	336	282	- 16.1%

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

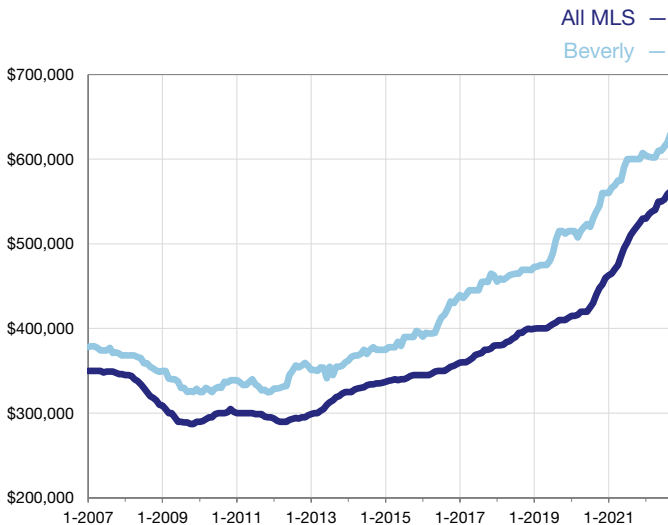
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	5	4	- 20.0%	127	114	- 10.2%
Closed Sales	16	6	- 62.5%	138	114	- 17.4%
Median Sales Price*	\$428,450	\$547,500	+ 27.8%	\$392,000	\$420,000	+ 7.1%
Inventory of Homes for Sale	11	10	- 9.1%	--	--	--
Months Supply of Inventory	0.9	1.0	+ 11.1%	--	--	--
Cumulative Days on Market Until Sale	22	12	- 45.5%	22	24	+ 9.1%
Percent of Original List Price Received*	101.0%	102.3%	+ 1.3%	103.2%	103.4%	+ 0.2%
New Listings	8	9	+ 12.5%	132	124	- 6.1%

* 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

