

# Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Beverly

### Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	18	11	- 38.9%	39	36	- 7.7%
Closed Sales	9	13	+ 44.4%	47	35	- 25.5%
Median Sales Price*	\$525,000	<b>\$830,000</b>	+ 58.1%	\$555,000	<b>\$679,000</b>	+ 22.3%
Inventory of Homes for Sale	20	13	- 35.0%	--	--	--
Months Supply of Inventory	0.8	<b>0.6</b>	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	16	<b>72</b>	+ 350.0%	24	<b>42</b>	+ 75.0%
Percent of Original List Price Received*	106.0%	<b>96.5%</b>	- 9.0%	103.2%	<b>100.2%</b>	- 2.9%
New Listings	28	15	- 46.4%	56	40	- 28.6%

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

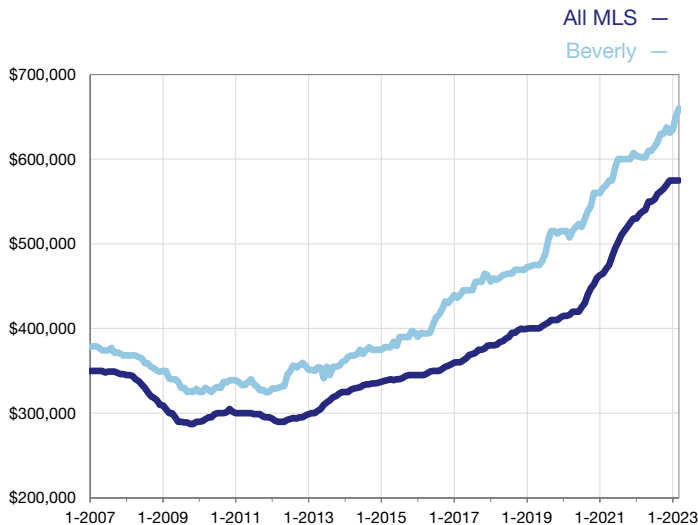
### Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	10	+ 11.1%	24	19	- 20.8%
Closed Sales	11	6	- 45.5%	18	15	- 16.7%
Median Sales Price*	\$420,000	<b>\$405,000</b>	- 3.6%	\$397,500	<b>\$443,000</b>	+ 11.4%
Inventory of Homes for Sale	11	6	- 45.5%	--	--	--
Months Supply of Inventory	1.0	<b>0.6</b>	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	36	14	- 61.1%	33	33	0.0%
Percent of Original List Price Received*	102.7%	<b>104.7%</b>	+ 1.9%	103.8%	<b>99.0%</b>	- 4.6%
New Listings	14	12	- 14.3%	30	20	- 33.3%

\* 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

