

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Beverly

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	26	21	- 19.2%	65	54	- 16.9%
Closed Sales	10	10	0.0%	57	45	- 21.1%
Median Sales Price*	\$670,000	\$680,000	+ 1.5%	\$590,000	\$679,000	+ 15.1%
Inventory of Homes for Sale	23	16	- 30.4%	--	--	--
Months Supply of Inventory	0.9	0.8	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	28	21	- 25.0%	25	37	+ 48.0%
Percent of Original List Price Received*	103.9%	104.9%	+ 1.0%	103.4%	101.3%	- 2.0%
New Listings	29	22	- 24.1%	85	62	- 27.1%

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

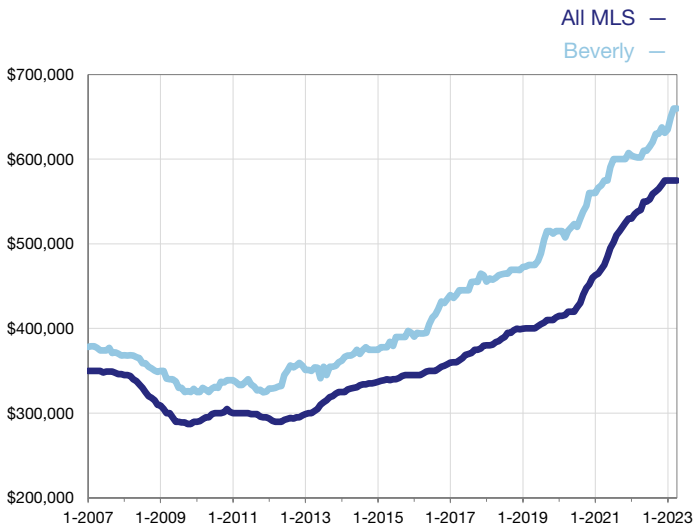
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	9	- 18.2%	35	27	- 22.9%
Closed Sales	9	6	- 33.3%	27	21	- 22.2%
Median Sales Price*	\$570,000	\$400,000	- 29.8%	\$405,000	\$435,000	+ 7.4%
Inventory of Homes for Sale	12	2	- 83.3%	--	--	--
Months Supply of Inventory	1.1	0.2	- 81.8%	--	--	--
Cumulative Days on Market Until Sale	15	14	- 6.7%	27	27	0.0%
Percent of Original List Price Received*	108.6%	106.7%	- 1.7%	105.4%	101.2%	- 4.0%
New Listings	12	5	- 58.3%	42	25	- 40.5%

* 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

