

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Beverly

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	33	17	- 48.5%	98	70	- 28.6%
Closed Sales	33	21	- 36.4%	90	66	- 26.7%
Median Sales Price*	\$700,000	\$729,000	+ 4.1%	\$612,500	\$697,500	+ 13.9%
Inventory of Homes for Sale	36	21	- 41.7%	--	--	--
Months Supply of Inventory	1.4	1.1	- 21.4%	--	--	--
Cumulative Days on Market Until Sale	14	19	+ 35.7%	21	32	+ 52.4%
Percent of Original List Price Received*	110.1%	105.1%	- 4.5%	105.8%	102.5%	- 3.1%
New Listings	48	22	- 54.2%	132	83	- 37.1%

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

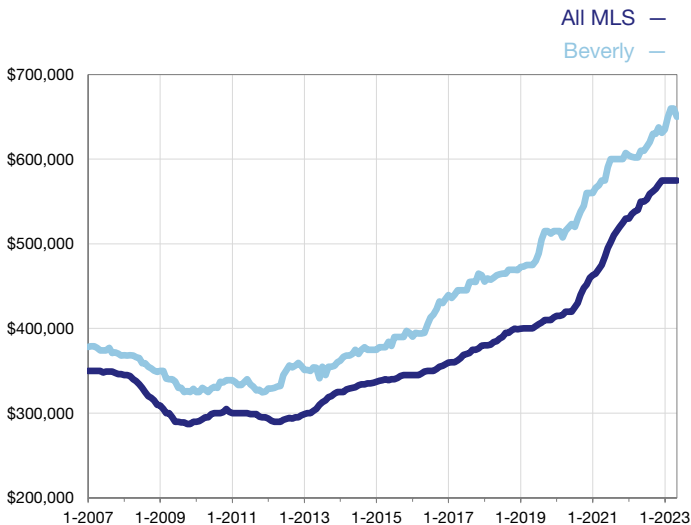
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	15	8	- 46.7%	50	34	- 32.0%
Closed Sales	16	7	- 56.3%	43	28	- 34.9%
Median Sales Price*	\$412,250	\$450,000	+ 9.2%	\$410,000	\$435,000	+ 6.1%
Inventory of Homes for Sale	11	2	- 81.8%	--	--	--
Months Supply of Inventory	1.0	0.2	- 80.0%	--	--	--
Cumulative Days on Market Until Sale	14	35	+ 150.0%	22	29	+ 31.8%
Percent of Original List Price Received*	106.6%	102.8%	- 3.6%	105.8%	101.6%	- 4.0%
New Listings	14	7	- 50.0%	56	32	- 42.9%

* 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

