

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Beverly

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	31	28	- 9.7%	129	98	- 24.0%
Closed Sales	40	14	- 65.0%	130	80	- 38.5%
Median Sales Price*	\$702,500	\$680,000	- 3.2%	\$633,000	\$690,000	+ 9.0%
Inventory of Homes for Sale	36	26	- 27.8%	--	--	--
Months Supply of Inventory	1.4	1.4	0.0%	--	--	--
Cumulative Days on Market Until Sale	17	25	+ 47.1%	20	30	+ 50.0%
Percent of Original List Price Received*	111.9%	102.9%	- 8.0%	107.7%	102.6%	- 4.7%
New Listings	33	35	+ 6.1%	165	118	- 28.5%

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

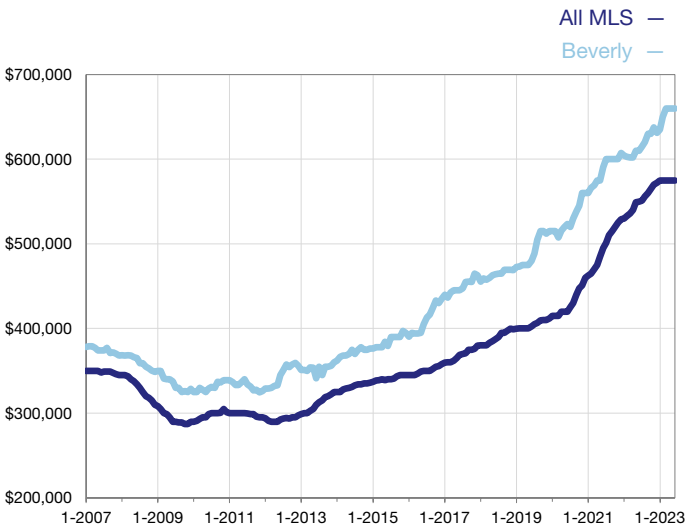
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	7	- 46.2%	63	40	- 36.5%
Closed Sales	11	11	0.0%	54	39	- 27.8%
Median Sales Price*	\$412,000	\$515,000	+ 25.0%	\$411,000	\$460,000	+ 11.9%
Inventory of Homes for Sale	14	5	- 64.3%	--	--	--
Months Supply of Inventory	1.3	0.6	- 53.8%	--	--	--
Cumulative Days on Market Until Sale	33	29	- 12.1%	24	29	+ 20.8%
Percent of Original List Price Received*	105.4%	107.6%	+ 2.1%	105.7%	103.3%	- 2.3%
New Listings	17	9	- 47.1%	73	41	- 43.8%

* 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

