

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Beverly

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	27	34	+ 25.9%	156	124	- 20.5%
Closed Sales	30	25	- 16.7%	160	106	- 33.8%
Median Sales Price*	\$707,500	\$677,000	- 4.3%	\$642,444	\$682,500	+ 6.2%
Inventory of Homes for Sale	29	17	- 41.4%	--	--	--
Months Supply of Inventory	1.2	0.9	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	22	24	+ 9.1%	20	29	+ 45.0%
Percent of Original List Price Received*	105.6%	106.6%	+ 0.9%	107.3%	103.5%	- 3.5%
New Listings	22	18	- 18.2%	187	136	- 27.3%

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

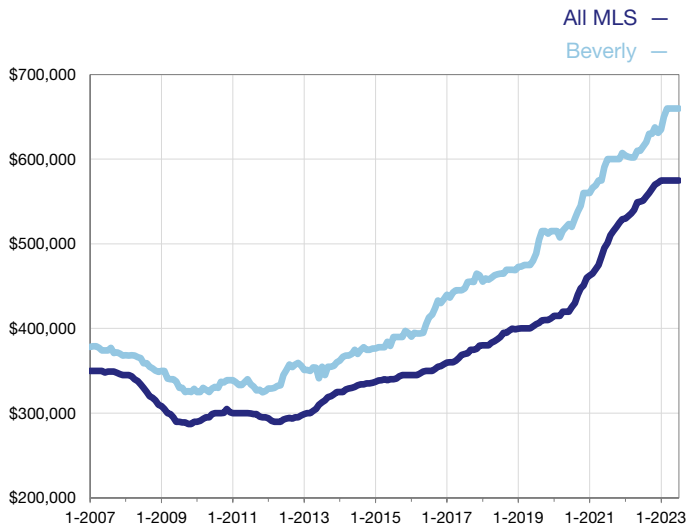
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	16	12	- 25.0%	79	51	- 35.4%
Closed Sales	15	4	- 73.3%	69	43	- 37.7%
Median Sales Price*	\$525,000	\$481,000	- 8.4%	\$414,500	\$460,000	+ 11.0%
Inventory of Homes for Sale	14	6	- 57.1%	--	--	--
Months Supply of Inventory	1.3	0.8	- 38.5%	--	--	--
Cumulative Days on Market Until Sale	21	18	- 14.3%	24	28	+ 16.7%
Percent of Original List Price Received*	102.6%	108.2%	+ 5.5%	105.1%	103.8%	- 1.2%
New Listings	16	11	- 31.3%	89	52	- 41.6%

* 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

