

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Beverly

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	17	19	+ 11.8%	173	137	- 20.8%
Closed Sales	24	25	+ 4.2%	184	130	- 29.3%
Median Sales Price*	\$627,500	\$770,600	+ 22.8%	\$635,000	\$707,500	+ 11.4%
Inventory of Homes for Sale	32	12	- 62.5%	--	--	--
Months Supply of Inventory	1.3	0.7	- 46.2%	--	--	--
Cumulative Days on Market Until Sale	21	18	- 14.3%	20	27	+ 35.0%
Percent of Original List Price Received*	103.4%	106.6%	+ 3.1%	106.8%	104.1%	- 2.5%
New Listings	23	9	- 60.9%	210	145	- 31.0%

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

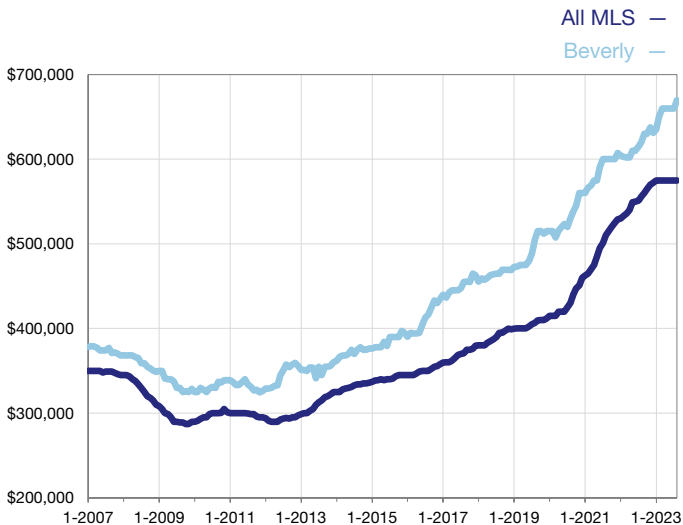
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	15	14	- 6.7%	94	64	- 31.9%
Closed Sales	17	10	- 41.2%	86	53	- 38.4%
Median Sales Price*	\$418,000	\$442,500	+ 5.9%	\$416,250	\$460,000	+ 10.5%
Inventory of Homes for Sale	9	1	- 88.9%	--	--	--
Months Supply of Inventory	0.8	0.1	- 87.5%	--	--	--
Cumulative Days on Market Until Sale	23	19	- 17.4%	23	26	+ 13.0%
Percent of Original List Price Received*	98.4%	103.6%	+ 5.3%	103.7%	103.7%	0.0%
New Listings	10	7	- 30.0%	99	61	- 38.4%

* 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

