

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Beverly

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	25	19	- 24.0%	198	154	- 22.2%
Closed Sales	17	18	+ 5.9%	201	148	- 26.4%
Median Sales Price*	\$680,000	\$690,500	+ 1.5%	\$645,000	\$707,500	+ 9.7%
Inventory of Homes for Sale	32	23	- 28.1%	--	--	--
Months Supply of Inventory	1.3	1.3	0.0%	--	--	--
Cumulative Days on Market Until Sale	23	23	0.0%	20	26	+ 30.0%
Percent of Original List Price Received*	102.9%	102.6%	- 0.3%	106.5%	104.0%	- 2.3%
New Listings	27	29	+ 7.4%	237	174	- 26.6%

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

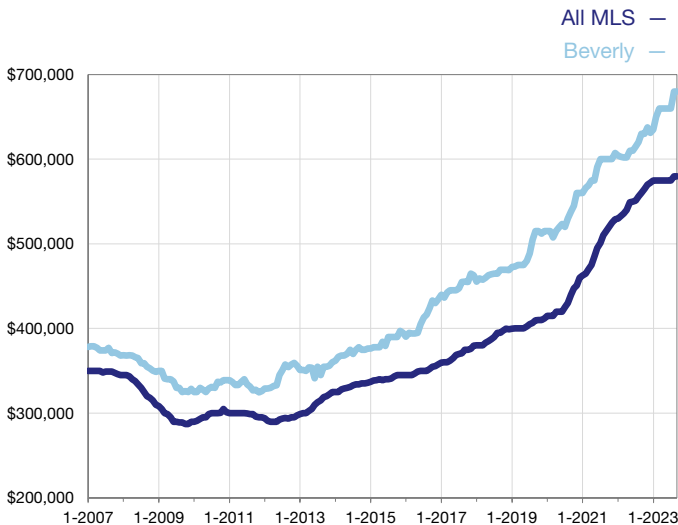
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	5	0.0%	99	65	- 34.3%
Closed Sales	14	12	- 14.3%	100	65	- 35.0%
Median Sales Price*	\$382,500	\$428,500	+ 12.0%	\$413,250	\$452,500	+ 9.5%
Inventory of Homes for Sale	10	10	0.0%	--	--	--
Months Supply of Inventory	0.9	1.4	+ 55.6%	--	--	--
Cumulative Days on Market Until Sale	29	15	- 48.3%	24	24	0.0%
Percent of Original List Price Received*	102.4%	103.8%	+ 1.4%	103.6%	103.7%	+ 0.1%
New Listings	6	11	+ 83.3%	105	72	- 31.4%

* 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

