

# Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Beverly

### Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	20	25	+ 25.0%	218	176	- 19.3%
Closed Sales	24	15	- 37.5%	225	163	- 27.6%
Median Sales Price*	\$542,500	<b>\$835,000</b>	+ 53.9%	\$635,000	<b>\$710,000</b>	+ 11.8%
Inventory of Homes for Sale	26	17	- 34.6%	--	--	--
Months Supply of Inventory	1.2	1.0	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	25	32	+ 28.0%	21	27	+ 28.6%
Percent of Original List Price Received*	102.5%	102.0%	- 0.5%	106.0%	103.8%	- 2.1%
New Listings	17	18	+ 5.9%	254	192	- 24.4%

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

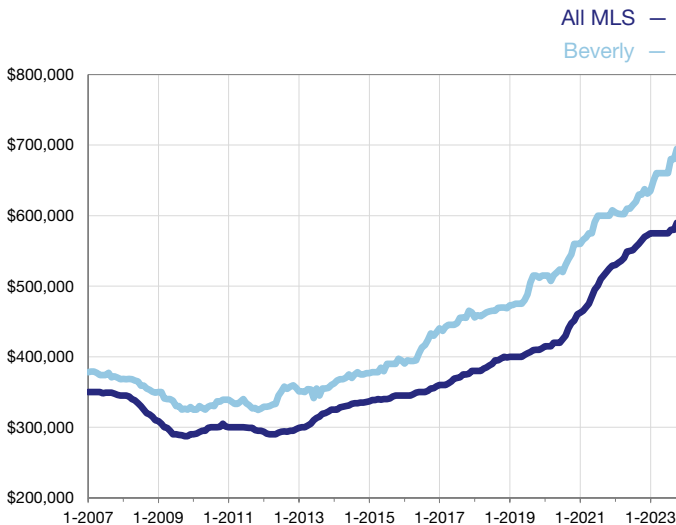
### Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	13	+ 30.0%	109	77	- 29.4%
Closed Sales	8	6	- 25.0%	108	71	- 34.3%
Median Sales Price*	\$420,000	<b>\$603,000</b>	+ 43.6%	\$416,250	<b>\$460,000</b>	+ 10.5%
Inventory of Homes for Sale	8	6	- 25.0%	--	--	--
Months Supply of Inventory	0.8	0.8	0.0%	--	--	--
Cumulative Days on Market Until Sale	29	21	- 27.6%	25	24	- 4.0%
Percent of Original List Price Received*	102.3%	104.1%	+ 1.8%	103.5%	103.8%	+ 0.3%
New Listings	8	8	0.0%	113	80	- 29.2%

\* 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

