

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Beverly

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	18	21	+ 16.7%	236	194	- 17.8%
Closed Sales	22	18	- 18.2%	247	182	- 26.3%
Median Sales Price*	\$637,500	\$742,500	+ 16.5%	\$635,000	\$711,775	+ 12.1%
Inventory of Homes for Sale	29	18	- 37.9%	--	--	--
Months Supply of Inventory	1.3	1.0	- 23.1%	--	--	--
Cumulative Days on Market Until Sale	26	17	- 34.6%	21	26	+ 23.8%
Percent of Original List Price Received*	99.5%	109.2%	+ 9.7%	105.5%	104.3%	- 1.1%
New Listings	22	22	0.0%	276	215	- 22.1%

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

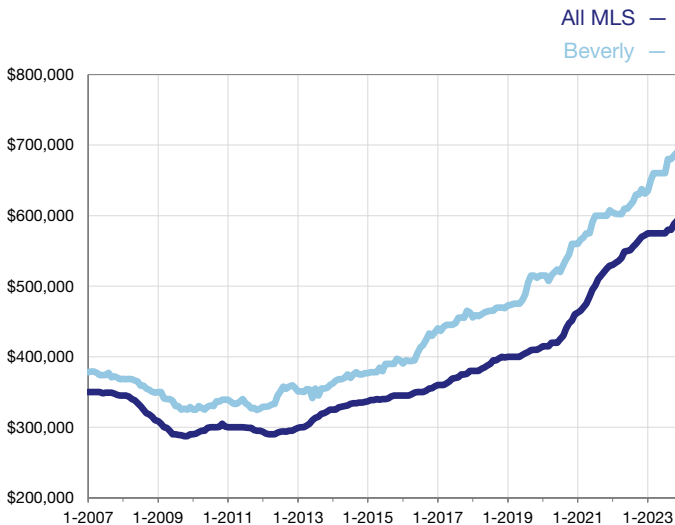
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	7	+ 133.3%	112	84	- 25.0%
Closed Sales	6	9	+ 50.0%	114	80	- 29.8%
Median Sales Price*	\$547,500	\$520,000	- 5.0%	\$420,000	\$460,000	+ 9.5%
Inventory of Homes for Sale	13	3	- 76.9%	--	--	--
Months Supply of Inventory	1.3	0.4	- 69.2%	--	--	--
Cumulative Days on Market Until Sale	12	20	+ 66.7%	24	24	0.0%
Percent of Original List Price Received*	102.3%	102.7%	+ 0.4%	103.4%	103.7%	+ 0.3%
New Listings	9	4	- 55.6%	122	84	- 31.1%

* 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

