

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Beverly

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	17	7	- 58.8%	253	198	- 21.7%
Closed Sales	22	24	+ 9.1%	269	206	- 23.4%
Median Sales Price*	\$574,950	\$762,500	+ 32.6%	\$631,000	\$720,000	+ 14.1%
Inventory of Homes for Sale	16	19	+ 18.8%	--	--	--
Months Supply of Inventory	0.8	1.2	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	31	21	- 32.3%	22	25	+ 13.6%
Percent of Original List Price Received*	98.1%	102.7%	+ 4.7%	104.9%	104.1%	- 0.8%
New Listings	7	5	- 28.6%	283	220	- 22.3%

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

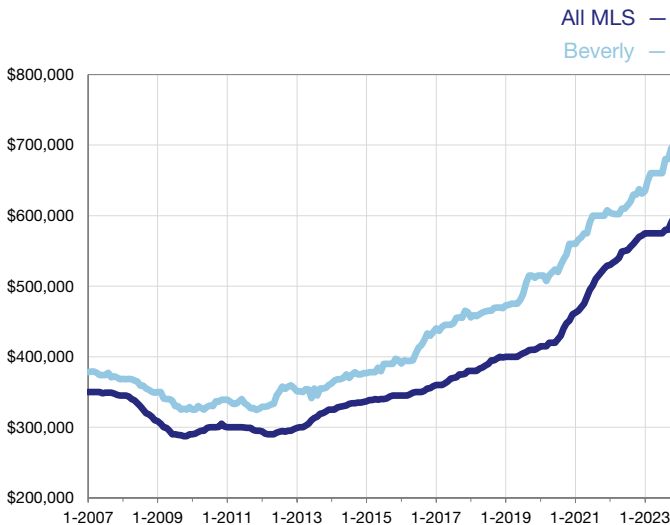
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	3	- 40.0%	117	87	- 25.6%
Closed Sales	4	7	+ 75.0%	118	87	- 26.3%
Median Sales Price*	\$435,000	\$549,900	+ 26.4%	\$420,000	\$460,000	+ 9.5%
Inventory of Homes for Sale	7	0	- 100.0%	--	--	--
Months Supply of Inventory	0.7	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	33	29	- 12.1%	24	24	0.0%
Percent of Original List Price Received*	97.9%	96.2%	- 1.7%	103.2%	103.1%	- 0.1%
New Listings	1	1	0.0%	123	85	- 30.9%

* 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

