

Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Beverly

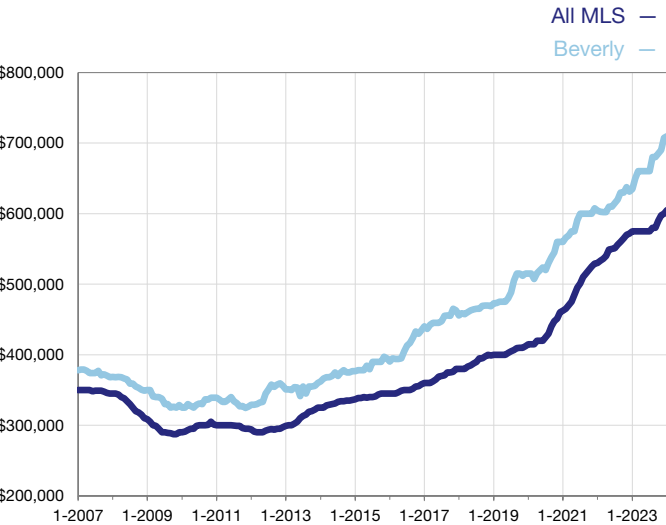
Single-Family Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	14	10	- 28.6%	14	10	- 28.6%
Closed Sales	11	6	- 45.5%	11	6	- 45.5%
Median Sales Price*	\$530,000	\$595,000	+ 12.3%	\$530,000	\$595,000	+ 12.3%
Inventory of Homes for Sale	15	18	+ 20.0%	--	--	--
Months Supply of Inventory	0.7	1.1	+ 57.1%	--	--	--
Cumulative Days on Market Until Sale	25	27	+ 8.0%	25	27	+ 8.0%
Percent of Original List Price Received*	103.9%	97.1%	- 6.5%	103.9%	97.1%	- 6.5%
New Listings	14	12	- 14.3%	14	12	- 14.3%

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

Condominium Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	6	5	- 16.7%	6	5	- 16.7%
Closed Sales	3	3	0.0%	3	3	0.0%
Median Sales Price*	\$610,000	\$398,000	- 34.8%	\$610,000	\$398,000	- 34.8%
Inventory of Homes for Sale	6	4	- 33.3%	--	--	--
Months Supply of Inventory	0.6	0.6	0.0%	--	--	--
Cumulative Days on Market Until Sale	55	24	- 56.4%	55	24	- 56.4%
Percent of Original List Price Received*	94.2%	94.0%	- 0.2%	94.2%	94.0%	- 0.2%
New Listings	5	7	+ 40.0%	5	7	+ 40.0%

* 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

