

# Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Beverly

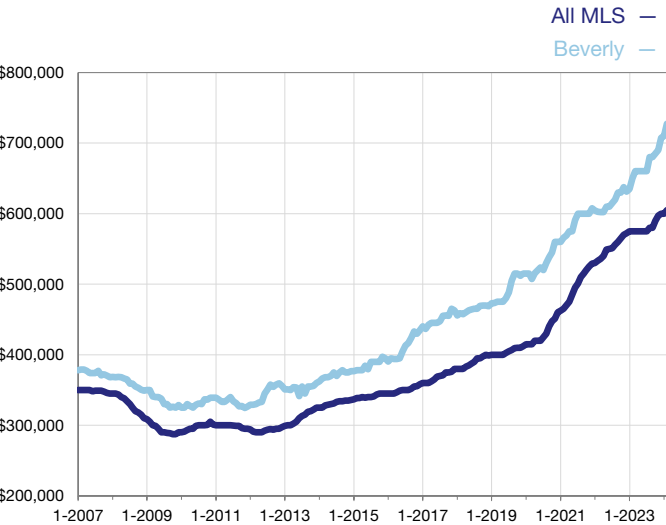
Single-Family Properties				February			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				11	20	+ 81.8%	25	29	+ 16.0%
Closed Sales				11	7	- 36.4%	22	13	- 40.9%
Median Sales Price*				\$585,000	\$705,000	+ 20.5%	\$557,500	\$605,000	+ 8.5%
Inventory of Homes for Sale				13	14	+ 7.7%	--	--	--
Months Supply of Inventory				0.6	0.8	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale				25	60	+ 140.0%	25	45	+ 80.0%
Percent of Original List Price Received*				101.0%	99.4%	- 1.6%	102.5%	98.3%	- 4.1%
New Listings				10	17	+ 70.0%	24	28	+ 16.7%

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

Condominium Properties				February			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				3	6	+ 100.0%	9	10	+ 11.1%
Closed Sales				6	3	- 50.0%	9	6	- 33.3%
Median Sales Price*				\$460,000	\$595,000	+ 29.3%	\$565,000	\$444,000	- 21.4%
Inventory of Homes for Sale				6	6	0.0%	--	--	--
Months Supply of Inventory				0.6	0.8	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale				41	78	+ 90.2%	45	51	+ 13.3%
Percent of Original List Price Received*				95.7%	92.1%	- 3.8%	95.2%	93.0%	- 2.3%
New Listings				3	8	+ 166.7%	8	15	+ 87.5%

\* 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

