

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Beverly

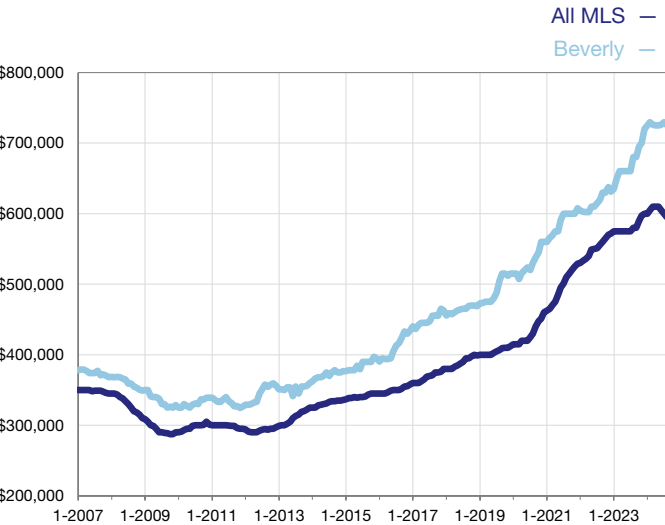
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	17	14	- 17.6%	135	143	+ 5.9%
Closed Sales	25	21	- 16.0%	130	132	+ 1.5%
Median Sales Price*	\$770,600	\$825,000	+ 7.1%	\$707,500	\$726,000	+ 2.6%
Inventory of Homes for Sale	15	22	+ 46.7%	--	--	--
Months Supply of Inventory	0.8	1.3	+ 62.5%	--	--	--
Cumulative Days on Market Until Sale	18	25	+ 38.9%	27	29	+ 7.4%
Percent of Original List Price Received*	106.6%	97.8%	- 8.3%	104.1%	101.6%	- 2.4%
New Listings	9	13	+ 44.4%	144	157	+ 9.0%

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

Condominium Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	11	10	- 9.1%	60	65	+ 8.3%
Closed Sales	10	14	+ 40.0%	53	61	+ 15.1%
Median Sales Price*	\$442,500	\$576,000	+ 30.2%	\$460,000	\$550,000	+ 19.6%
Inventory of Homes for Sale	6	5	- 16.7%	--	--	--
Months Supply of Inventory	0.9	0.7	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	19	32	+ 68.4%	26	29	+ 11.5%
Percent of Original List Price Received*	103.6%	102.4%	- 1.2%	103.7%	102.1%	- 1.5%
New Listings	7	6	- 14.3%	62	69	+ 11.3%

* 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

