

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Beverly

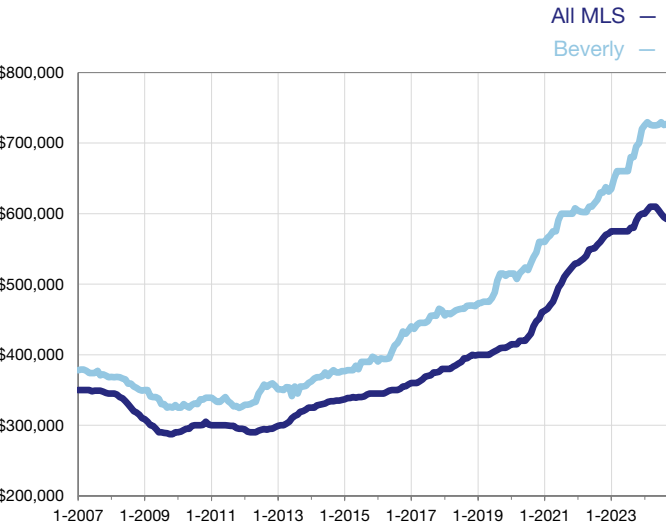
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	15	17	+ 13.3%	150	157	+ 4.7%
Closed Sales	18	16	- 11.1%	148	148	0.0%
Median Sales Price*	\$690,500	\$684,500	- 0.9%	\$707,500	\$722,500	+ 2.1%
Inventory of Homes for Sale	27	36	+ 33.3%	--	--	--
Months Supply of Inventory	1.6	2.1	+ 31.3%	--	--	--
Cumulative Days on Market Until Sale	23	29	+ 26.1%	26	29	+ 11.5%
Percent of Original List Price Received*	102.6%	100.4%	- 2.1%	104.0%	101.5%	- 2.4%
New Listings	29	35	+ 20.7%	173	192	+ 11.0%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	6	+ 50.0%	64	69	+ 7.8%
Closed Sales	12	9	- 25.0%	65	70	+ 7.7%
Median Sales Price*	\$428,500	\$465,000	+ 8.5%	\$452,500	\$521,500	+ 15.2%
Inventory of Homes for Sale	13	6	- 53.8%	--	--	--
Months Supply of Inventory	1.9	0.8	- 57.9%	--	--	--
Cumulative Days on Market Until Sale	15	35	+ 133.3%	24	30	+ 25.0%
Percent of Original List Price Received*	103.2%	99.9%	- 3.2%	103.6%	101.9%	- 1.6%
New Listings	11	5	- 54.5%	73	74	+ 1.4%

* 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

