

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Beverly

Single-Family Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	21	35	+ 66.7%	171	190	+ 11.1%
Closed Sales	16	15	- 6.3%	164	163	- 0.6%
Median Sales Price*	\$800,500	\$725,000	- 9.4%	\$710,000	\$725,000	+ 2.1%
Inventory of Homes for Sale	24	29	+ 20.8%	--	--	--
Months Supply of Inventory	1.4	1.6	+ 14.3%	--	--	--
Cumulative Days on Market Until Sale	32	24	- 25.0%	27	28	+ 3.7%
Percent of Original List Price Received*	101.5%	98.7%	- 2.8%	103.7%	101.2%	- 2.4%
New Listings	19	30	+ 57.9%	192	220	+ 14.6%

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

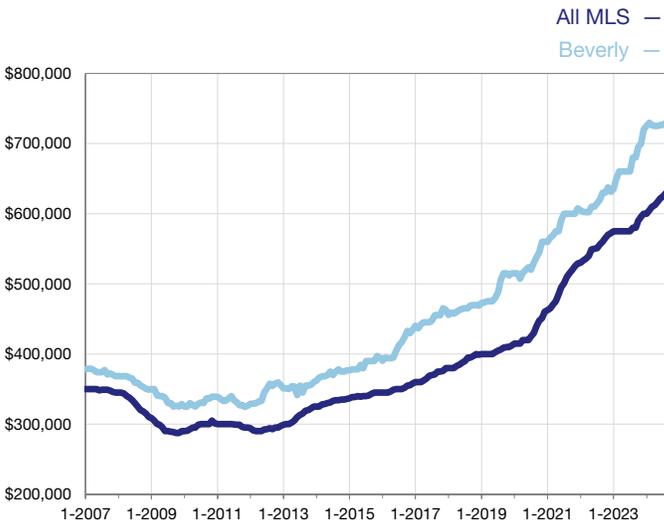
Condominium Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	13	12	- 7.7%	77	79	+ 2.6%
Closed Sales	6	2	- 66.7%	71	72	+ 1.4%
Median Sales Price*	\$603,000	\$421,500	- 30.1%	\$460,000	\$511,500	+ 11.2%
Inventory of Homes for Sale	8	5	- 37.5%	--	--	--
Months Supply of Inventory	1.1	0.7	- 36.4%	--	--	--
Cumulative Days on Market Until Sale	21	33	+ 57.1%	24	30	+ 25.0%
Percent of Original List Price Received*	104.1%	98.0%	- 5.9%	103.7%	101.7%	- 1.9%
New Listings	8	10	+ 25.0%	81	84	+ 3.7%

* 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

