

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Beverly

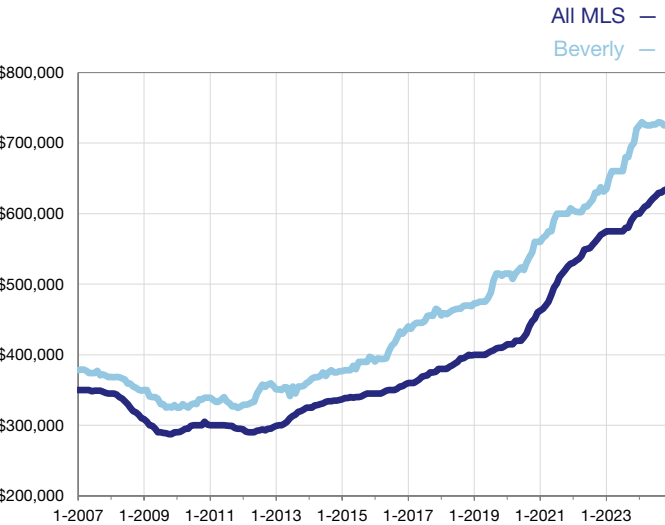
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	18	20	+ 11.1%	189	208	+ 10.1%
Closed Sales	18	29	+ 61.1%	182	192	+ 5.5%
Median Sales Price*	\$742,500	\$725,000	- 2.4%	\$711,775	\$725,000	+ 1.9%
Inventory of Homes for Sale	25	22	- 12.0%	--	--	--
Months Supply of Inventory	1.5	1.2	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	17	27	+ 58.8%	26	28	+ 7.7%
Percent of Original List Price Received*	109.2%	99.5%	- 8.9%	104.3%	101.0%	- 3.2%
New Listings	22	15	- 31.8%	214	234	+ 9.3%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	4	- 42.9%	84	82	- 2.4%
Closed Sales	9	7	- 22.2%	80	79	- 1.3%
Median Sales Price*	\$520,000	\$463,000	- 11.0%	\$460,000	\$505,000	+ 9.8%
Inventory of Homes for Sale	5	5	0.0%	--	--	--
Months Supply of Inventory	0.7	0.7	0.0%	--	--	--
Cumulative Days on Market Until Sale	20	22	+ 10.0%	24	29	+ 20.8%
Percent of Original List Price Received*	102.7%	98.8%	- 3.8%	103.6%	101.5%	- 2.0%
New Listings	4	4	0.0%	85	88	+ 3.5%

* 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

