

# Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Beverly

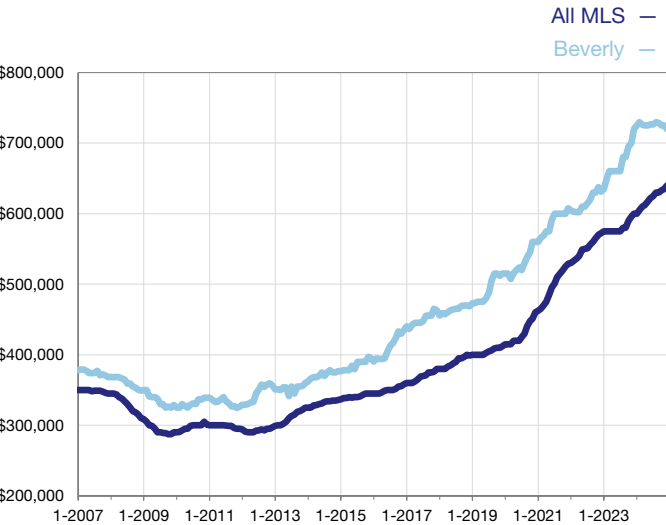
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	14	+ 100.0%	196	219	+ 11.7%
Closed Sales	24	19	- 20.8%	206	211	+ 2.4%
Median Sales Price*	\$762,500	\$675,000	- 11.5%	\$720,000	\$720,000	0.0%
Inventory of Homes for Sale	23	10	- 56.5%	--	--	--
Months Supply of Inventory	1.4	0.5	- 64.3%	--	--	--
Cumulative Days on Market Until Sale	21	38	+ 81.0%	25	29	+ 16.0%
Percent of Original List Price Received*	102.7%	99.7%	- 2.9%	104.1%	100.9%	- 3.1%
New Listings	5	4	- 20.0%	219	239	+ 9.1%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	6	+ 200.0%	86	87	+ 1.2%
Closed Sales	7	5	- 28.6%	87	84	- 3.4%
Median Sales Price*	\$549,900	\$535,000	- 2.7%	\$460,000	\$507,500	+ 10.3%
Inventory of Homes for Sale	3	5	+ 66.7%	--	--	--
Months Supply of Inventory	0.4	0.7	+ 75.0%	--	--	--
Cumulative Days on Market Until Sale	29	40	+ 37.9%	24	30	+ 25.0%
Percent of Original List Price Received*	96.2%	99.0%	+ 2.9%	103.0%	101.3%	- 1.7%
New Listings	1	6	+ 500.0%	86	94	+ 9.3%

\* 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

