

# Local Market Update – January 2025

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## Beverly

### Single-Family Properties

| Key Metrics                              | January   |                  |          | Year to Date |                  |          |
|--|-----------|------------------|----------|--------------|------------------|----------|
|  | 2024      | 2025             | + / -    | 2024         | 2025             | + / -    |
| Pending Sales                            | 9         | 17               | + 88.9%  | 9            | 17               | + 88.9%  |
| Closed Sales                             | 6         | 12               | + 100.0% | 6            | 12               | + 100.0% |
| Median Sales Price*                      | \$595,000 | <b>\$775,000</b> | + 30.3%  | \$595,000    | <b>\$775,000</b> | + 30.3%  |
| Inventory of Homes for Sale              | 24        | 12               | - 50.0%  | --           | --               | --       |
| Months Supply of Inventory               | 1.5       | 0.6              | - 60.0%  | --           | --               | --       |
| Cumulative Days on Market Until Sale     | 27        | 36               | + 33.3%  | 27           | 36               | + 33.3%  |
| Percent of Original List Price Received* | 97.1%     | 96.5%            | - 0.6%   | 97.1%        | 96.5%            | - 0.6%   |
| New Listings                             | 11        | 19               | + 72.7%  | 11           | 19               | + 72.7%  |

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

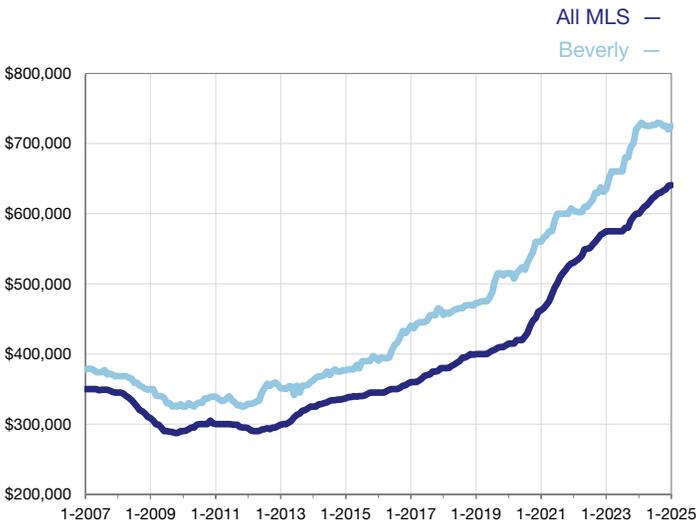
### Condominium Properties

| Key Metrics                              | January   |                  |         | Year to Date |                  |         |
|--|-----------|------------------|---------|--------------|------------------|---------|
|  | 2024      | 2025             | + / -   | 2024         | 2025             | + / -   |
| Pending Sales                            | 4         | 6                | + 50.0% | 4            | 6                | + 50.0% |
| Closed Sales                             | 3         | 5                | + 66.7% | 3            | 5                | + 66.7% |
| Median Sales Price*                      | \$398,000 | <b>\$420,000</b> | + 5.5%  | \$398,000    | <b>\$420,000</b> | + 5.5%  |
| Inventory of Homes for Sale              | 6         | 7                | + 16.7% | --           | --               | --      |
| Months Supply of Inventory               | 0.7       | 1.0              | + 42.9% | --           | --               | --      |
| Cumulative Days on Market Until Sale     | 24        | 36               | + 50.0% | 24           | 36               | + 50.0% |
| Percent of Original List Price Received* | 94.0%     | 96.7%            | + 2.9%  | 94.0%        | 96.7%            | + 2.9%  |
| New Listings                             | 7         | 8                | + 14.3% | 7            | 8                | + 14.3% |

\* 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

