

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Beverly

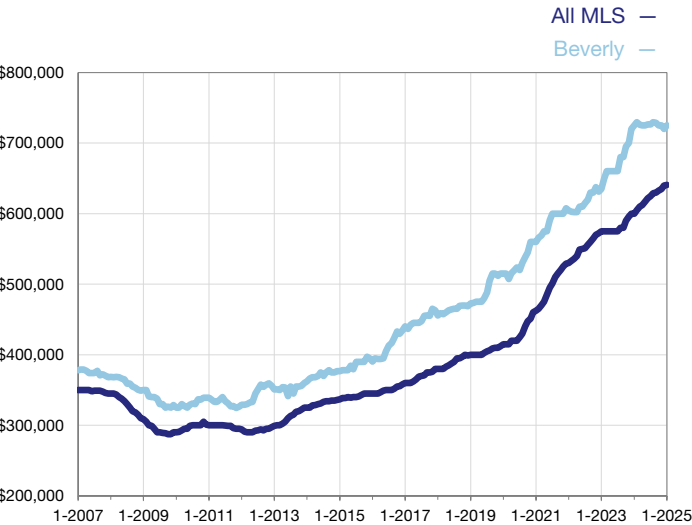
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	9	17	+ 88.9%	9	17	+ 88.9%
Closed Sales	6	12	+ 100.0%	6	12	+ 100.0%
Median Sales Price*	\$595,000	\$775,000	+ 30.3%	\$595,000	\$775,000	+ 30.3%
Inventory of Homes for Sale	24	12	- 50.0%	--	--	--
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	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
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	\$420,000	+ 5.5%	\$398,000	\$420,000	+ 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

