

# Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Beverly

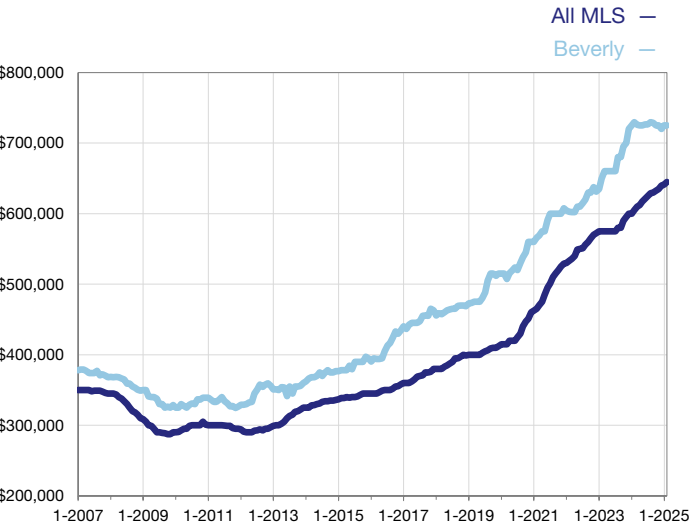
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	17	16	- 5.9%	26	30	+ 15.4%
Closed Sales	7	10	+ 42.9%	13	22	+ 69.2%
Median Sales Price*	\$705,000	\$715,050	+ 1.4%	\$605,000	\$727,500	+ 20.2%
Inventory of Homes for Sale	21	12	- 42.9%	--	--	--
Months Supply of Inventory	1.3	0.7	- 46.2%	--	--	--
Cumulative Days on Market Until Sale	60	45	- 25.0%	45	40	- 11.1%
Percent of Original List Price Received*	99.4%	102.4%	+ 3.0%	98.3%	99.2%	+ 0.9%
New Listings	17	13	- 23.5%	28	31	+ 10.7%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	6	5	- 16.7%	10	10	0.0%
Closed Sales	3	6	+ 100.0%	6	11	+ 83.3%
Median Sales Price*	\$595,000	\$445,000	- 25.2%	\$444,000	\$420,000	- 5.4%
Inventory of Homes for Sale	7	9	+ 28.6%	--	--	--
Months Supply of Inventory	1.0	1.3	+ 30.0%	--	--	--
Cumulative Days on Market Until Sale	78	25	- 67.9%	51	30	- 41.2%
Percent of Original List Price Received*	92.1%	98.2%	+ 6.6%	93.0%	97.5%	+ 4.8%
New Listings	8	7	- 12.5%	15	15	0.0%

\* 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

