

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Beverly

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	13	11	- 15.4%	216	234	+ 8.3%
Closed Sales	19	19	0.0%	211	231	+ 9.5%
Median Sales Price*	\$675,000	\$774,900	+ 14.8%	\$720,000	\$770,000	+ 6.9%
Inventory of Homes for Sale	20	11	- 45.0%	--	--	--
Months Supply of Inventory	1.1	0.6	- 45.5%	--	--	--
Cumulative Days on Market Until Sale	38	28	- 26.3%	29	31	+ 6.9%
Percent of Original List Price Received*	99.7%	99.9%	+ 0.2%	100.9%	101.8%	+ 0.9%
New Listings	4	2	- 50.0%	239	250	+ 4.6%

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

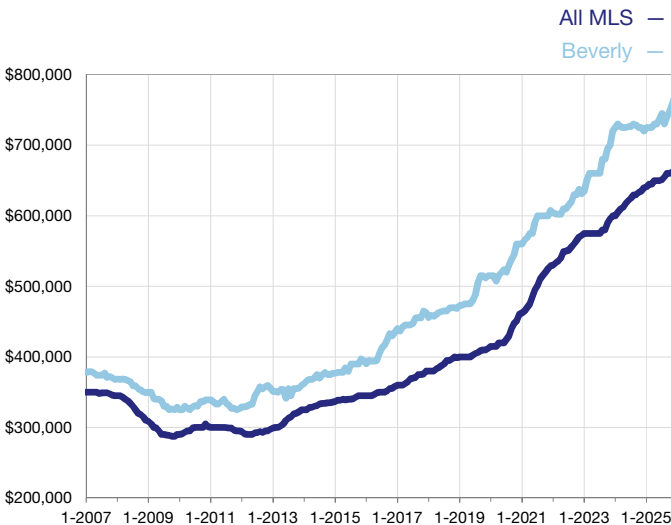
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	6	3	- 50.0%	86	73	- 15.1%
Closed Sales	5	4	- 20.0%	84	75	- 10.7%
Median Sales Price*	\$535,000	\$527,498	- 1.4%	\$507,500	\$450,000	- 11.3%
Inventory of Homes for Sale	7	3	- 57.1%	--	--	--
Months Supply of Inventory	1.0	0.5	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	40	21	- 47.5%	30	28	- 6.7%
Percent of Original List Price Received*	99.0%	106.7%	+ 7.8%	101.3%	100.1%	- 1.2%
New Listings	6	3	- 50.0%	94	84	- 10.6%

* 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

