

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Beverly

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	15	18	+ 20.0%	29	25	- 13.8%
Closed Sales	10	9	- 10.0%	22	18	- 18.2%
Median Sales Price*	\$715,050	\$790,000	+ 10.5%	\$727,500	\$782,500	+ 7.6%
Inventory of Homes for Sale	19	11	- 42.1%	--	--	--
Months Supply of Inventory	1.0	0.6	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	45	58	+ 28.9%	40	58	+ 45.0%
Percent of Original List Price Received*	102.4%	94.3%	- 7.9%	99.2%	96.3%	- 2.9%
New Listings	13	12	- 7.7%	31	25	- 19.4%

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

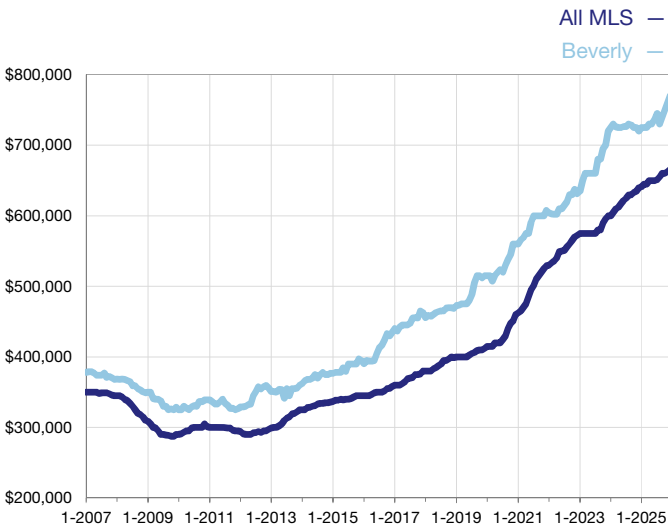
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	4	4	0.0%	9	11	+ 22.2%
Closed Sales	6	5	- 16.7%	11	11	0.0%
Median Sales Price*	\$445,000	\$442,500	- 0.6%	\$420,000	\$530,000	+ 26.2%
Inventory of Homes for Sale	12	9	- 25.0%	--	--	--
Months Supply of Inventory	1.7	1.5	- 11.8%	--	--	--
Cumulative Days on Market Until Sale	25	57	+ 128.0%	30	55	+ 83.3%
Percent of Original List Price Received*	98.2%	100.5%	+ 2.3%	97.5%	99.1%	+ 1.6%
New Listings	7	6	- 14.3%	15	14	- 6.7%

* 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

