

# Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Beverly

### Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	14	14	0.0%	43	35	- 18.6%
Closed Sales	15	11	- 26.7%	37	29	- 21.6%
Median Sales Price*	\$750,000	\$806,000	+ 7.5%	\$730,000	\$802,000	+ 9.9%
Inventory of Homes for Sale	22	13	- 40.9%	--	--	--
Months Supply of Inventory	1.2	0.7	- 41.7%	--	--	--
Cumulative Days on Market Until Sale	23	15	- 34.8%	33	42	+ 27.3%
Percent of Original List Price Received*	102.6%	106.7%	+ 4.0%	100.6%	100.2%	- 0.4%
New Listings	21	14	- 33.3%	52	39	- 25.0%

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

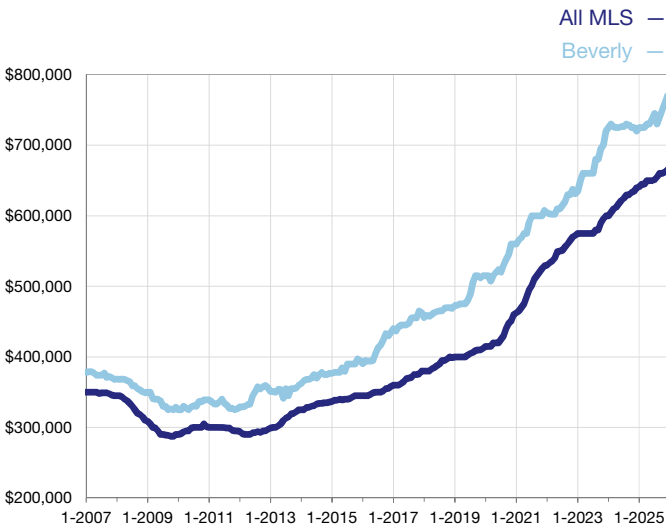
### Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	8	24	+ 200.0%	17	34	+ 100.0%
Closed Sales	5	3	- 40.0%	16	14	- 12.5%
Median Sales Price*	\$430,000	\$525,000	+ 22.1%	\$425,000	\$527,500	+ 24.1%
Inventory of Homes for Sale	8	7	- 12.5%	--	--	--
Months Supply of Inventory	1.1	0.9	- 18.2%	--	--	--
Cumulative Days on Market Until Sale	18	24	+ 33.3%	26	49	+ 88.5%
Percent of Original List Price Received*	101.3%	98.7%	- 2.6%	98.7%	99.0%	+ 0.3%
New Listings	6	23	+ 283.3%	21	37	+ 76.2%

\* 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

