

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Beverly

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	28	16	- 42.9%	71	49	- 31.0%
Closed Sales	17	11	- 35.3%	54	40	- 25.9%
Median Sales Price*	\$737,500	\$1,100,000	+ 49.2%	\$737,250	\$818,000	+ 11.0%
Inventory of Homes for Sale	18	26	+ 44.4%	--	--	--
Months Supply of Inventory	1.0	1.5	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	52	40	- 23.1%	39	41	+ 5.1%
Percent of Original List Price Received*	98.4%	102.2%	+ 3.9%	99.9%	100.8%	+ 0.9%
New Listings	25	29	+ 16.0%	77	67	- 13.0%

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

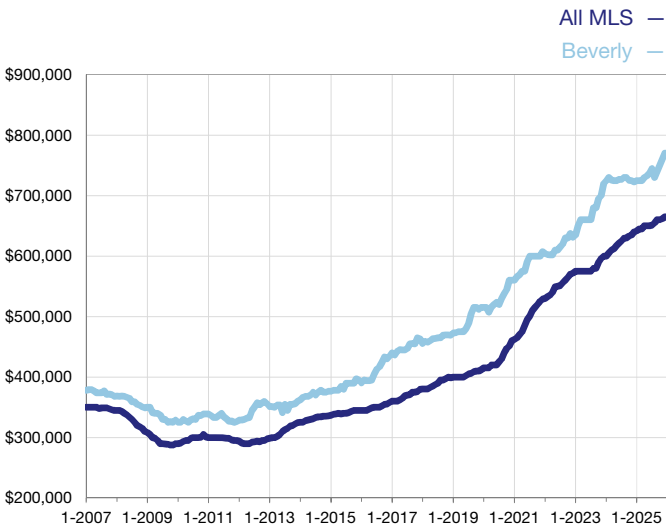
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	6	26	+ 333.3%	23	58	+ 152.2%
Closed Sales	6	8	+ 33.3%	22	22	0.0%
Median Sales Price*	\$440,000	\$416,250	- 5.4%	\$435,000	\$512,000	+ 17.7%
Inventory of Homes for Sale	9	11	+ 22.2%	--	--	--
Months Supply of Inventory	1.3	1.2	- 7.7%	--	--	--
Cumulative Days on Market Until Sale	32	51	+ 59.4%	28	50	+ 78.6%
Percent of Original List Price Received*	101.8%	101.2%	- 0.6%	99.5%	99.8%	+ 0.3%
New Listings	8	30	+ 275.0%	29	68	+ 134.5%

* 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

