

Beverly

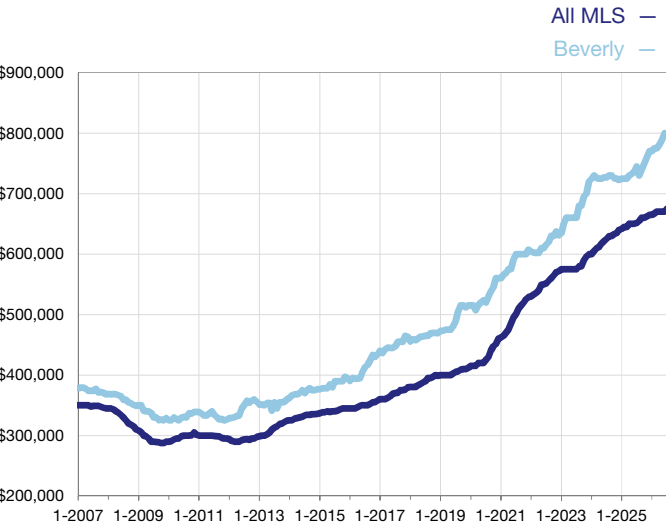
Single-Family Properties	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	19	43	+ 126.3%	133	146	+ 9.8%
Closed Sales	21	37	+ 76.2%	126	120	- 4.8%
Median Sales Price*	\$820,000	\$805,000	- 1.8%	\$772,500	\$835,000	+ 8.1%
Inventory of Homes for Sale	31	32	+ 3.2%	--	--	--
Months Supply of Inventory	1.7	1.6	- 5.9%	--	--	--
Cumulative Days on Market Until Sale	49	24	- 51.0%	35	31	- 11.4%
Percent of Original List Price Received*	103.8%	105.1%	+ 1.3%	102.7%	103.6%	+ 0.9%
New Listings	25	27	+ 8.0%	156	172	+ 10.3%

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

Condominium Properties	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	9	18	+ 100.0%	51	93	+ 82.4%
Closed Sales	13	6	- 53.8%	50	46	- 8.0%
Median Sales Price*	\$482,500	\$412,500	- 14.5%	\$450,000	\$485,363	+ 7.9%
Inventory of Homes for Sale	5	15	+ 200.0%	--	--	--
Months Supply of Inventory	0.7	1.6	+ 128.6%	--	--	--
Cumulative Days on Market Until Sale	29	47	+ 62.1%	30	43	+ 43.3%
Percent of Original List Price Received*	98.9%	99.8%	+ 0.9%	99.6%	100.6%	+ 1.0%
New Listings	6	15	+ 150.0%	55	108	+ 96.4%

* 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

