

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Beverly

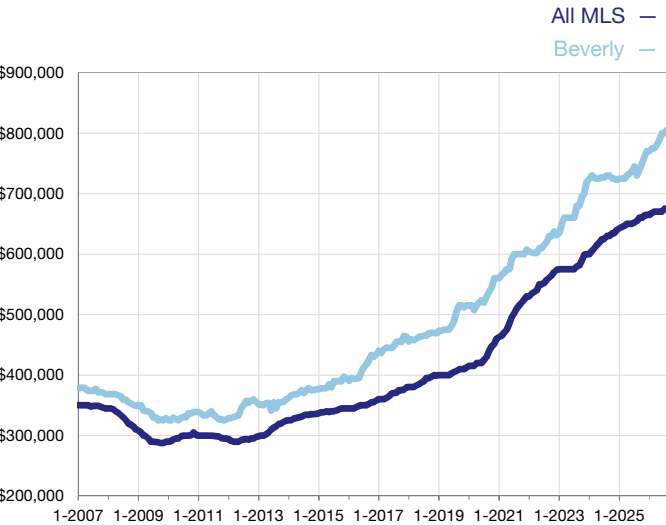
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	19	19	0.0%	152	161	+ 5.9%
Closed Sales	17	27	+ 58.8%	143	148	+ 3.5%
Median Sales Price*	\$689,900	\$795,000	+ 15.2%	\$753,600	\$834,500	+ 10.7%
Inventory of Homes for Sale	27	34	+ 25.9%	--	--	--
Months Supply of Inventory	1.4	1.7	+ 21.4%	--	--	--
Cumulative Days on Market Until Sale	27	28	+ 3.7%	34	30	- 11.8%
Percent of Original List Price Received*	100.1%	102.5%	+ 2.4%	102.4%	103.4%	+ 1.0%
New Listings	19	20	+ 5.3%	175	190	+ 8.6%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	3	16	+ 433.3%	54	104	+ 92.6%
Closed Sales	6	11	+ 83.3%	56	57	+ 1.8%
Median Sales Price*	\$393,250	\$530,000	+ 34.8%	\$449,000	\$495,000	+ 10.2%
Inventory of Homes for Sale	6	19	+ 216.7%	--	--	--
Months Supply of Inventory	0.9	1.9	+ 111.1%	--	--	--
Cumulative Days on Market Until Sale	26	47	+ 80.8%	29	44	+ 51.7%
Percent of Original List Price Received*	100.6%	98.7%	- 1.9%	99.7%	100.2%	+ 0.5%
New Listings	5	15	+ 200.0%	60	124	+ 106.7%

* 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

