

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Beverly

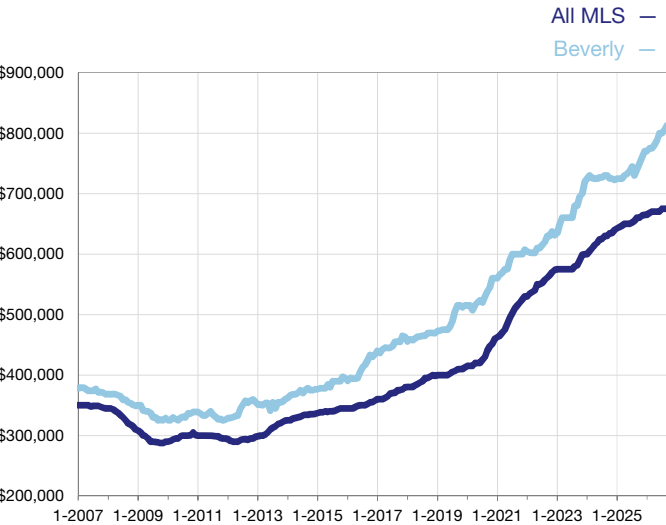
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	33	31	- 6.1%	185	191	+ 3.2%
Closed Sales	24	25	+ 4.2%	167	173	+ 3.6%
Median Sales Price*	\$765,000	\$825,000	+ 7.8%	\$756,000	\$830,000	+ 9.8%
Inventory of Homes for Sale	29	37	+ 27.6%	--	--	--
Months Supply of Inventory	1.4	1.9	+ 35.7%	--	--	--
Cumulative Days on Market Until Sale	30	35	+ 16.7%	33	31	- 6.1%
Percent of Original List Price Received*	99.1%	98.8%	- 0.3%	101.9%	102.7%	+ 0.8%
New Listings	36	37	+ 2.8%	211	226	+ 7.1%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	3	11	+ 266.7%	57	112	+ 96.5%
Closed Sales	5	44	+ 780.0%	61	101	+ 65.6%
Median Sales Price*	\$450,000	\$803,500	+ 78.6%	\$450,000	\$552,000	+ 22.7%
Inventory of Homes for Sale	11	20	+ 81.8%	--	--	--
Months Supply of Inventory	1.7	1.9	+ 11.8%	--	--	--
Cumulative Days on Market Until Sale	32	22	- 31.3%	29	34	+ 17.2%
Percent of Original List Price Received*	99.0%	99.6%	+ 0.6%	99.6%	99.9%	+ 0.3%
New Listings	8	13	+ 62.5%	68	136	+ 100.0%

* 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

