Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Beverly

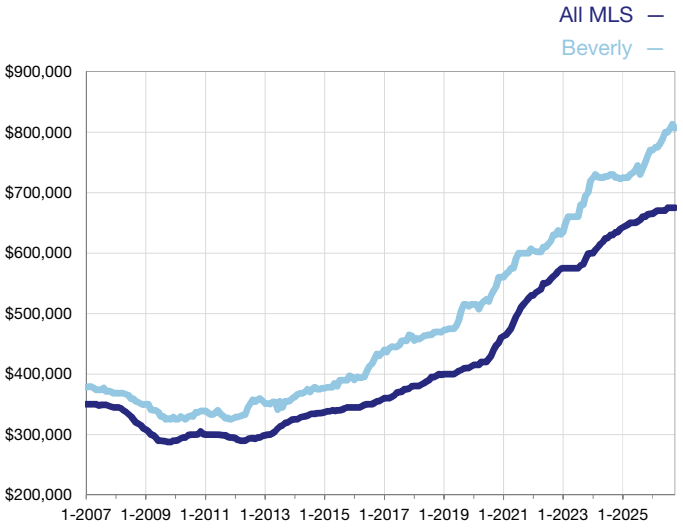
Single-Family Properties	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	21	**24**	+ 14.3%	206	**212**	+ 2.9%
Closed Sales	24	**25**	+ 4.2%	191	**198**	+ 3.7%
Median Sales Price*	$772,500	**$725,000**	- 6.1%	$760,000	**$825,000**	+ 8.6%
Inventory of Homes for Sale	30	**44**	+ 46.7%	--	--	--
Months Supply of Inventory	1.5	**2.2**	+ 46.7%	--	--	--
Cumulative Days on Market Until Sale	20	**23**	+ 15.0%	32	**30**	- 6.3%
Percent of Original List Price Received*	103.9%	**101.0%**	- 2.8%	102.2%	**102.5%**	+ 0.3%
New Listings	25	**30**	+ 20.0%	236	**255**	+ 8.1%

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

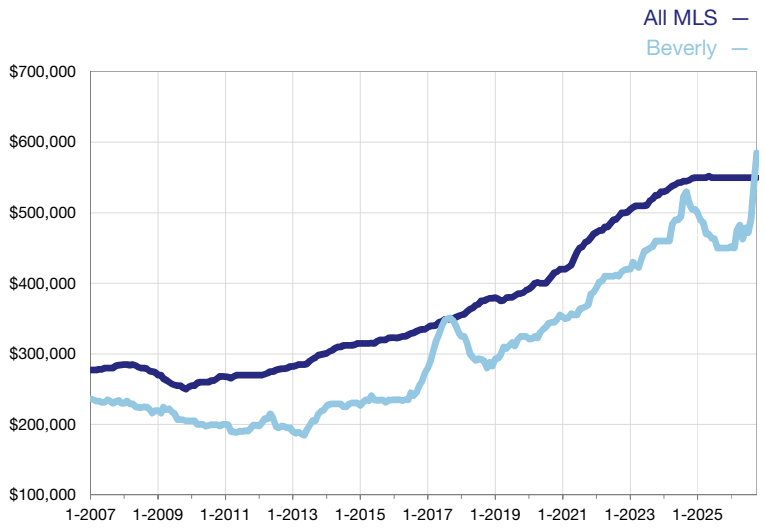
Condominium Properties	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	10	**12**	+ 20.0%	67	**125**	+ 86.6%
Closed Sales	1	**16**	+ 1,500.0%	62	**117**	+ 88.7%
Median Sales Price*	$910,000	**$899,000**	- 1.2%	$450,000	**$599,900**	+ 33.3%
Inventory of Homes for Sale	9	**19**	+ 111.1%	--	--	--
Months Supply of Inventory	1.4	**1.8**	+ 28.6%	--	--	--
Cumulative Days on Market Until Sale	21	**23**	+ 9.5%	29	**33**	+ 13.8%
Percent of Original List Price Received*	95.9%	**99.4%**	+ 3.6%	99.6%	**99.9%**	+ 0.3%
New Listings	8	**15**	+ 87.5%	76	**151**	+ 98.7%

* 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



MASSACHUSETTS ASSOCIATION OF REALTORS®

All data from the Berkshire County MLS, Cape Cod & Islands Association of REALTORS®, Inc. and MLS Property Information Network, Inc. | Provided by MAR. | Copyright ShowingTime Plus, LLC.