

Beverly, MA Area Market Review

2020 vs. 2019 As of December 31, 2020

Prepared by Ryan Cook on Wednesday, January 13, 2021

Condominium

Listing Inventory on December 31	2019	2020	Var.	Var. %	Trend
Listing Units	14	5	-9	-64.29%	↓
Average Days on Market	67	53	-14	-20.90%	↓
Average List Price	\$481,721.43	\$279,940.00	-\$201,781.43	-41.89%	↓
Average List \$ / SqFt	\$303.42	\$250.23	-\$53.19	-17.53%	↓
Approximate Absorption Rate	86.31%	263.33%	177.02%	205.10%	↑
Approximate Months Supply of Inventory	1.16	0.38	-0.78	-67.24%	↓
Listed (Year to Date)	2019	2020	Var.	Var. %	Trend
Listing Units (Taken)	167	181	14	8.38%	↑
Average Original List Price	\$379,975.31	\$388,104.94	\$8,129.63	2.14%	↑
Average Original List \$ / SqFt	\$301.68	\$324.76	\$23.08	7.65%	↑
Went Pending (Year to Date)	2019	2020	Var.	Var. %	Trend
Listing Units (Went Pending)	152	177	25	16.45%	↑
Average List Price	\$358,999.51	\$377,087.82	\$18,088.31	5.04%	↑
Average List \$ / SqFt	\$291.28	\$318.57	\$27.29	9.37%	↑
Average Days to Offer	28	24	-4	-14.29%	↓
Listed & Price Changed (Year to Date)	2019	2020	Var.	Var. %	Trend
Listing Units (Price Changed)	38	35	-3	-7.89%	↓
Average Original List Price	\$434,852.63	\$446,102.71	\$11,250.08	2.59%	↑
Average Original List \$ / SqFt	\$303.15	\$351.22	\$48.07	15.86%	↑
Sold (Year to Date)	2019	2020	Var.	Var. %	Trend
Closed Units (Sold)	144	158	14	9.72%	↑
Average Days on Market	49	37	-12	-24.49%	↓
Average Days to Offer	30	24	-6	-20%	↓
Average Sale Price	\$357,360.28	\$395,422.85	\$38,062.57	10.65%	↑
Average Sale \$ / SqFt	\$294.53	\$323.01	\$28.48	9.67%	↑
Average List Price	\$355,693.24	\$391,978.45	\$36,285.21	10.20%	↑
Average List \$ / SqFt	\$292.50	\$319.12	\$26.62	9.10%	↑
Average Original List Price	\$361,424.15	\$399,155.66	\$37,731.51	10.44%	↑
Average Original List \$ / SqFt	\$297.00	\$323.72	\$26.72	9%	↑
Average Sale Price as % of List Price	100.45%	101.36%	0.91%	0.91%	↑
Average Sale Price as % of Original List Price	98.95%	100.05%	1.10%	1.11%	↑
Average Sale Price as % of Assessed Price	N/A	N/A	N/A	N/A	↔
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	1	0	-1	-100%	↓
12-Month Activity as of December 31	2019	2020	Var.	Var. %	Trend
Units Listed	167	182	15	8.98%	↑
Units Price Changed	38	35	-3	-7.89%	↓
Units Went Pending	152	177	25	16.45%	↑
Units Sold	145	158	13	8.97%	↑

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