

# Beverly, MA Area Market Review

2022 vs. 2021 As of March 28, 2022

Prepared by Ryan Cook on Monday, March 28, 2022

## Condominium

Listing Inventory on March 28	2021	2022	Var.	Var. %	Trend
Listing Units	5	3	-2	-40%	↓
Average Days on Market	41	42	1	2.44%	↑
Average List Price	\$358,560.00	\$432,999.67	\$74,439.67	20.76%	↑
Average List \$ / SqFt	\$296.11	\$411.43	\$115.32	38.94%	↑
Approximate Absorption Rate	283.33%	358.33%	75%	26.47%	↑
Approximate Months Supply of Inventory	0.35	0.28	-0.07	-20%	↓
Listed (Year to Date)	2021	2022	Var.	Var. %	Trend
Listing Units (Taken)	31	21	-10	-32.26%	↓
Average Original List Price	\$403,983.84	\$432,200.00	\$28,216.16	6.98%	↑
Average Original List \$ / SqFt	\$326.99	\$382.50	\$55.51	16.98%	↑
Went Pending (Year to Date)	2021	2022	Var.	Var. %	Trend
Listing Units (Went Pending)	33	23	-10	-30.30%	↓
Average List Price	\$402,130.27	\$434,213.04	\$32,082.77	7.98%	↑
Average List \$ / SqFt	\$316.58	\$375.28	\$58.70	18.54%	↑
Average Days to Offer	15	15	0	0%	↔
Listed & Price Changed (Year to Date)	2021	2022	Var.	Var. %	Trend
Listing Units (Price Changed)	1	1	0	0%	↔
Average Original List Price	\$380,000.00	\$579,900.00	\$199,900.00	52.61%	↑
Average Original List \$ / SqFt	\$435.28	\$464.29	\$29.01	6.66%	↑
Sold (Year to Date)	2021	2022	Var.	Var. %	Trend
Closed Units (Sold)	34	13	-21	-61.76%	↓
Average Days on Market	27	28	1	3.70%	↑
Average Days to Offer	16	19	3	18.75%	↑
Average Sale Price	\$383,375.06	\$398,769.23	\$15,394.17	4.02%	↑
Average Sale \$ / SqFt	\$340.36	\$351.59	\$11.23	3.30%	↑
Average List Price	\$380,186.76	\$380,192.31	\$5.55	0%	↑
Average List \$ / SqFt	\$338.57	\$331.67	-\$6.90	-2.04%	↓
Average Original List Price	\$381,805.88	\$383,269.23	\$1,463.35	0.38%	↑
Average Original List \$ / SqFt	\$340.54	\$333.45	-\$7.09	-2.08%	↓
Average Sale Price as % of List Price	100.68%	105.60%	4.92%	4.89%	↑
Average Sale Price as % of Original List Price	100.19%	105.16%	4.97%	4.96%	↑
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	0	0	0	0%	↔
12-Month Activity as of March 28	2021	2022	Var.	Var. %	Trend
Units Listed	174	126	-48	-27.59%	↓
Units Price Changed	29	11	-18	-62.07%	↓
Units Went Pending	177	127	-50	-28.25%	↓
Units Sold	170	129	-41	-24.12%	↓

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