

Beverly, MA — Market Data

A monthly market snapshot for agents to reference and share with clients & teams

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HEADLINE NUMBERS

\$779,753

Typical Home Value (ZHVI)

▲ 3.2% YoY

\$773,000

Median Sale Price

▲ 6.2% YoY

\$427/sqft

Median Price Per Sq Ft

▲ 2.5% YoY

78Homes Currently For Sale
Active listings**21**Homes Sold (June 2026)
Recent closed sales**15 days**Avg. Days on Market
vs. 19 last year

MARKET DYNAMICS (REDFIN, TRAILING 3 MO.)

21

Homes sold in June

\$427/sqft

Median \$/sqft (▲ 2.5% YoY)

15 days

Avg. DOM (vs. 19 last year)

92 / 100

Compete Score — Most Competitive

PRICE BY HOME SIZE (ESTIMATED)

UNIT TYPE	TYPICAL SIZE	EST. PRICE RANGE
Condo / Studio-1BR	~600–850 sq ft	\$235,000 – \$395,000
Condo / 2BR	~950–1,300 sq ft	\$375,000 – \$605,000
Single-Family (starter)	~1,300–1,800 sq ft	\$515,000 – \$835,000
Single-Family (larger)	~2,000–3,000 sq ft	\$790,000 – \$1,395,000

AGENT TAKEAWAY

Every metric points the same way: ZHVI ▲ 3.2%, June median \$773,000 (▲ 6.2%), \$/sqft \$427 (▲ 2.5%). Homes sell in 15 days vs. 19, and a 92 Compete Score is the highest on the North Shore.

Sources: Zillow Home Value Index (ZHVI) for typical home value and for-sale inventory.

Redfin citywide data for median sale price, price/sqft, homes sold, days on market, Compete Score. MAR for Greater Boston medians.

Price-by-size figures are modeled estimates (typical sq ft × current \$/sqft range), not sold comps — confirm with active listings.