

# Local Market Update – November 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Danvers

### Single-Family Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	14	21	+ 50.0%	199	211	+ 6.0%
Closed Sales	14	32	+ 128.6%	193	189	- 2.1%
Median Sales Price*	\$521,000	<b>\$640,000</b>	+ 22.8%	\$499,000	<b>\$541,000</b>	+ 8.4%
Inventory of Homes for Sale	28	7	- 75.0%	--	--	--
Months Supply of Inventory	1.6	0.4	- 75.0%	--	--	--
Cumulative Days on Market Until Sale	63	25	- 60.3%	43	30	- 30.2%
Percent of Original List Price Received*	94.7%	103.1%	+ 8.9%	97.6%	101.8%	+ 4.3%
New Listings	6	14	+ 133.3%	242	224	- 7.4%

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

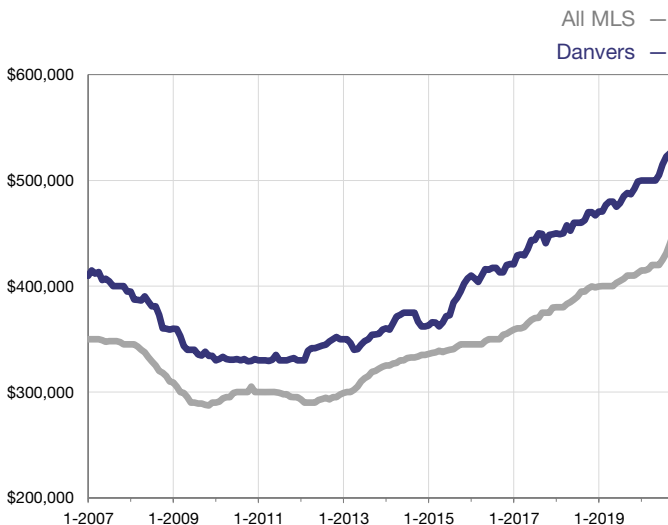
### Condominium Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	5	9	+ 80.0%	113	102	- 9.7%
Closed Sales	12	4	- 66.7%	106	87	- 17.9%
Median Sales Price*	\$366,000	<b>\$412,500</b>	+ 12.7%	\$331,750	<b>\$340,000</b>	+ 2.5%
Inventory of Homes for Sale	9	4	- 55.6%	--	--	--
Months Supply of Inventory	1.0	0.5	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	43	23	- 46.5%	41	25	- 39.0%
Percent of Original List Price Received*	97.2%	97.7%	+ 0.5%	98.9%	100.4%	+ 1.5%
New Listings	5	4	- 20.0%	117	108	- 7.7%

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

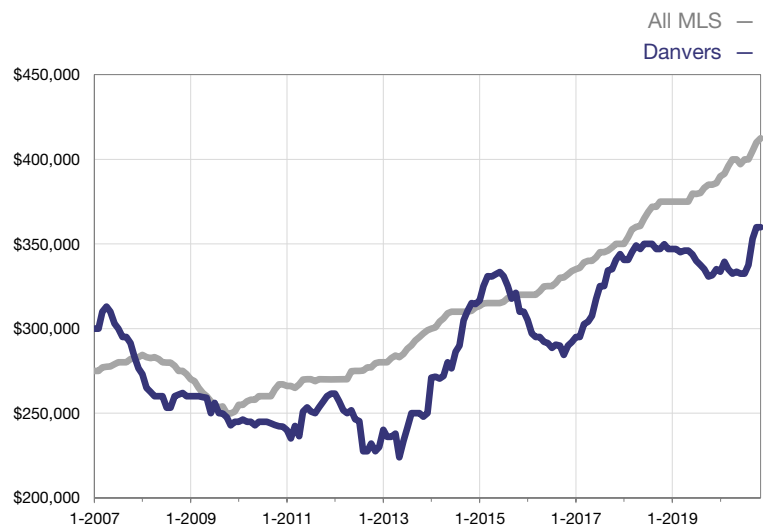
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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