

Local Market Update – September 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Danvers

Single-Family Properties

Key Metrics	September			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	20	22	+ 10.0%	169	151	- 10.7%
Closed Sales	26	22	- 15.4%	172	146	- 15.1%
Median Sales Price*	\$660,000	\$734,500	+ 11.3%	\$650,000	\$630,000	- 3.1%
Inventory of Homes for Sale	20	23	+ 15.0%	--	--	--
Months Supply of Inventory	1.0	1.3	+ 30.0%	--	--	--
Cumulative Days on Market Until Sale	20	34	+ 70.0%	22	23	+ 4.5%
Percent of Original List Price Received*	103.9%	101.3%	- 2.5%	104.6%	104.0%	- 0.6%
New Listings	23	25	+ 8.7%	202	192	- 5.0%

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

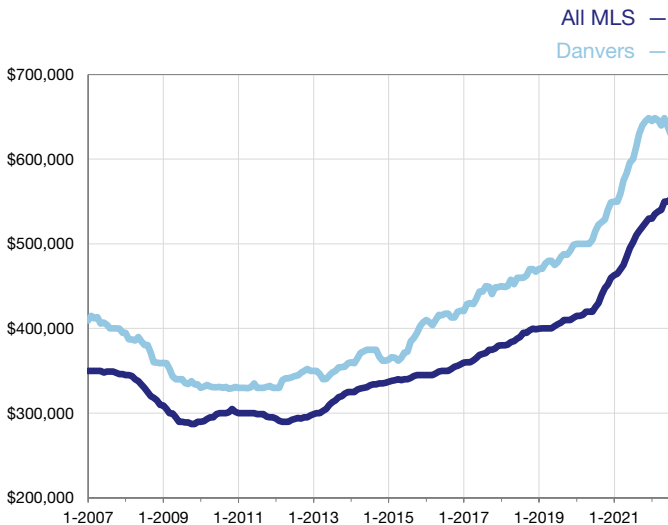
Condominium Properties

Key Metrics	September			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	8	9	+ 12.5%	77	78	+ 1.3%
Closed Sales	14	16	+ 14.3%	79	77	- 2.5%
Median Sales Price*	\$439,000	\$548,750	+ 25.0%	\$422,500	\$445,000	+ 5.3%
Inventory of Homes for Sale	12	6	- 50.0%	--	--	--
Months Supply of Inventory	1.4	0.7	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	26	28	+ 7.7%	25	28	+ 12.0%
Percent of Original List Price Received*	101.6%	98.0%	- 3.5%	101.8%	102.2%	+ 0.4%
New Listings	10	8	- 20.0%	88	87	- 1.1%

* 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

