

# Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Danvers

### Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	15	12	- 20.0%	224	197	- 12.1%
Closed Sales	24	18	- 25.0%	232	203	- 12.5%
Median Sales Price*	\$625,000	<b>\$665,000</b>	+ 6.4%	\$648,596	<b>\$635,000</b>	- 2.1%
Inventory of Homes for Sale	5	10	+ 100.0%	--	--	--
Months Supply of Inventory	0.3	0.6	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	26	27	+ 3.8%	22	25	+ 13.6%
Percent of Original List Price Received*	97.5%	100.7%	+ 3.3%	103.8%	102.9%	- 0.9%
New Listings	6	8	+ 33.3%	248	236	- 4.8%

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

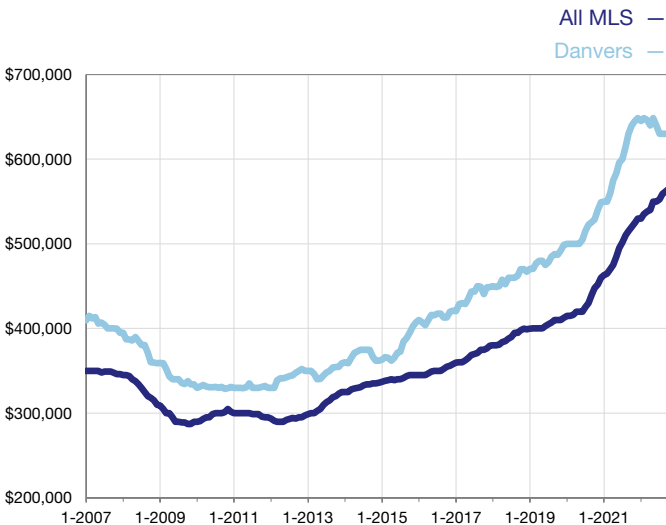
### Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	5	3	- 40.0%	102	95	- 6.9%
Closed Sales	8	6	- 25.0%	105	98	- 6.7%
Median Sales Price*	\$420,000	<b>\$454,500</b>	+ 8.2%	\$420,000	<b>\$450,000</b>	+ 7.1%
Inventory of Homes for Sale	2	5	+ 150.0%	--	--	--
Months Supply of Inventory	0.2	0.6	+ 200.0%	--	--	--
Cumulative Days on Market Until Sale	18	27	+ 50.0%	23	28	+ 21.7%
Percent of Original List Price Received*	103.7%	98.9%	- 4.6%	101.9%	101.6%	- 0.3%
New Listings	3	4	+ 33.3%	104	107	+ 2.9%

\* 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

