

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Danvers

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	13	+ 44.4%	9	13	+ 44.4%
Closed Sales	17	7	- 58.8%	17	7	- 58.8%
Median Sales Price*	\$590,000	\$675,000	+ 14.4%	\$590,000	\$675,000	+ 14.4%
Inventory of Homes for Sale	8	14	+ 75.0%	--	--	--
Months Supply of Inventory	0.4	0.8	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	23	45	+ 95.7%	23	45	+ 95.7%
Percent of Original List Price Received*	104.7%	95.9%	- 8.4%	104.7%	95.9%	- 8.4%
New Listings	13	14	+ 7.7%	13	14	+ 7.7%

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

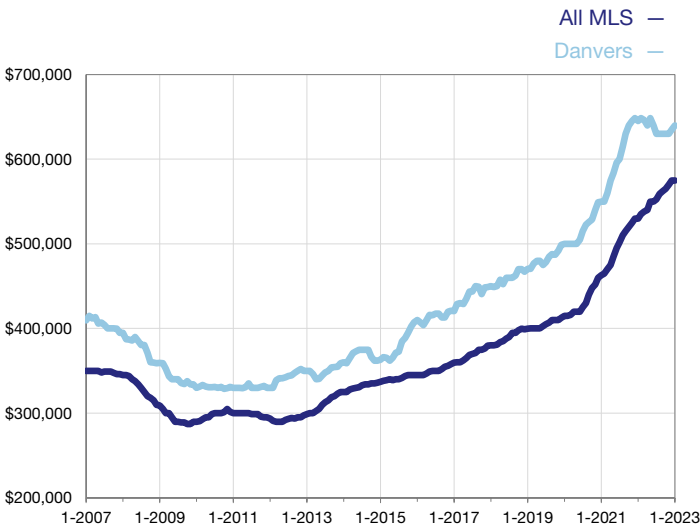
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	3	- 57.1%	7	3	- 57.1%
Closed Sales	3	2	- 33.3%	3	2	- 33.3%
Median Sales Price*	\$305,000	\$562,250	+ 84.3%	\$305,000	\$562,250	+ 84.3%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	0.3	0.4	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	68	33	- 51.5%	68	33	- 51.5%
Percent of Original List Price Received*	104.1%	97.4%	- 6.4%	104.1%	97.4%	- 6.4%
New Listings	8	2	- 75.0%	8	2	- 75.0%

* 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

