

# Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Danvers

### Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	12	+ 9.1%	20	22	+ 10.0%
Closed Sales	8	9	+ 12.5%	25	16	- 36.0%
Median Sales Price*	\$640,000	<b>\$615,000</b>	- 3.9%	\$591,000	<b>\$625,000</b>	+ 5.8%
Inventory of Homes for Sale	7	7	0.0%	--	--	--
Months Supply of Inventory	0.4	<b>0.4</b>	0.0%	--	--	--
Cumulative Days on Market Until Sale	26	<b>48</b>	+ 84.6%	24	<b>47</b>	+ 95.8%
Percent of Original List Price Received*	105.4%	<b>98.2%</b>	- 6.8%	104.9%	<b>97.2%</b>	- 7.3%
New Listings	10	<b>4</b>	- 60.0%	23	<b>18</b>	- 21.7%

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

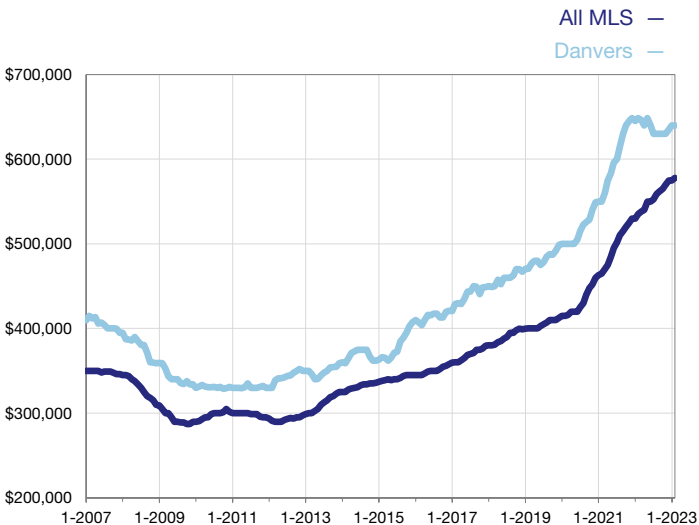
### Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	1	- 85.7%	14	4	- 71.4%
Closed Sales	9	2	- 77.8%	12	4	- 66.7%
Median Sales Price*	\$310,000	<b>\$460,000</b>	+ 48.4%	\$307,500	<b>\$460,000</b>	+ 49.6%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	0.4	<b>0.3</b>	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	41	<b>22</b>	- 46.3%	47	<b>28</b>	- 40.4%
Percent of Original List Price Received*	103.2%	<b>105.3%</b>	+ 2.0%	103.4%	<b>101.3%</b>	- 2.0%
New Listings	7	<b>0</b>	- 100.0%	15	<b>2</b>	- 86.7%

\* 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

