

# Local Market Update – July 2016

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Danvers

### Single-Family Properties

Key Metrics	July			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	23	20	- 13.0%	142	148	+ 4.2%
Closed Sales	26	28	+ 7.7%	125	128	+ 2.4%
Median Sales Price*	\$434,500	<b>\$464,950</b>	+ 7.0%	\$390,000	<b>\$416,000</b>	+ 6.7%
Inventory of Homes for Sale	45	29	- 35.6%	--	--	--
Months Supply of Inventory	2.5	1.5	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	40	54	+ 35.0%	74	62	- 16.2%
Percent of Original List Price Received*	100.2%	<b>99.4%</b>	- 0.8%	97.0%	<b>98.6%</b>	+ 1.6%
New Listings	31	20	- 35.5%	178	175	- 1.7%

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

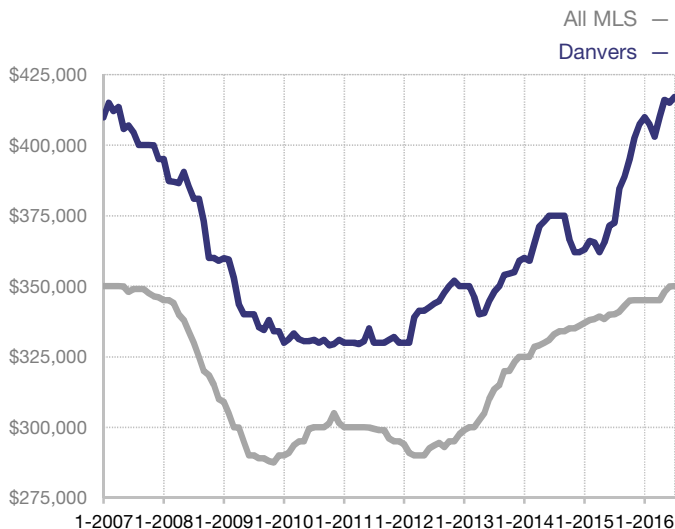
### Condominium Properties

Key Metrics	July			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	15	9	- 40.0%	76	78	+ 2.6%
Closed Sales	15	18	+ 20.0%	75	69	- 8.0%
Median Sales Price*	\$305,000	<b>\$301,750</b>	- 1.1%	\$327,000	<b>\$287,000</b>	- 12.2%
Inventory of Homes for Sale	31	13	- 58.1%	--	--	--
Months Supply of Inventory	2.6	1.2	- 53.8%	--	--	--
Cumulative Days on Market Until Sale	140	50	- 64.3%	117	67	- 42.7%
Percent of Original List Price Received*	97.8%	<b>97.5%</b>	- 0.3%	98.0%	<b>97.9%</b>	- 0.1%
New Listings	18	9	- 50.0%	95	87	- 8.4%

\* 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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