

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Danvers

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	29	24	- 17.2%	142	139	- 2.1%
Closed Sales	31	28	- 9.7%	132	124	- 6.1%
Median Sales Price*	\$465,500	\$516,000	+ 10.8%	\$465,750	\$499,450	+ 7.2%
Inventory of Homes for Sale	44	25	- 43.2%	--	--	--
Months Supply of Inventory	2.2	1.2	- 45.5%	--	--	--
Cumulative Days on Market Until Sale	27	30	+ 11.1%	32	42	+ 31.3%
Percent of Original List Price Received*	103.1%	99.3%	- 3.7%	101.0%	98.0%	- 3.0%
New Listings	35	19	- 45.7%	190	169	- 11.1%

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

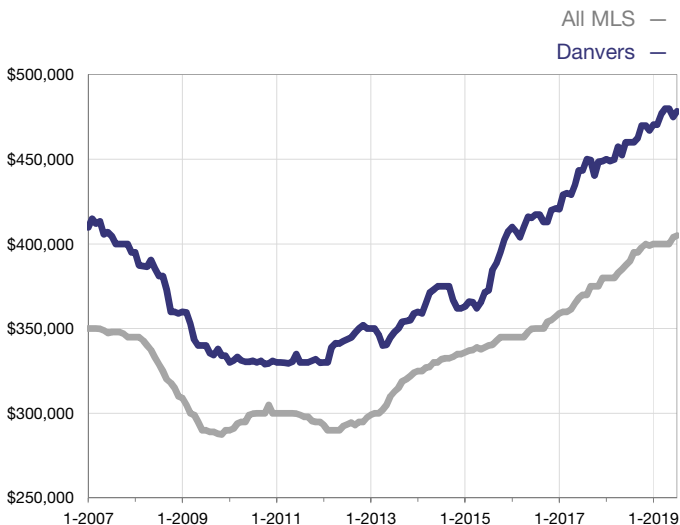
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	13	12	- 7.7%	76	76	0.0%
Closed Sales	14	11	- 21.4%	72	66	- 8.3%
Median Sales Price*	\$404,000	\$412,000	+ 2.0%	\$348,450	\$336,500	- 3.4%
Inventory of Homes for Sale	17	18	+ 5.9%	--	--	--
Months Supply of Inventory	1.7	1.9	+ 11.8%	--	--	--
Cumulative Days on Market Until Sale	34	32	- 5.9%	37	41	+ 10.8%
Percent of Original List Price Received*	98.6%	98.8%	+ 0.2%	99.2%	99.0%	- 0.2%
New Listings	12	15	+ 25.0%	88	84	- 4.5%

* 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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