

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Danvers

Single-Family Properties

| Key Metrics | April | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|---------|
| | 2020 | 2021 | + / - | 2020 | 2021 | + / - |
| Pending Sales | 8 | 17 | + 112.5% | 45 | 52 | + 15.6% |
| Closed Sales | 8 | 11 | + 37.5% | 46 | 57 | + 23.9% |
| Median Sales Price* | \$492,500 | \$615,000 | + 24.9% | \$502,500 | \$615,000 | + 22.4% |
| Inventory of Homes for Sale | 11 | 10 | - 9.1% | -- | -- | -- |
| Months Supply of Inventory | 0.7 | 0.5 | - 28.6% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 31 | 10 | - 67.7% | 48 | 31 | - 35.4% |
| Percent of Original List Price Received* | 101.9% | 107.7% | + 5.7% | 98.9% | 102.6% | + 3.7% |
| New Listings | 10 | 21 | + 110.0% | 44 | 63 | + 43.2% |

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

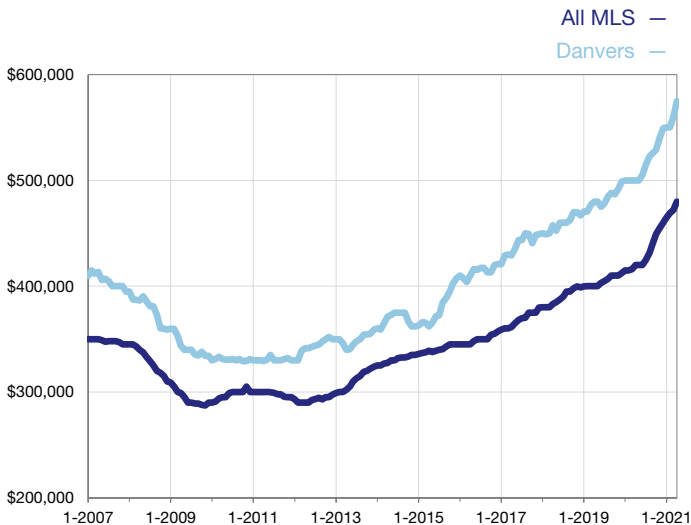
Condominium Properties

| Key Metrics | April | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2020 | 2021 | + / - | 2020 | 2021 | + / - |
| Pending Sales | 6 | 5 | - 16.7% | 27 | 27 | 0.0% |
| Closed Sales | 6 | 8 | + 33.3% | 23 | 29 | + 26.1% |
| Median Sales Price* | \$253,000 | \$400,000 | + 58.1% | \$240,000 | \$389,170 | + 62.2% |
| Inventory of Homes for Sale | 7 | 9 | + 28.6% | -- | -- | -- |
| Months Supply of Inventory | 0.8 | 1.0 | + 25.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 21 | 29 | + 38.1% | 23 | 30 | + 30.4% |
| Percent of Original List Price Received* | 101.1% | 100.6% | - 0.5% | 100.8% | 100.6% | - 0.2% |
| New Listings | 8 | 12 | + 50.0% | 31 | 33 | + 6.5% |

* 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

