

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Danvers

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	23	38	+ 65.2%	68	90	+ 32.4%
Closed Sales	9	11	+ 22.2%	55	68	+ 23.6%
Median Sales Price*	\$525,000	\$650,000	+ 23.8%	\$505,000	\$627,661	+ 24.3%
Inventory of Homes for Sale	9	3	- 66.7%	--	--	--
Months Supply of Inventory	0.5	0.2	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	26	20	- 23.1%	45	29	- 35.6%
Percent of Original List Price Received*	101.6%	105.6%	+ 3.9%	99.4%	103.1%	+ 3.7%
New Listings	22	30	+ 36.4%	66	93	+ 40.9%

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

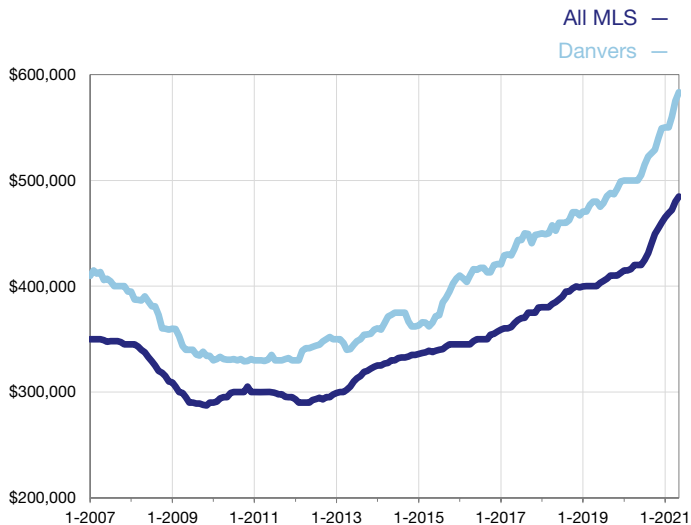
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	10	16	+ 60.0%	37	42	+ 13.5%
Closed Sales	7	5	- 28.6%	30	34	+ 13.3%
Median Sales Price*	\$415,000	\$407,000	- 1.9%	\$270,500	\$398,085	+ 47.2%
Inventory of Homes for Sale	9	4	- 55.6%	--	--	--
Months Supply of Inventory	1.1	0.4	- 63.6%	--	--	--
Cumulative Days on Market Until Sale	50	15	- 70.0%	29	28	- 3.4%
Percent of Original List Price Received*	101.0%	101.6%	+ 0.6%	100.9%	100.8%	- 0.1%
New Listings	13	12	- 7.7%	44	45	+ 2.3%

* 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

