

# Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Danvers

### Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	19	17	- 10.5%	209	185	- 11.5%
Closed Sales	19	22	+ 15.8%	208	185	- 11.1%
Median Sales Price*	\$670,000	\$650,000	- 3.0%	\$650,000	\$630,000	- 3.1%
Inventory of Homes for Sale	14	18	+ 28.6%	--	--	--
Months Supply of Inventory	0.8	1.1	+ 37.5%	--	--	--
Cumulative Days on Market Until Sale	20	31	+ 55.0%	22	25	+ 13.6%
Percent of Original List Price Received*	103.4%	100.6%	- 2.7%	104.5%	103.2%	- 1.2%
New Listings	15	13	- 13.3%	242	228	- 5.8%

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

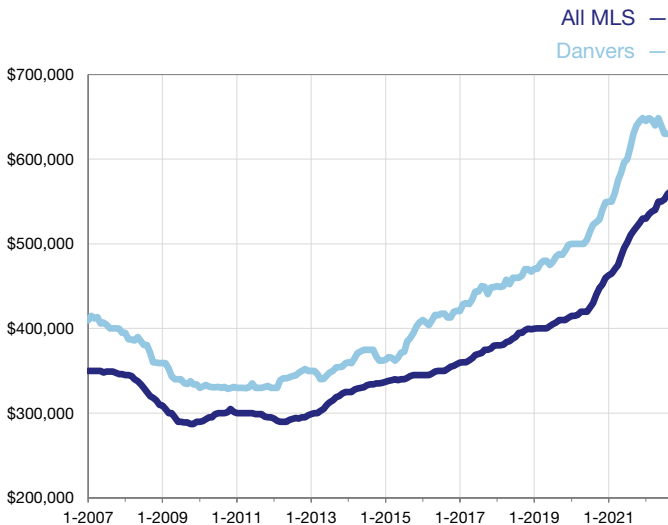
### Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	8	7	- 12.5%	97	95	- 2.1%
Closed Sales	14	9	- 35.7%	97	92	- 5.2%
Median Sales Price*	\$414,000	\$485,000	+ 17.1%	\$422,500	\$450,000	+ 6.5%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	0.5	0.4	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	19	32	+ 68.4%	23	28	+ 21.7%
Percent of Original List Price Received*	100.2%	100.3%	+ 0.1%	101.8%	101.8%	0.0%
New Listings	5	4	- 20.0%	101	103	+ 2.0%

\* 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

