

# Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Danvers

### Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	19	6	- 68.4%	39	27	- 30.8%
Closed Sales	15	10	- 33.3%	40	26	- 35.0%
Median Sales Price*	\$581,000	<b>\$690,000</b>	+ 18.8%	\$590,500	<b>\$642,500</b>	+ 8.8%
Inventory of Homes for Sale	14	12	- 14.3%	--	--	--
Months Supply of Inventory	0.7	0.8	+ 14.3%	--	--	--
Cumulative Days on Market Until Sale	28	53	+ 89.3%	26	49	+ 88.5%
Percent of Original List Price Received*	105.9%	97.6%	- 7.8%	105.3%	97.3%	- 7.6%
New Listings	28	10	- 64.3%	51	28	- 45.1%

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

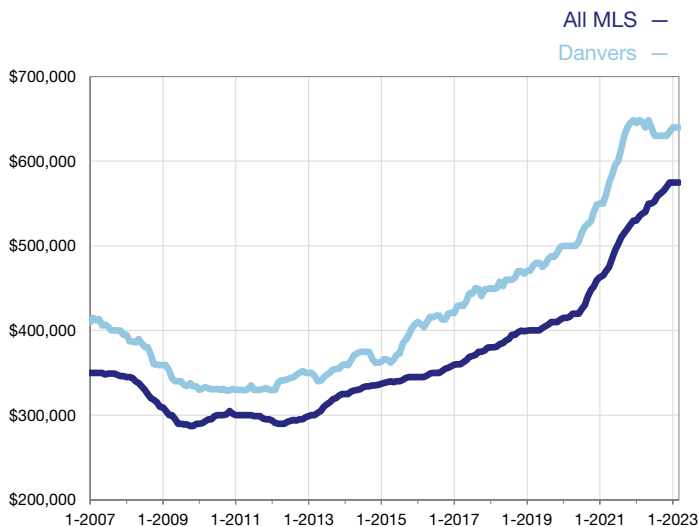
### Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	1	- 66.7%	17	5	- 70.6%
Closed Sales	6	1	- 83.3%	18	5	- 72.2%
Median Sales Price*	\$460,350	<b>\$615,000</b>	+ 33.6%	\$360,000	<b>\$465,000</b>	+ 29.2%
Inventory of Homes for Sale	9	7	- 22.2%	--	--	--
Months Supply of Inventory	1.1	1.0	- 9.1%	--	--	--
Cumulative Days on Market Until Sale	14	67	+ 378.6%	36	35	- 2.8%
Percent of Original List Price Received*	102.7%	92.5%	- 9.9%	103.2%	99.6%	- 3.5%
New Listings	10	8	- 20.0%	25	10	- 60.0%

\* 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

