

# Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Danvers

### Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	19	16	- 15.8%	58	42	- 27.6%
Closed Sales	13	11	- 15.4%	53	37	- 30.2%
Median Sales Price*	\$615,000	<b>\$611,000</b>	- 0.7%	\$591,000	<b>\$615,500</b>	+ 4.1%
Inventory of Homes for Sale	7	14	+ 100.0%	--	--	--
Months Supply of Inventory	0.4	0.9	+ 125.0%	--	--	--
Cumulative Days on Market Until Sale	11	17	+ 54.5%	22	40	+ 81.8%
Percent of Original List Price Received*	107.8%	<b>105.0%</b>	- 2.6%	105.9%	<b>99.6%</b>	- 5.9%
New Listings	13	18	+ 38.5%	64	46	- 28.1%

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

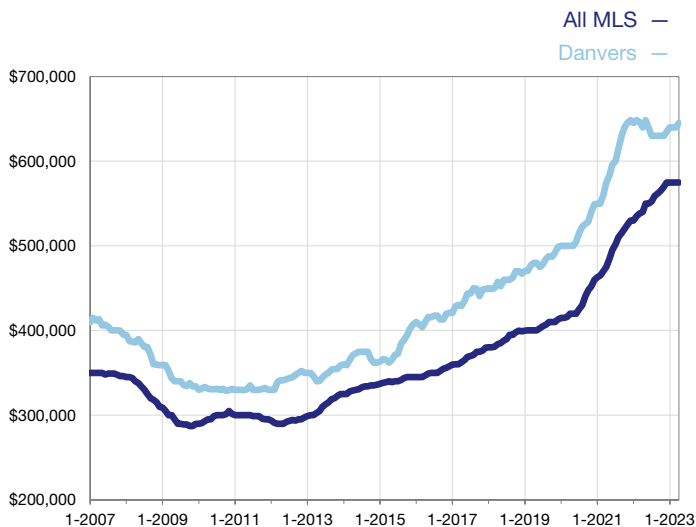
### Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	7	- 41.7%	29	12	- 58.6%
Closed Sales	4	1	- 75.0%	22	6	- 72.7%
Median Sales Price*	\$502,000	<b>\$462,500</b>	- 7.9%	\$410,000	<b>\$463,750</b>	+ 13.1%
Inventory of Homes for Sale	6	10	+ 66.7%	--	--	--
Months Supply of Inventory	0.7	1.5	+ 114.3%	--	--	--
Cumulative Days on Market Until Sale	15	10	- 33.3%	32	31	- 3.1%
Percent of Original List Price Received*	103.4%	<b>105.1%</b>	+ 1.6%	103.2%	<b>100.5%</b>	- 2.6%
New Listings	9	11	+ 22.2%	34	21	- 38.2%

\* 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

