

# Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Danvers

### Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	14	21	+ 50.0%	72	63	- 12.5%
Closed Sales	19	11	- 42.1%	72	48	- 33.3%
Median Sales Price*	\$680,000	<b>\$692,000</b>	+ 1.8%	\$629,500	<b>\$642,500</b>	+ 2.1%
Inventory of Homes for Sale	17	11	- 35.3%	--	--	--
Months Supply of Inventory	0.9	0.7	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	18	44	+ 144.4%	21	41	+ 95.2%
Percent of Original List Price Received*	106.3%	99.8%	- 6.1%	106.0%	99.7%	- 5.9%
New Listings	26	19	- 26.9%	88	64	- 27.3%

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

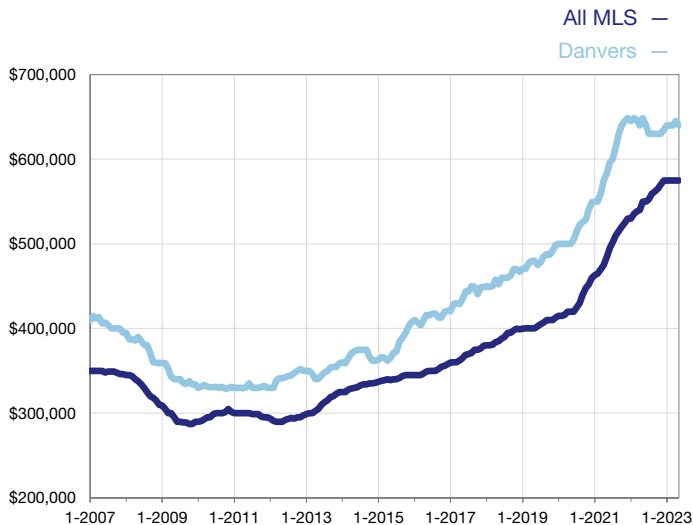
### Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	14	+ 75.0%	37	24	- 35.1%
Closed Sales	10	7	- 30.0%	32	13	- 59.4%
Median Sales Price*	\$389,000	<b>\$507,000</b>	+ 30.3%	\$410,000	<b>\$500,000</b>	+ 22.0%
Inventory of Homes for Sale	7	5	- 28.6%	--	--	--
Months Supply of Inventory	0.8	0.7	- 12.5%	--	--	--
Cumulative Days on Market Until Sale	21	13	- 38.1%	29	21	- 27.6%
Percent of Original List Price Received*	104.7%	105.7%	+ 1.0%	103.7%	103.3%	- 0.4%
New Listings	9	6	- 33.3%	42	27	- 35.7%

\* 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

