

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Danvers

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	16	+ 33.3%	84	77	- 8.3%
Closed Sales	13	25	+ 92.3%	85	73	- 14.1%
Median Sales Price*	\$625,000	\$727,500	+ 16.4%	\$629,000	\$670,000	+ 6.5%
Inventory of Homes for Sale	34	14	- 58.8%	--	--	--
Months Supply of Inventory	2.0	0.9	- 55.0%	--	--	--
Cumulative Days on Market Until Sale	15	32	+ 113.3%	20	38	+ 90.0%
Percent of Original List Price Received*	109.5%	105.3%	- 3.8%	106.6%	101.6%	- 4.7%
New Listings	32	19	- 40.6%	120	83	- 30.8%

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

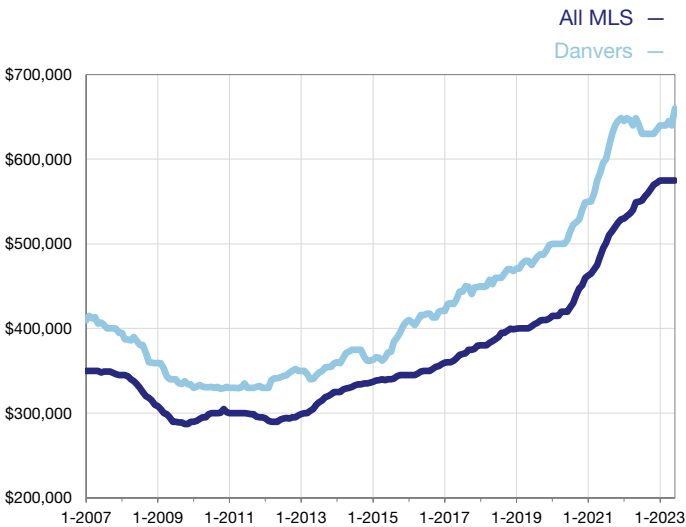
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	10	- 16.7%	49	31	- 36.7%
Closed Sales	11	10	- 9.1%	43	23	- 46.5%
Median Sales Price*	\$450,000	\$380,000	- 15.6%	\$420,000	\$462,500	+ 10.1%
Inventory of Homes for Sale	7	4	- 42.9%	--	--	--
Months Supply of Inventory	0.8	0.6	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	32	29	- 9.4%	30	25	- 16.7%
Percent of Original List Price Received*	101.1%	99.7%	- 1.4%	103.0%	101.7%	- 1.3%
New Listings	12	6	- 50.0%	54	33	- 38.9%

* 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

