

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Danvers

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	22	15	- 31.8%	106	92	- 13.2%
Closed Sales	16	11	- 31.3%	101	84	- 16.8%
Median Sales Price*	\$620,000	\$699,900	+ 12.9%	\$629,000	\$672,500	+ 6.9%
Inventory of Homes for Sale	28	13	- 53.6%	--	--	--
Months Supply of Inventory	1.6	0.9	- 43.8%	--	--	--
Cumulative Days on Market Until Sale	17	23	+ 35.3%	19	36	+ 89.5%
Percent of Original List Price Received*	103.6%	103.9%	+ 0.3%	106.1%	101.9%	- 4.0%
New Listings	17	14	- 17.6%	137	96	- 29.9%

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

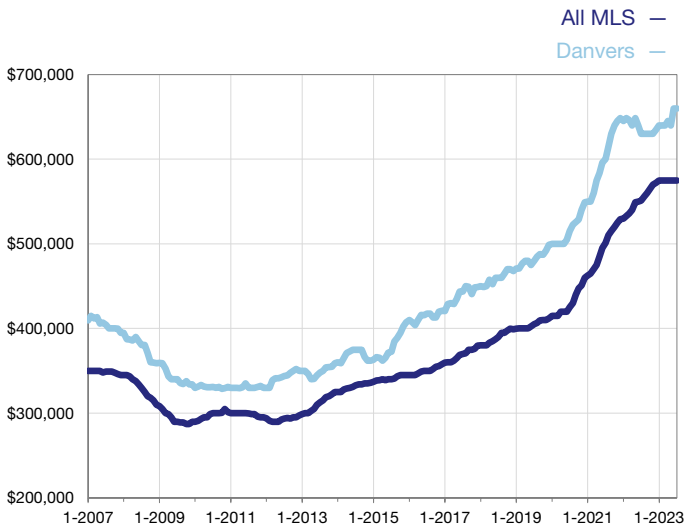
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	12	+ 33.3%	58	41	- 29.3%
Closed Sales	11	8	- 27.3%	54	31	- 42.6%
Median Sales Price*	\$520,000	\$509,500	- 2.0%	\$425,000	\$465,000	+ 9.4%
Inventory of Homes for Sale	12	6	- 50.0%	--	--	--
Months Supply of Inventory	1.4	0.9	- 35.7%	--	--	--
Cumulative Days on Market Until Sale	25	30	+ 20.0%	29	26	- 10.3%
Percent of Original List Price Received*	103.9%	102.6%	- 1.3%	103.2%	101.9%	- 1.3%
New Listings	14	11	- 21.4%	68	45	- 33.8%

* 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

