

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Danvers

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	23	18	- 21.7%	129	108	- 16.3%
Closed Sales	23	15	- 34.8%	124	100	- 19.4%
Median Sales Price*	\$587,000	\$675,000	+ 15.0%	\$622,500	\$675,000	+ 8.4%
Inventory of Homes for Sale	26	12	- 53.8%	--	--	--
Months Supply of Inventory	1.5	0.8	- 46.7%	--	--	--
Cumulative Days on Market Until Sale	26	18	- 30.8%	21	33	+ 57.1%
Percent of Original List Price Received*	97.7%	100.9%	+ 3.3%	104.5%	101.7%	- 2.7%
New Listings	22	18	- 18.2%	159	113	- 28.9%

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

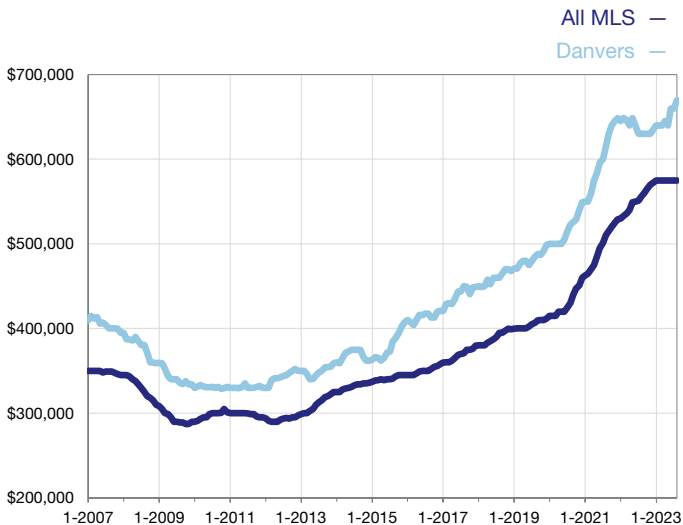
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	7	- 30.0%	68	47	- 30.9%
Closed Sales	7	10	+ 42.9%	61	41	- 32.8%
Median Sales Price*	\$370,000	\$483,500	+ 30.7%	\$420,000	\$465,000	+ 10.7%
Inventory of Homes for Sale	9	6	- 33.3%	--	--	--
Months Supply of Inventory	1.1	1.0	- 9.1%	--	--	--
Cumulative Days on Market Until Sale	20	26	+ 30.0%	28	26	- 7.1%
Percent of Original List Price Received*	104.5%	101.3%	- 3.1%	103.4%	101.8%	- 1.5%
New Listings	8	6	- 25.0%	76	51	- 32.9%

* 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

