

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Danvers

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	20	10	- 50.0%	149	117	- 21.5%
Closed Sales	23	12	- 47.8%	147	112	- 23.8%
Median Sales Price*	\$749,000	\$677,000	- 9.6%	\$630,000	\$675,000	+ 7.1%
Inventory of Homes for Sale	28	17	- 39.3%	--	--	--
Months Supply of Inventory	1.6	1.3	- 18.8%	--	--	--
Cumulative Days on Market Until Sale	34	29	- 14.7%	23	32	+ 39.1%
Percent of Original List Price Received*	101.5%	103.0%	+ 1.5%	104.1%	101.8%	- 2.2%
New Listings	24	15	- 37.5%	183	128	- 30.1%

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

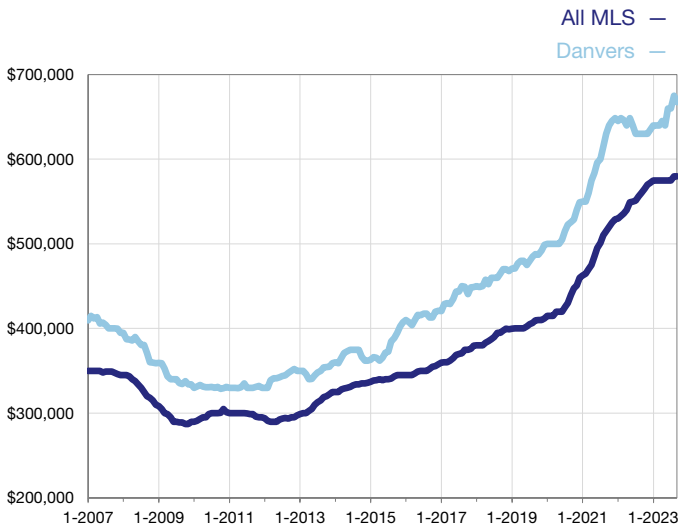
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	7	- 30.0%	78	53	- 32.1%
Closed Sales	17	7	- 58.8%	78	48	- 38.5%
Median Sales Price*	\$535,000	\$336,000	- 37.2%	\$438,000	\$463,750	+ 5.9%
Inventory of Homes for Sale	7	5	- 28.6%	--	--	--
Months Supply of Inventory	0.8	0.9	+ 12.5%	--	--	--
Cumulative Days on Market Until Sale	28	24	- 14.3%	28	26	- 7.1%
Percent of Original List Price Received*	98.0%	105.5%	+ 7.7%	102.2%	102.3%	+ 0.1%
New Listings	8	7	- 12.5%	84	58	- 31.0%

* 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

