

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Danvers

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	19	26	+ 36.8%	168	142	- 15.5%
Closed Sales	16	14	- 12.5%	163	126	- 22.7%
Median Sales Price*	\$615,000	\$732,500	+ 19.1%	\$630,000	\$680,000	+ 7.9%
Inventory of Homes for Sale	29	11	- 62.1%	--	--	--
Months Supply of Inventory	1.7	0.8	- 52.9%	--	--	--
Cumulative Days on Market Until Sale	35	19	- 45.7%	24	31	+ 29.2%
Percent of Original List Price Received*	98.5%	105.0%	+ 6.6%	103.5%	102.2%	- 1.3%
New Listings	22	19	- 13.6%	205	147	- 28.3%

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

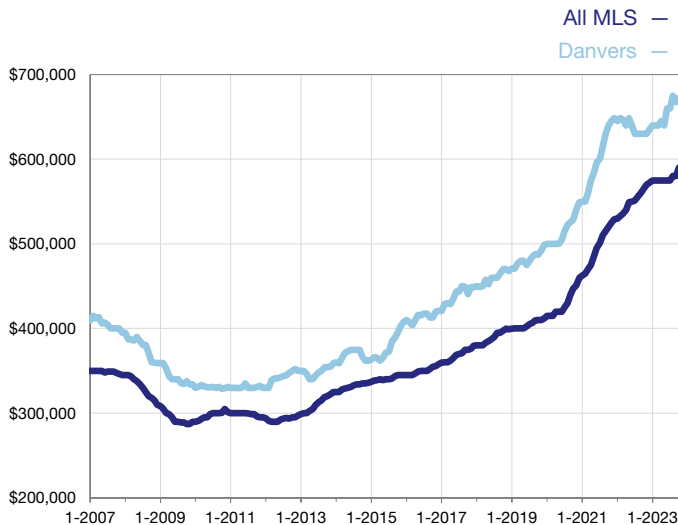
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	8	- 11.1%	87	61	- 29.9%
Closed Sales	6	3	- 50.0%	84	51	- 39.3%
Median Sales Price*	\$450,000	\$425,000	- 5.6%	\$447,500	\$462,500	+ 3.4%
Inventory of Homes for Sale	9	5	- 44.4%	--	--	--
Months Supply of Inventory	1.1	0.9	- 18.2%	--	--	--
Cumulative Days on Market Until Sale	23	8	- 65.2%	28	25	- 10.7%
Percent of Original List Price Received*	97.4%	106.0%	+ 8.8%	101.8%	102.6%	+ 0.8%
New Listings	12	8	- 33.3%	96	66	- 31.3%

* 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

