

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Danvers

Single-Family Properties

| Key Metrics | November | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 16 | 12 | - 25.0% | 184 | 151 | - 17.9% |
| Closed Sales | 22 | 17 | - 22.7% | 185 | 143 | - 22.7% |
| Median Sales Price* | \$650,000 | \$655,000 | + 0.8% | \$630,000 | \$675,000 | + 7.1% |
| Inventory of Homes for Sale | 22 | 9 | - 59.1% | -- | -- | -- |
| Months Supply of Inventory | 1.3 | 0.7 | - 46.2% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 31 | 17 | - 45.2% | 25 | 29 | + 16.0% |
| Percent of Original List Price Received* | 100.6% | 101.5% | + 0.9% | 103.2% | 102.1% | - 1.1% |
| New Listings | 13 | 7 | - 46.2% | 218 | 155 | - 28.9% |

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

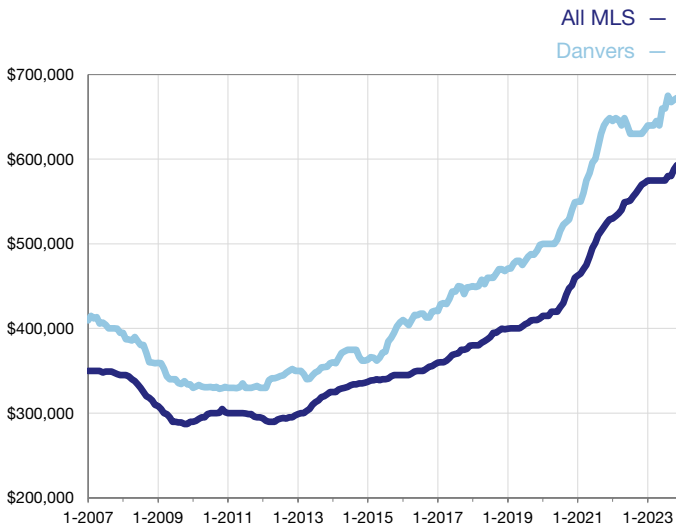
Condominium Properties

| Key Metrics | November | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 4 | 6 | + 50.0% | 91 | 67 | - 26.4% |
| Closed Sales | 9 | 8 | - 11.1% | 93 | 59 | - 36.6% |
| Median Sales Price* | \$485,000 | \$549,950 | + 13.4% | \$450,000 | \$465,000 | + 3.3% |
| Inventory of Homes for Sale | 9 | 11 | + 22.2% | -- | -- | -- |
| Months Supply of Inventory | 1.1 | 1.9 | + 72.7% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 32 | 36 | + 12.5% | 28 | 26 | - 7.1% |
| Percent of Original List Price Received* | 100.3% | 99.6% | - 0.7% | 101.7% | 102.2% | + 0.5% |
| New Listings | 4 | 12 | + 200.0% | 100 | 78 | - 22.0% |

* 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

