

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Danvers

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	12	+ 20.0%	194	162	- 16.5%
Closed Sales	18	12	- 33.3%	203	157	- 22.7%
Median Sales Price*	\$665,000	\$658,500	- 1.0%	\$635,000	\$670,000	+ 5.5%
Inventory of Homes for Sale	16	6	- 62.5%	--	--	--
Months Supply of Inventory	1.0	0.4	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	27	28	+ 3.7%	25	29	+ 16.0%
Percent of Original List Price Received*	100.7%	99.5%	- 1.2%	102.9%	101.8%	- 1.1%
New Listings	8	10	+ 25.0%	226	164	- 27.4%

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

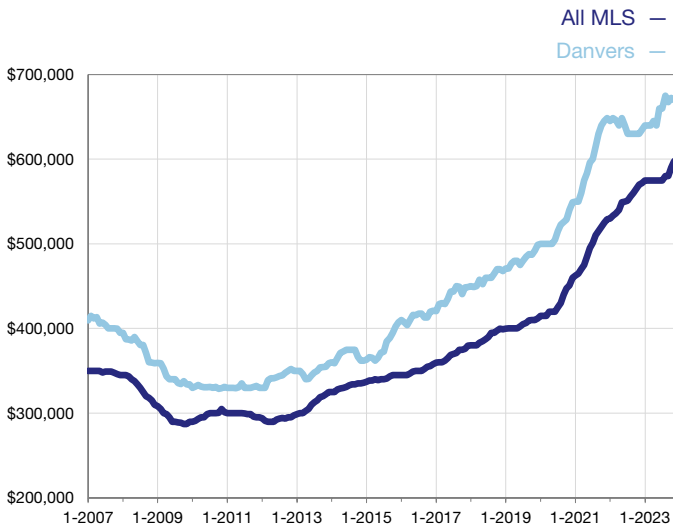
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	8	+ 100.0%	95	74	- 22.1%
Closed Sales	7	9	+ 28.6%	100	69	- 31.0%
Median Sales Price*	\$465,000	\$500,000	+ 7.5%	\$450,000	\$465,000	+ 3.3%
Inventory of Homes for Sale	7	6	- 14.3%	--	--	--
Months Supply of Inventory	0.9	1.0	+ 11.1%	--	--	--
Cumulative Days on Market Until Sale	32	27	- 15.6%	28	26	- 7.1%
Percent of Original List Price Received*	98.1%	99.5%	+ 1.4%	101.4%	101.7%	+ 0.3%
New Listings	4	2	- 50.0%	104	80	- 23.1%

* 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

