

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Danvers

Single-Family Properties

| Key Metrics | February | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Pending Sales | 11 | 5 | - 54.5% | 21 | 10 | - 52.4% |
| Closed Sales | 9 | 6 | - 33.3% | 16 | 15 | - 6.3% |
| Median Sales Price* | \$615,000 | \$762,500 | + 24.0% | \$625,000 | \$675,000 | + 8.0% |
| Inventory of Homes for Sale | 10 | 9 | - 10.0% | -- | -- | -- |
| Months Supply of Inventory | 0.6 | 0.7 | + 16.7% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 48 | 36 | - 25.0% | 47 | 25 | - 46.8% |
| Percent of Original List Price Received* | 98.2% | 99.7% | + 1.5% | 97.2% | 98.1% | + 0.9% |
| New Listings | 4 | 6 | + 50.0% | 18 | 13 | - 27.8% |

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

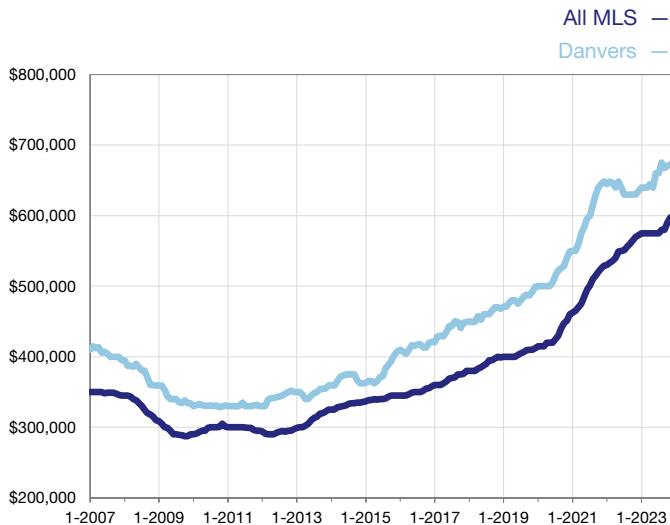
Condominium Properties

| Key Metrics | February | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|----------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Pending Sales | 1 | 6 | + 500.0% | 4 | 12 | + 200.0% |
| Closed Sales | 2 | 8 | + 300.0% | 4 | 11 | + 175.0% |
| Median Sales Price* | \$460,000 | \$511,250 | + 11.1% | \$460,000 | \$500,000 | + 8.7% |
| Inventory of Homes for Sale | 3 | 5 | + 66.7% | -- | -- | -- |
| Months Supply of Inventory | 0.4 | 0.7 | + 75.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 22 | 44 | + 100.0% | 28 | 42 | + 50.0% |
| Percent of Original List Price Received* | 105.3% | 100.4% | - 4.7% | 101.3% | 99.5% | - 1.8% |
| New Listings | 0 | 6 | -- | 2 | 13 | + 550.0% |

* 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

