

Local Market Update – March 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Danvers

Single-Family Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	5	12	+ 140.0%	26	21	- 19.2%
Closed Sales	10	7	- 30.0%	26	23	- 11.5%
Median Sales Price*	\$690,000	\$654,818	- 5.1%	\$642,500	\$675,000	+ 5.1%
Inventory of Homes for Sale	14	3	- 78.6%	--	--	--
Months Supply of Inventory	0.9	0.2	- 77.8%	--	--	--
Cumulative Days on Market Until Sale	53	26	- 50.9%	49	24	- 51.0%
Percent of Original List Price Received*	97.6%	99.6%	+ 2.0%	97.3%	99.3%	+ 2.1%
New Listings	10	6	- 40.0%	28	19	- 32.1%

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

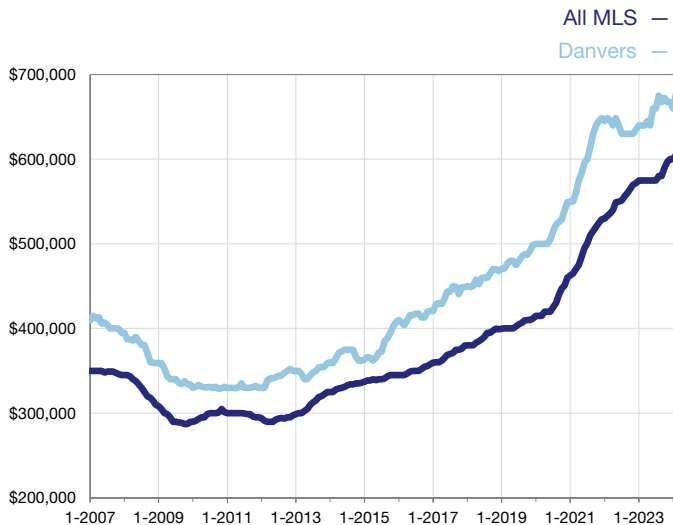
Condominium Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	6	+ 500.0%	5	18	+ 260.0%
Closed Sales	1	6	+ 500.0%	5	17	+ 240.0%
Median Sales Price*	\$615,000	\$397,500	- 35.4%	\$465,000	\$500,000	+ 7.5%
Inventory of Homes for Sale	8	6	- 25.0%	--	--	--
Months Supply of Inventory	1.2	0.8	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	67	27	- 59.7%	35	37	+ 5.7%
Percent of Original List Price Received*	92.5%	101.8%	+ 10.1%	99.6%	100.3%	+ 0.7%
New Listings	8	7	- 12.5%	10	20	+ 100.0%

* 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

