

Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Danvers

Single-Family Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	16	13	- 18.8%	42	33	- 21.4%
Closed Sales	11	7	- 36.4%	37	30	- 18.9%
Median Sales Price*	\$611,000	\$650,000	+ 6.4%	\$615,500	\$664,909	+ 8.0%
Inventory of Homes for Sale	14	7	- 50.0%	--	--	--
Months Supply of Inventory	0.9	0.6	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	17	62	+ 264.7%	40	33	- 17.5%
Percent of Original List Price Received*	105.0%	97.4%	- 7.2%	99.6%	98.9%	- 0.7%
New Listings	17	18	+ 5.9%	45	37	- 17.8%

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

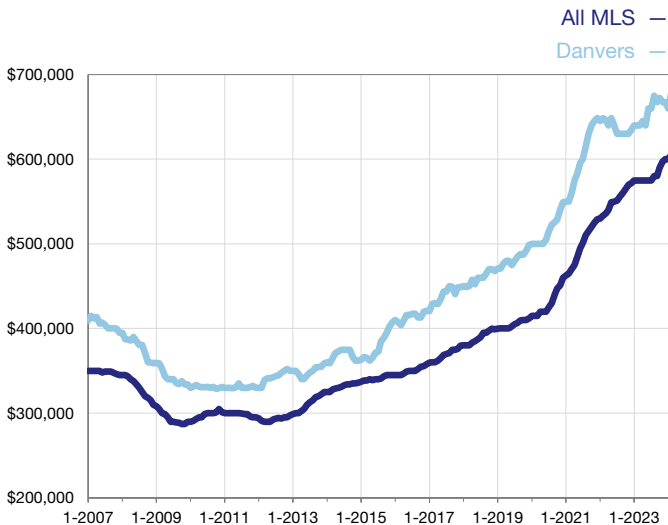
Condominium Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	5	10	+ 100.0%	10	28	+ 180.0%
Closed Sales	1	6	+ 500.0%	6	23	+ 283.3%
Median Sales Price*	\$462,500	\$345,000	- 25.4%	\$463,750	\$455,000	- 1.9%
Inventory of Homes for Sale	13	6	- 53.8%	--	--	--
Months Supply of Inventory	2.1	0.8	- 61.9%	--	--	--
Cumulative Days on Market Until Sale	10	18	+ 80.0%	31	32	+ 3.2%
Percent of Original List Price Received*	105.1%	101.6%	- 3.3%	100.5%	100.6%	+ 0.1%
New Listings	11	10	- 9.1%	21	30	+ 42.9%

* 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

